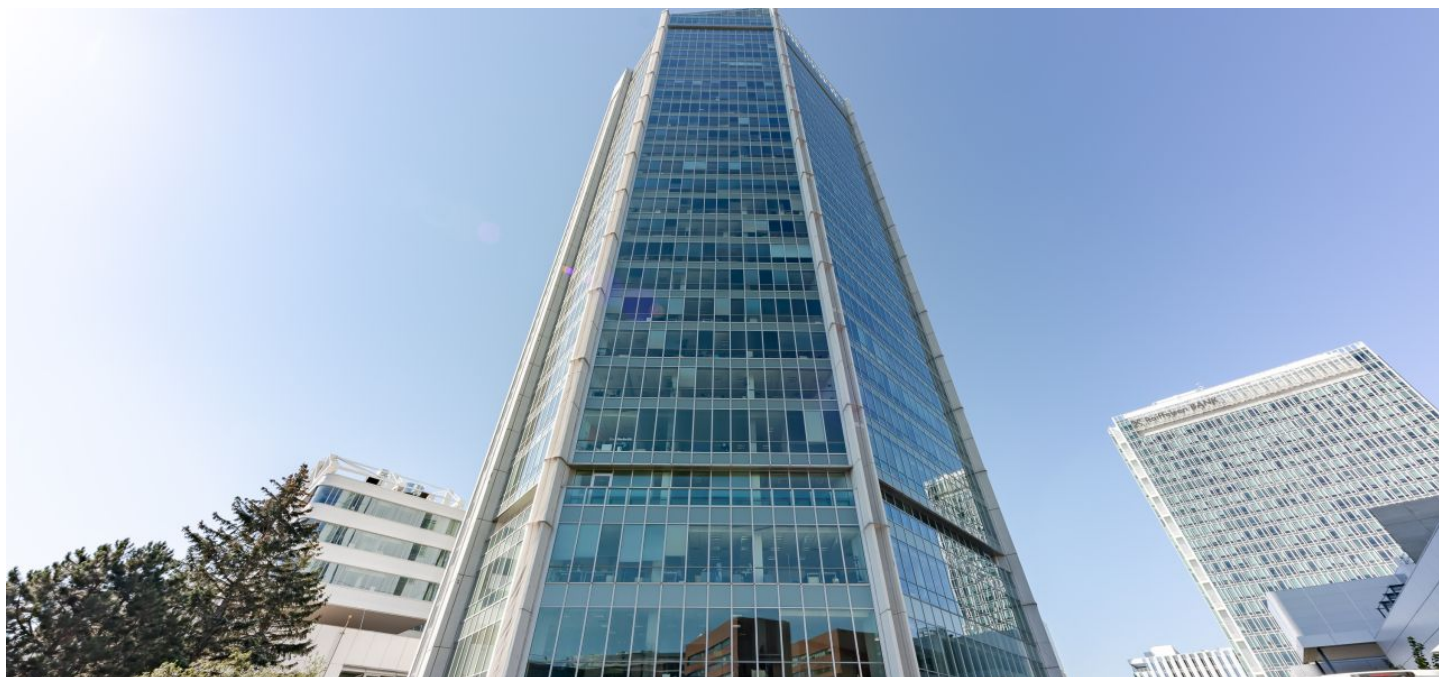


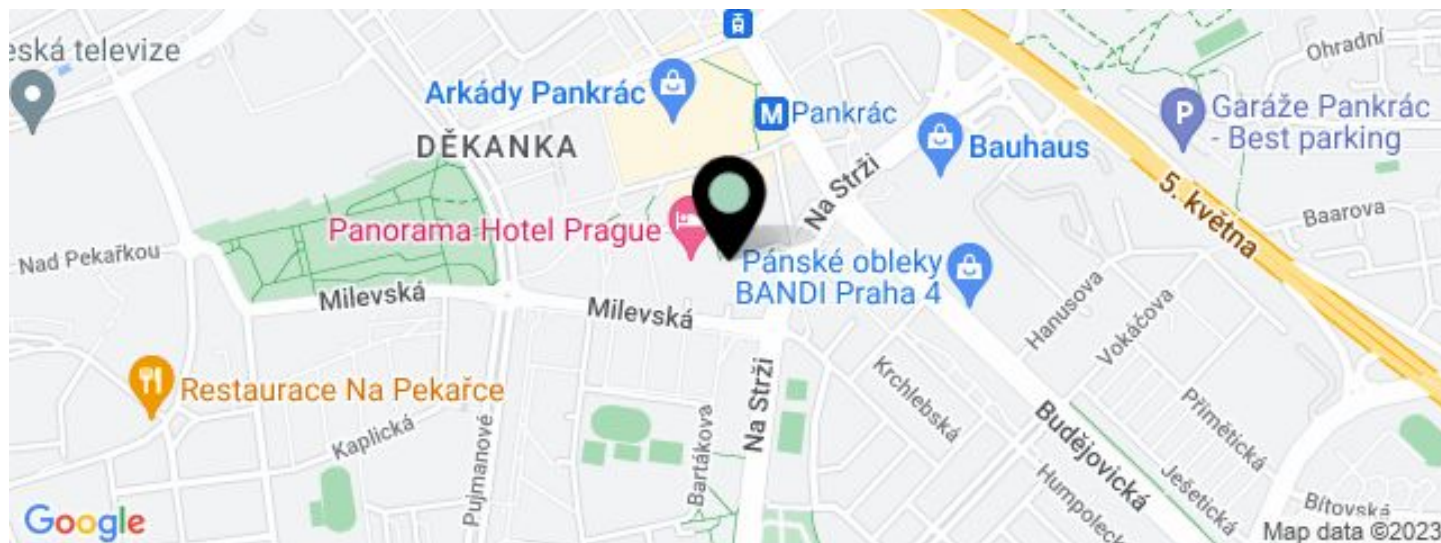


Office building

€ 14.80 - 25.00 / m² | CZK 374 - 631 / m²

1 617 m², Prague 4, Nusle, Na Strži



**Office building****€ 14.80 - 25.00 / m² | CZK 374 - 631 / m²**1 617 m², Prague 4, Nusle, Na Strži

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 27th floor	111 m ²	110 CZK monthly per m ²	EUR 140 / ps / month	€ 14.80 - 25 / m ²
Office space, 25th floor	237 m ²	110 CZK monthly per m ²	EUR 140 / ps / month	€ 14.80 - 25 / m ²
Office space, 10th floor	177 m ²	110 CZK monthly per m ²	EUR 140 / ps / month	€ 14.80 - 25 / m ²
Office space, 6th floor	969 m ²	110 CZK monthly per m ²	EUR 140 / pp / month	€ 14.80 - 25 / m ²
Office space, 9th floor	352 m ²	110 CZK monthly per m ²	EUR 140 / ps / month	€ 14.80 - 25 / m ²

**Office building**1 617 m², Prague 4, Nusle, Na Strži**€ 14.80 - 25.00 / m² | CZK 374 - 631 / m²**

Service price	110 CZK monthly per m ²
Total building area	22 500 m ²
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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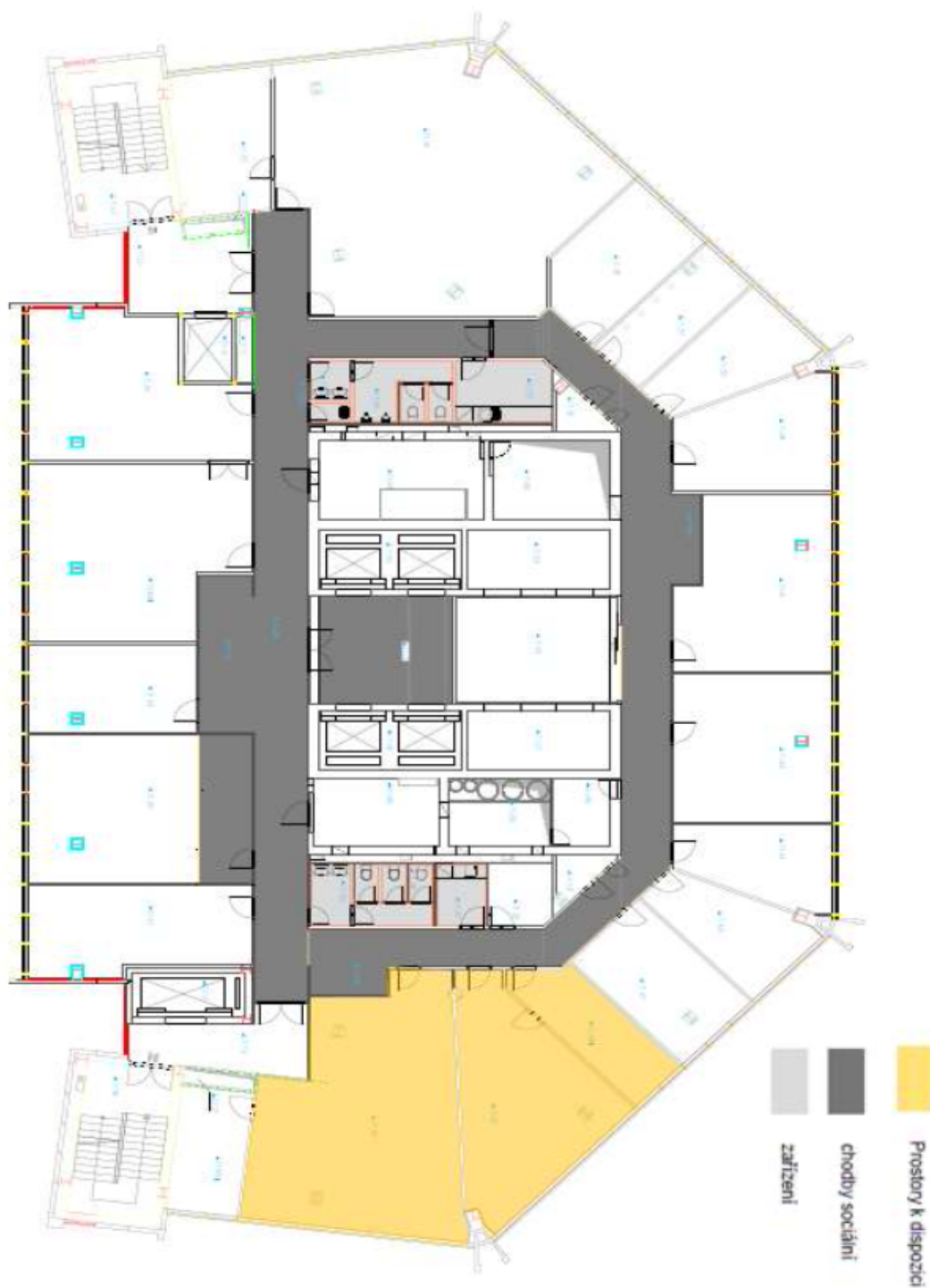




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