

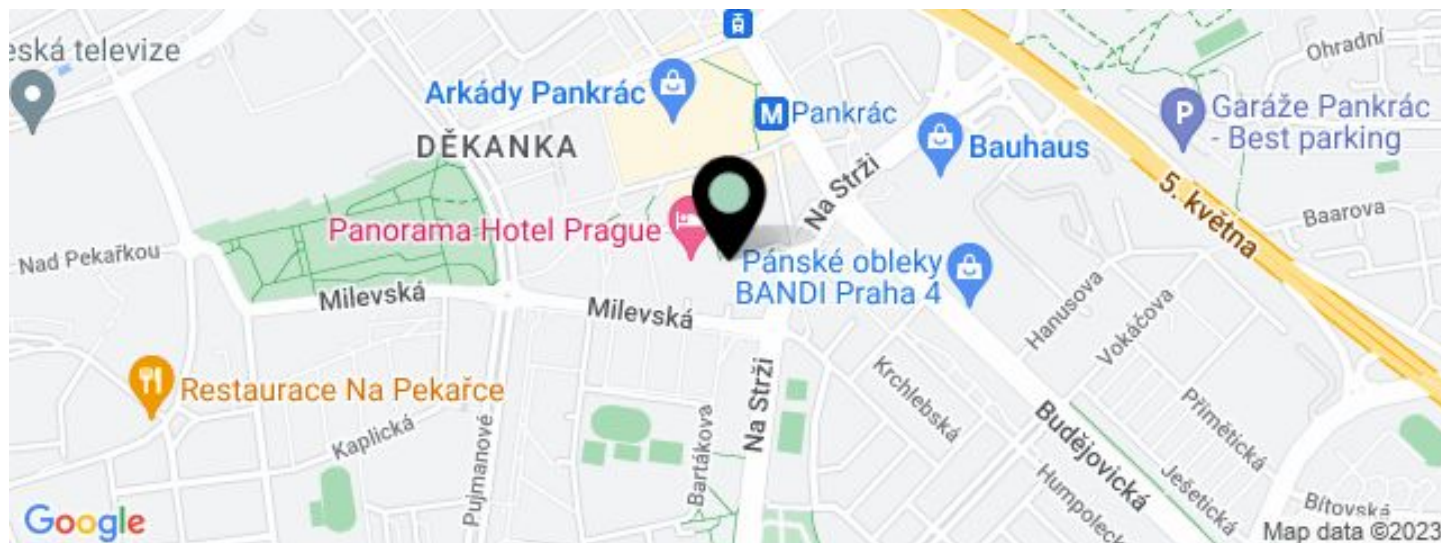


# Office building

€ 14.80 - 25.00 / m<sup>2</sup> | CZK 373 - 631 / m<sup>2</sup>

1848 m<sup>2</sup>, Prague 4, Nusle, Na Strži



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 27th floor	88 m <sup>2</sup>	220 CZK monthly per m <sup>2</sup>	EUR 140 / ps / month	€ 14.80 - 25 / m <sup>2</sup>
Office space, 25th floor	263 m <sup>2</sup>	220 CZK monthly per m <sup>2</sup>	EUR 140 / ps / month	€ 14.80 - 25 / m <sup>2</sup>
Office space, 13th floor	260 m <sup>2</sup>	220 CZK monthly per m <sup>2</sup>	EUR 140 / ps / month	€ 14.80 - 25 / m <sup>2</sup>
Office space, 10th floor	159 m <sup>2</sup>	220 CZK monthly per m <sup>2</sup>	EUR 140 / ps / month	€ 14.80 - 25 / m <sup>2</sup>
Office space, 10th floor	101 m <sup>2</sup>	220 CZK monthly per m <sup>2</sup>	EUR 140 / ps / month	€ 14.80 - 25 / m <sup>2</sup>
Office space, 6th floor	977 m <sup>2</sup>	220 CZK monthly per m <sup>2</sup>	EUR 140 / pp / month	€ 14.80 - 25 / m <sup>2</sup>

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Service price	220 CZK monthly per m <sup>2</sup>
Total building area	22 500 m <sup>2</sup>
Tenant consumption	—
Parking	140 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	15612

**Modern air-conditioned offices space for lease situated in an administrative building, which is part of the urban complex CITY and with a height of 104 m dominates the Prague skyline and is also the third tallest building in Prague. The building has 8 high-speed elevators, a modern entrance lobby, a central reception and a conference centre with a capacity of up to 500 people.**

**Location:**

Building is situated in developing area in Prague 4, directly on Pankrac metro station (line C). Bus and tram stops are located in walking distance. Direct access to the city ring and other major highways.

**Features and Services:**

- 8 high-speed lifts
- 1 cargo and 1 evacuation lift
- Modern entrance lobby
- All-glass facade
- Main reception
- Conference center with capacity for up to 500 attendees
- Self-service restaurant for tenants
- 24-hour security of building and reception service
- Card access system
- Sprinklers
- ESS, CCTV
- Fiber optic backbone with possibility to install telecommunication equipments on building roof
- 270 indoor parking.

Rental and service charges listed without VAT. Lessee pays no commission.





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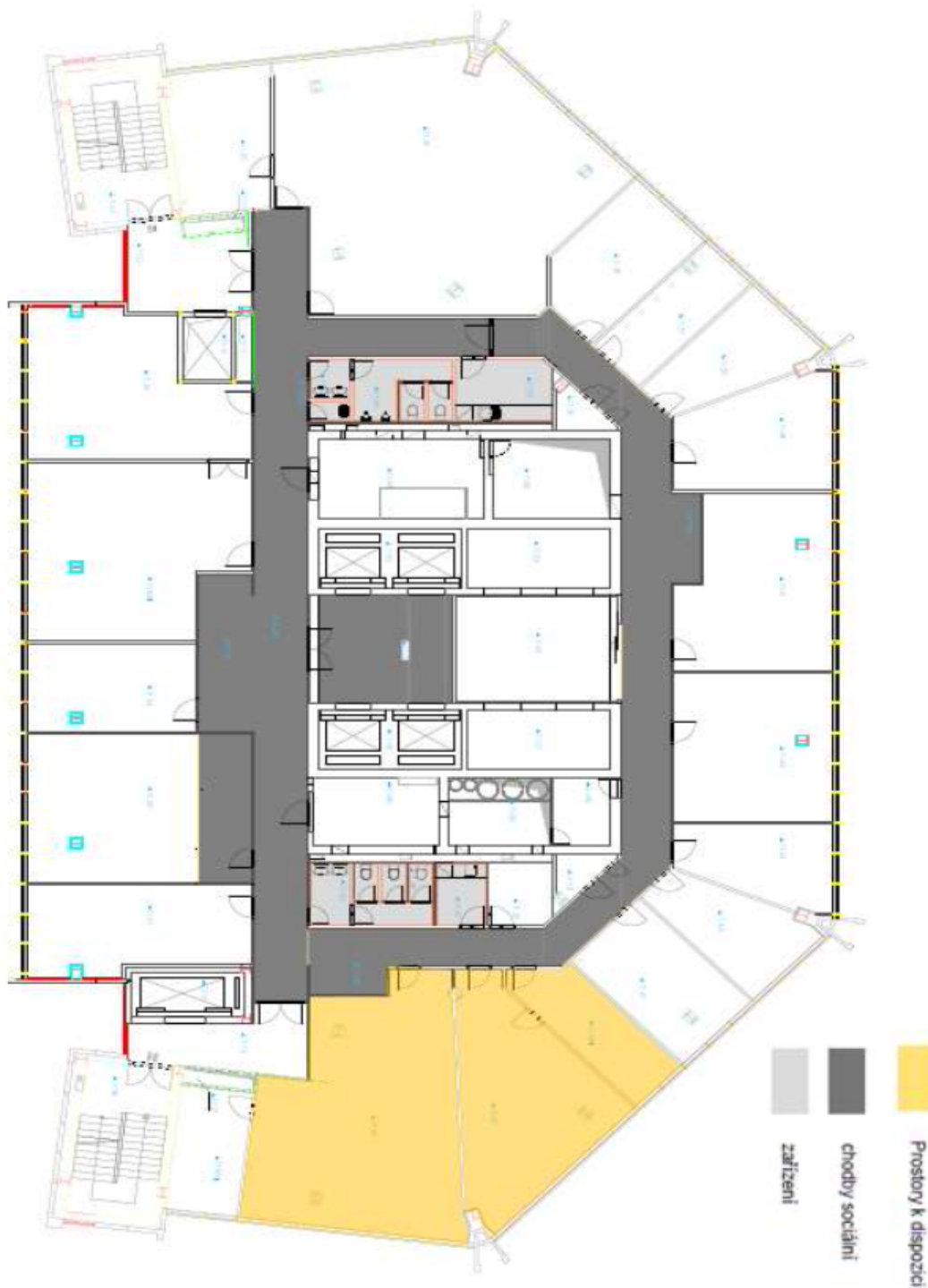




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