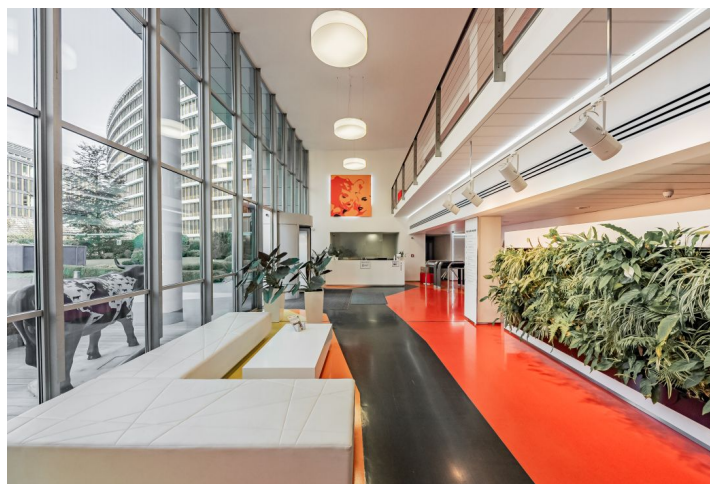


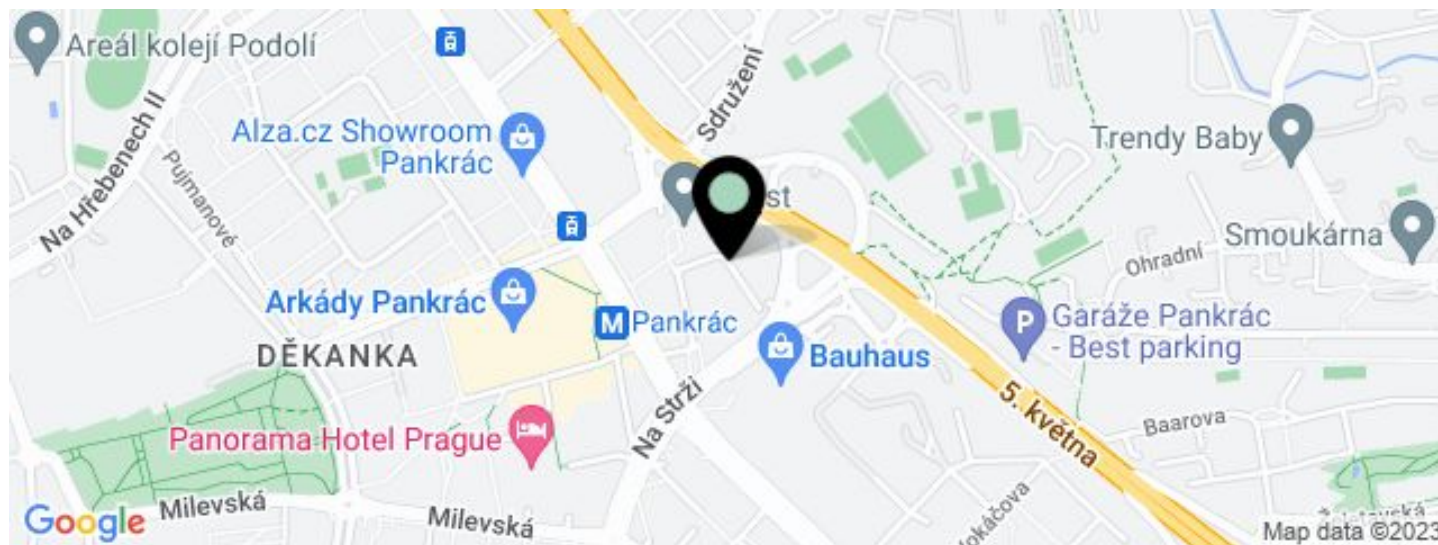


Office building

€ 15.50 / m² | CZK 391 / m²

2 642 m², Prague 4, Nusle, Doudlebská



**Office building****€ 15.50 / m² | CZK 391 / m²**2 642 m², Prague 4, Nusle, Doudlebská

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 6th floor + terrace	504 m ²	125 CZK monthly per m ²	EUR 110 / ps / month	€ 15.50 / m ²
Office space, 2nd floor	883 m ²	125 CZK monthly per m ²	EUR 110 / ps / month	€ 15.50 / m ²
Office space, 1st floor	1 255 m ²	125 CZK monthly per m ²	EUR 110 / ps / month	€ 15.50 / m ²



Office building

2 642 m², Prague 4, Nusle, Doudlebská

€ 15.50 / m² | CZK 391 / m²

Service price	125 CZK monthly per m ²
Total building area	11 405 m ²
Tenant consumption	—
Parking	110 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	15617

Administrative building with 8 above-ground floors with office space for lease situated in a highly developed business district of Prague 4 – Nusle. The building has great visibility from the city highway.

Location:

Excellent access by public transport – convenient access to the Pankrác metro Station (line C) and bus station. This location is easily accessible by car as well (directly on North-South Highway exit). Within a short walking distance is the Arcade Pankrác shopping center and other services such as restaurants, hotels, conference centers, banks, post office, school and sporting facilities.

Features and Services:

- Central reception
- 24-hour security
- Magnetic card access
- CCTV
- Flexible office layout
- Air-conditioning
- Openable windows
- Internal blinds
- EPS
- Restaurant and cafeteria in the building
- Underground parking

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