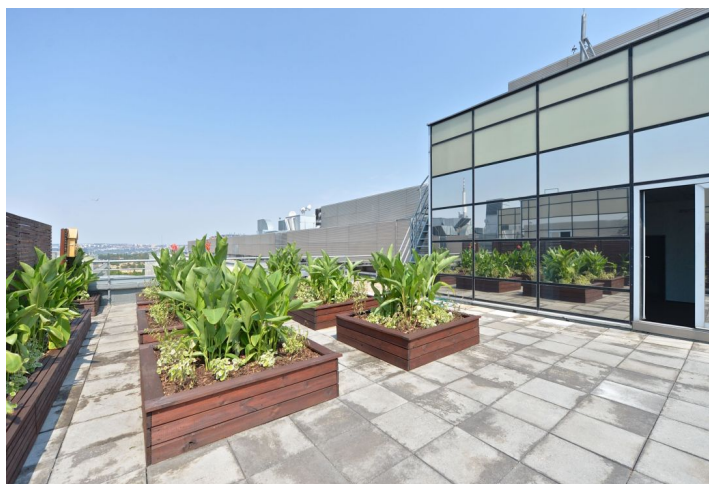


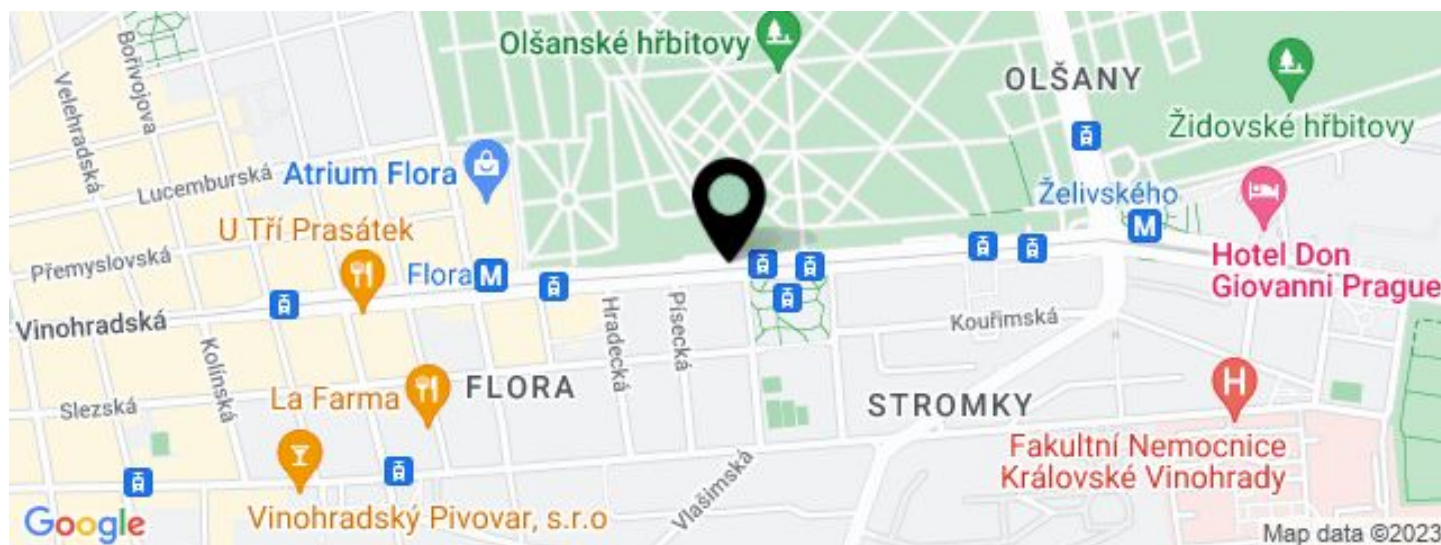


# Office building

€ 12.00 - 15.00 / m<sup>2</sup> | CZK 304 - 380 / m<sup>2</sup>

2 553 m<sup>2</sup>, Praha 3, Vinohrady, Vinohradská



**Office building****€ 12.00 - 15.00 / m<sup>2</sup> | CZK 304 - 380 / m<sup>2</sup>**2 553 m<sup>2</sup>, Praha 3, Vinohrady, Vinohradská

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 6 th + 7th floor	525 - 2 553 m <sup>2</sup>	190 CZK monthly per m <sup>2</sup>	EUR 110 / ps / month	€ 12 - 15 / m <sup>2</sup>

**Office building****€ 12.00 - 15.00 / m<sup>2</sup> | CZK 304 - 380 / m<sup>2</sup>**2 553 m<sup>2</sup>, Praha 3, Vinohrady, Vinohradská

Service price	190 CZK monthly per m <sup>2</sup>
Total building area	18 000 m <sup>2</sup>
Tenant consumption	—
Parking	110 EUR
Parking service charges	—
Parking ratio	1:40
Certification	—
PENB	G
Reference number	15631

**Multifunctional complex offers flexible and high-standard office space for lease. Offices are divided into three towers, with each tower having a separate entrance and reception, the top floors have terraces with excellent view of the surroundings. Shopping and entertainment center in the complex.**

**Location:**

Excellent transportation connections to the other parts of the city – tram stop in front of the complex, while the Flora metro station (line A) is accessible from a shopping mall on the lower floors.

**Features and Services:**

24-hour security service  
Representative entrance area with a reception  
Flexible layout  
Most advanced telecommunication connection  
Air-conditioning and heating  
Sprinklers  
CCTV  
Modern lifts  
Electronic Security  
Suspended ceilings with integrated lighting  
Outdoor blinds  
Openable windows  
Raised floors  
Parking for visitors

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



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