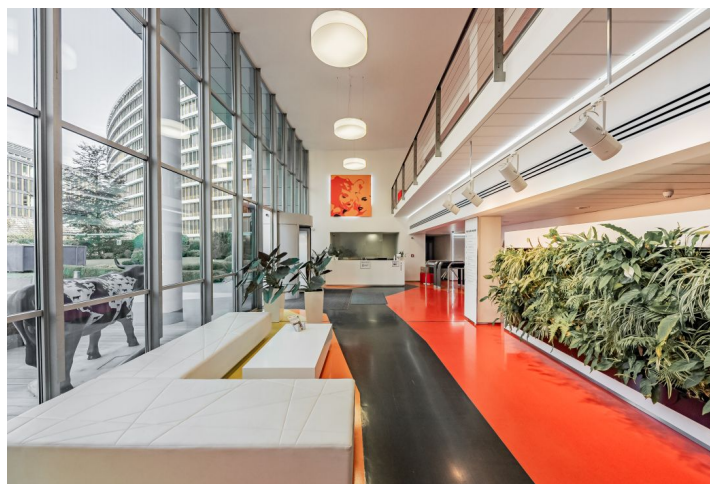


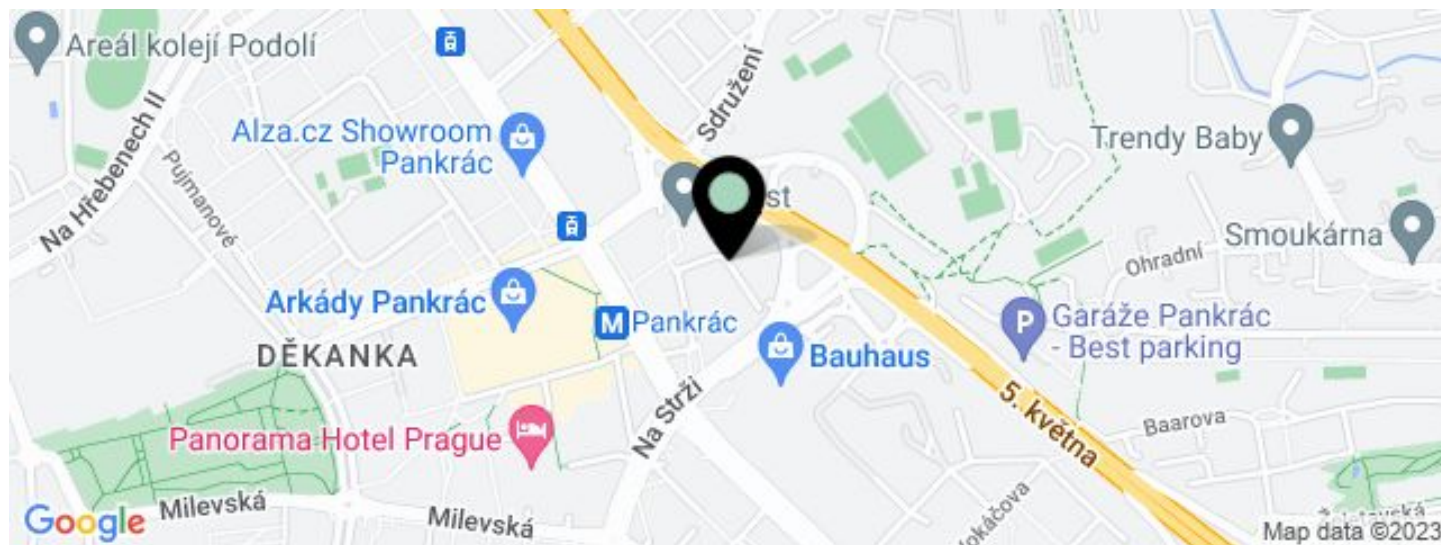


# Office building

€ 15.50 / m<sup>2</sup> | CZK 390 / m<sup>2</sup>

2 642 m<sup>2</sup>, Prague 4, Nusle, Doudlebská



**Office building****€ 15.50 / m<sup>2</sup> | CZK 390 / m<sup>2</sup>**2 642 m<sup>2</sup>, Prague 4, Nusle, Doudlebská

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 6th floor + terrace	504 m <sup>2</sup>	135 CZK monthly per m <sup>2</sup>	EUR 115 / ps / month	€ 15.50 / m <sup>2</sup>
Office space, 2nd floor	883 m <sup>2</sup>	135 CZK monthly per m <sup>2</sup>	EUR 115 / ps / month	€ 15.50 / m <sup>2</sup>
Office space, 1st floor	1 255 m <sup>2</sup>	135 CZK monthly per m <sup>2</sup>	EUR 115 / ps / month	€ 15.50 / m <sup>2</sup>

**Office building**2 642 m<sup>2</sup>, Prague 4, Nusle, Doudlebská**€ 15.50 / m<sup>2</sup> | CZK 390 / m<sup>2</sup>**

Service price	135 CZK monthly per m <sup>2</sup>
Total building area	11 405 m <sup>2</sup>
Tenant consumption	—
Parking	115 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.

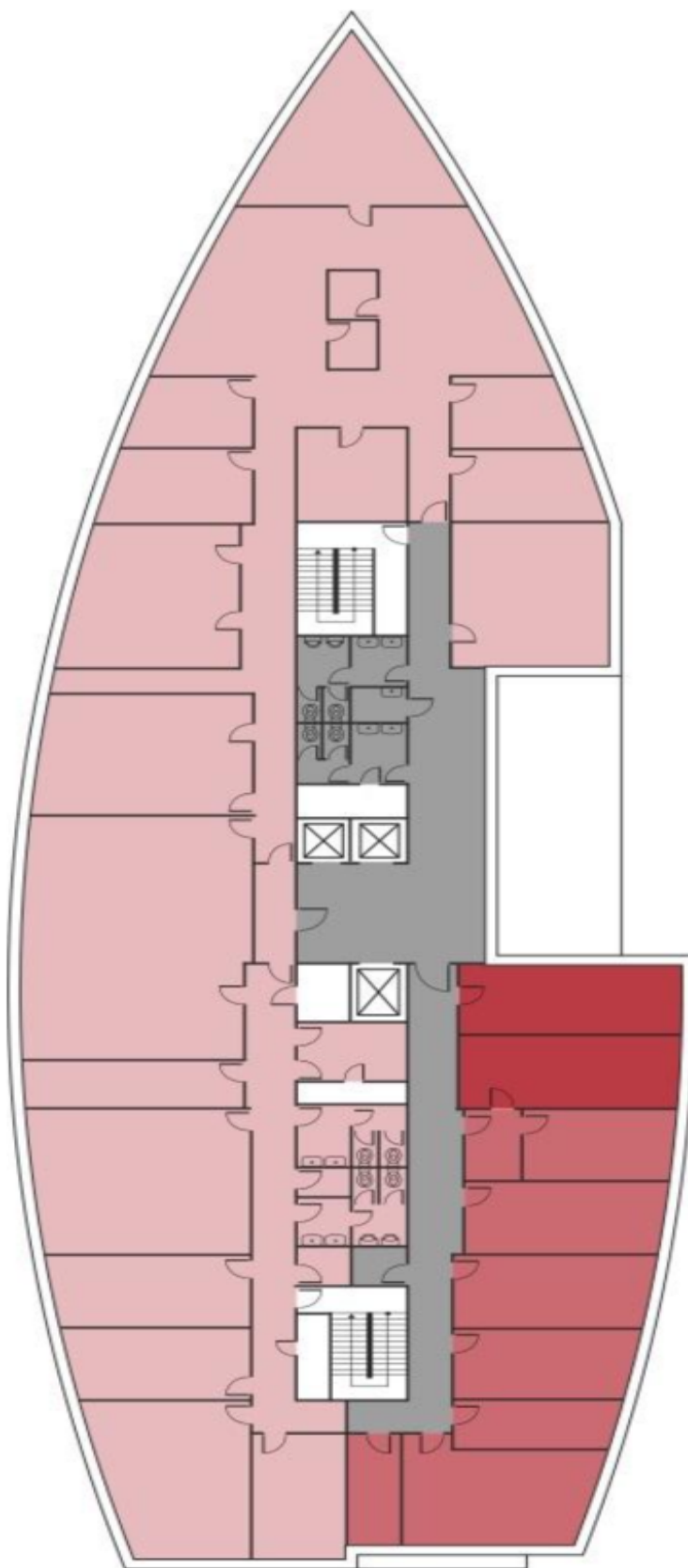
**Features and Services:**

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.

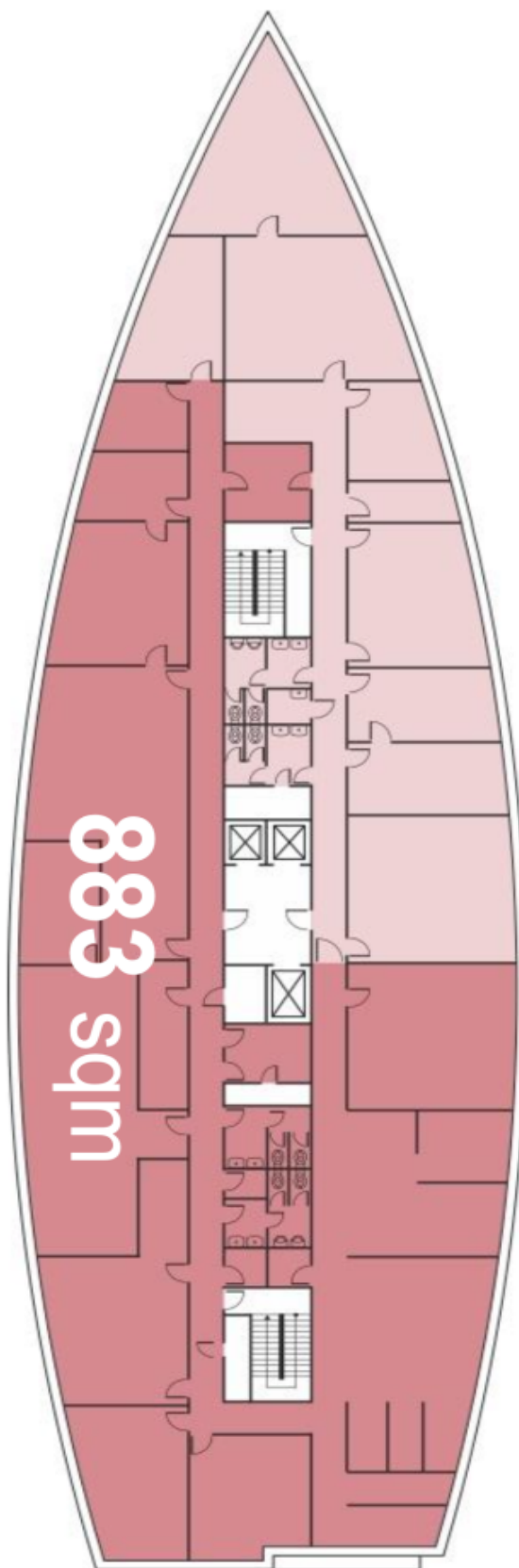


1st FLOOR





2nd FLOOR





6th FLOOR

