



Office building

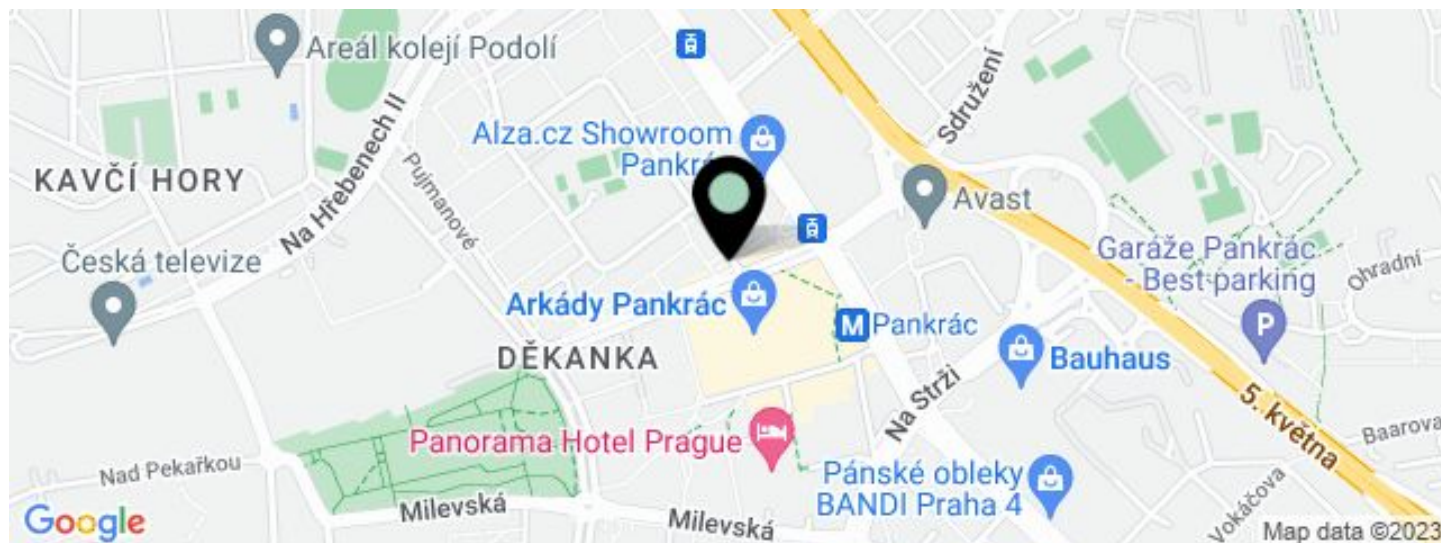
€ 15.50 - 23.00 / m² | CZK 389 - 578 / m²

5 289 m², Prague 4, Nusle, Hvězdova





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| UNIT | AVAILABLE AREA | SERVICES | PARKING | MONTHLY RENT |
|------------------------------------|--------------------------|------------------------------------|----------------------|-------------------------------|
| Office space, 27th floor + terrace | 1 400 m ² | 185 CZK monthly per m ² | EUR 130 / ps / month | Ask for price |
| Office space, 24th floor | 510 m ² | 185 CZK monthly per m ² | EUR 130 / pp / month | € 15.50 - 23 / m ² |
| Office space, 23th floor | 140 m ² | 185 CZK monthly per m ² | EUR 130 / ps / month | € 15.50 - 23 / m ² |
| Office space, 22nd floor | 472 m ² | 185 CZK monthly per m ² | EUR 130 / ps / month | € 15.50 - 23 / m ² |
| Office space, 21st floor | 143 - 350 m ² | 185 CZK monthly per m ² | EUR 130 / ps / month | € 15.50 - 23 / m ² |
| Office space, 19th floor | 1 750 m ² | 185 CZK monthly per m ² | EUR 130 / ps / month | € 15.50 - 23 / m ² |
| Office space, 11th floor | 135 m ² | 185 CZK monthly per m ² | EUR 130 / ps / month | € 15.50 - 23 / m ² |
| Office space, 4th floor | 372 m ² | 185 CZK monthly per m ² | EUR 130 / ps / month | € 15.50 - 23 / m ² |

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| | |
|-------------------------|------------------------------------|
| Service price | 185 CZK monthly per m ² |
| Total building area | 42 000 m ² |
| Tenant consumption | — |
| Parking | 130 EUR |
| Parking service charges | — |
| Parking ratio | — |
| Certification | — |
| PENB | G |
| Reference number | 15696 |

Administrative building, the flagship of the entire CITY project, offers offices to rent in Prague 4. The building with its 109 metres is one of the tallest buildings in the Czech Republic, and is one of the dominants of Prague's skyline. The author of the project is the important American architect Richard Meier. The building has also received BREEAM certification at the Very Good level.

Location:

The building is situated in a developed administrative area in Prague 4, close to the Pankrác metro station (line C). Bus and tram stops are located within walking distance. Direct access to the city ring and other major highways.

Features and Services:

Attractive reception area
 18 elevators including 15 high-speed lifts
 Card access system for entrance
 ESS, CCTV
 24-hour security building
 Modern system of building management and operation
 A class office space, flexible layout (open space and partitioned offices)
 Fully air-conditioned
 Sprinklers
 Luxury restaurant and conference rooms on the top floor of the building
 Canteen and coffee shop for employees
 Fibre optic backbone with possibility to install telecommunication equipment on building roof
 Visitors parking and car wash in garages
 795 indoor parking spaces

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

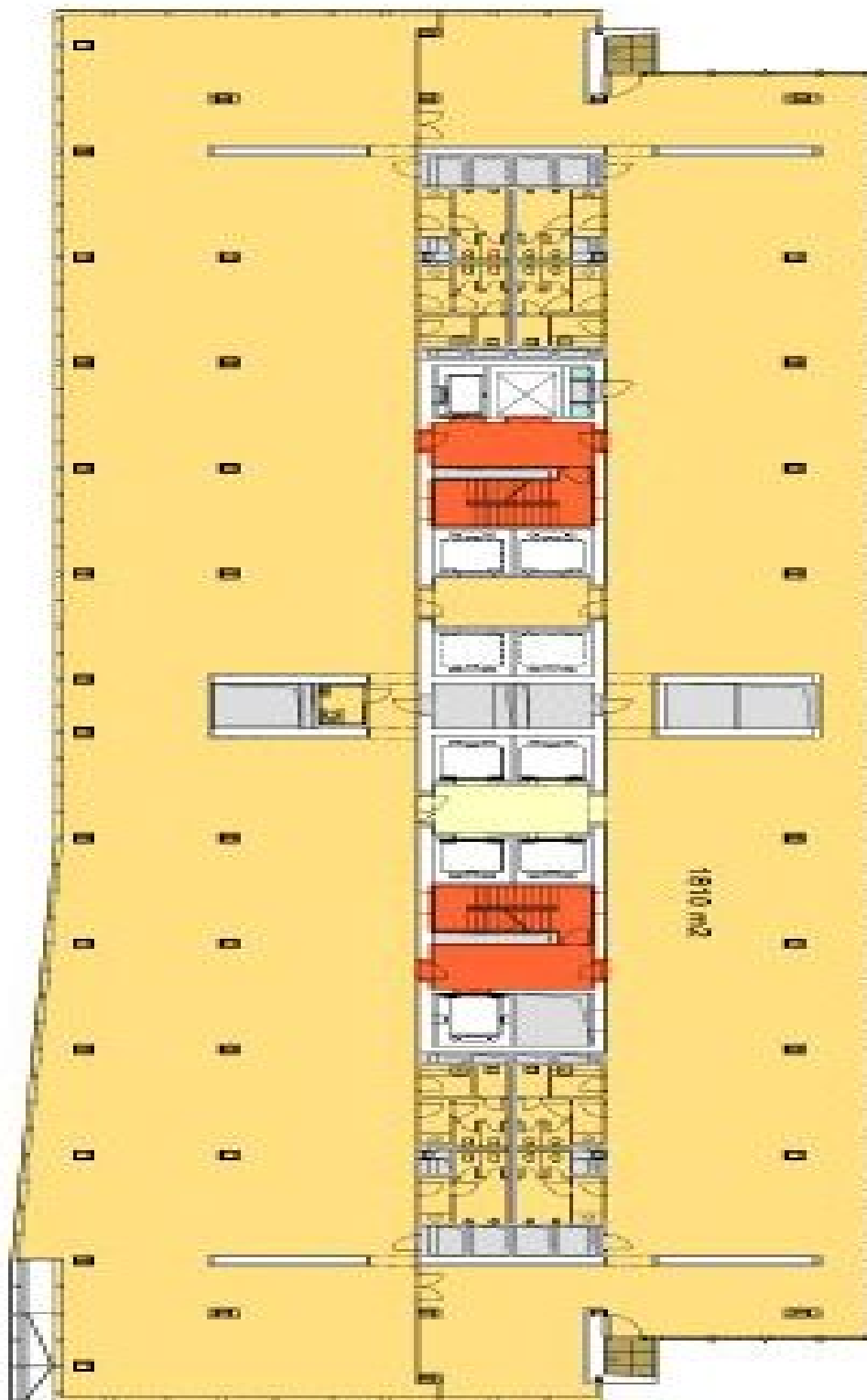


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Typical floor plan

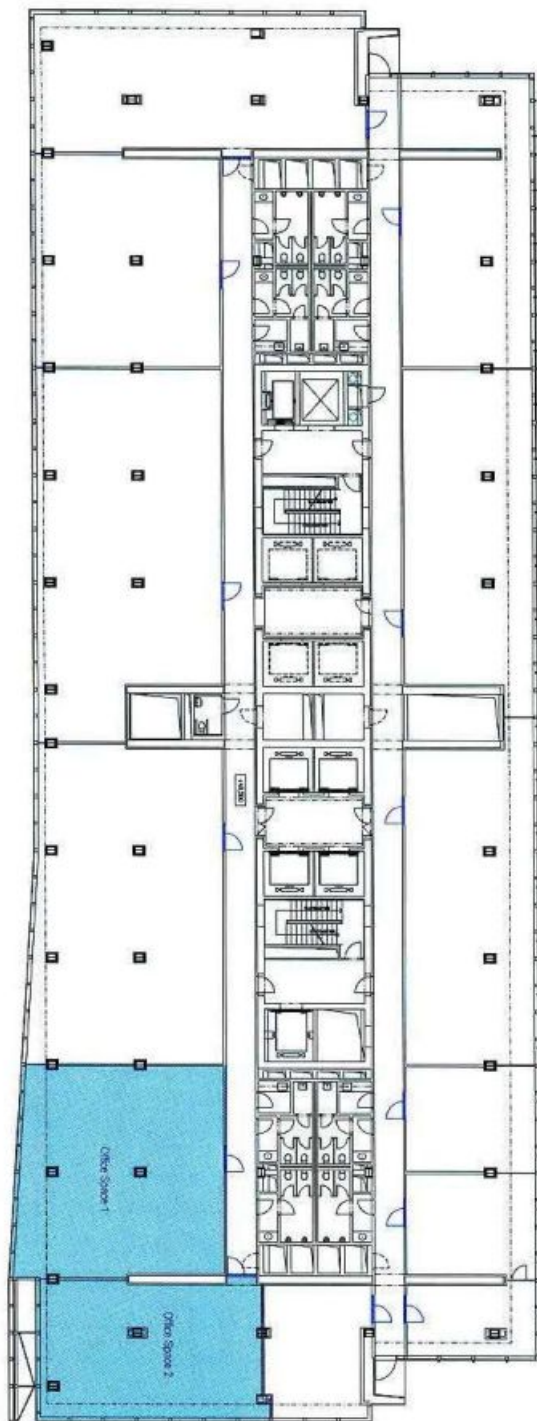




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LEGEND:
 office space



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