

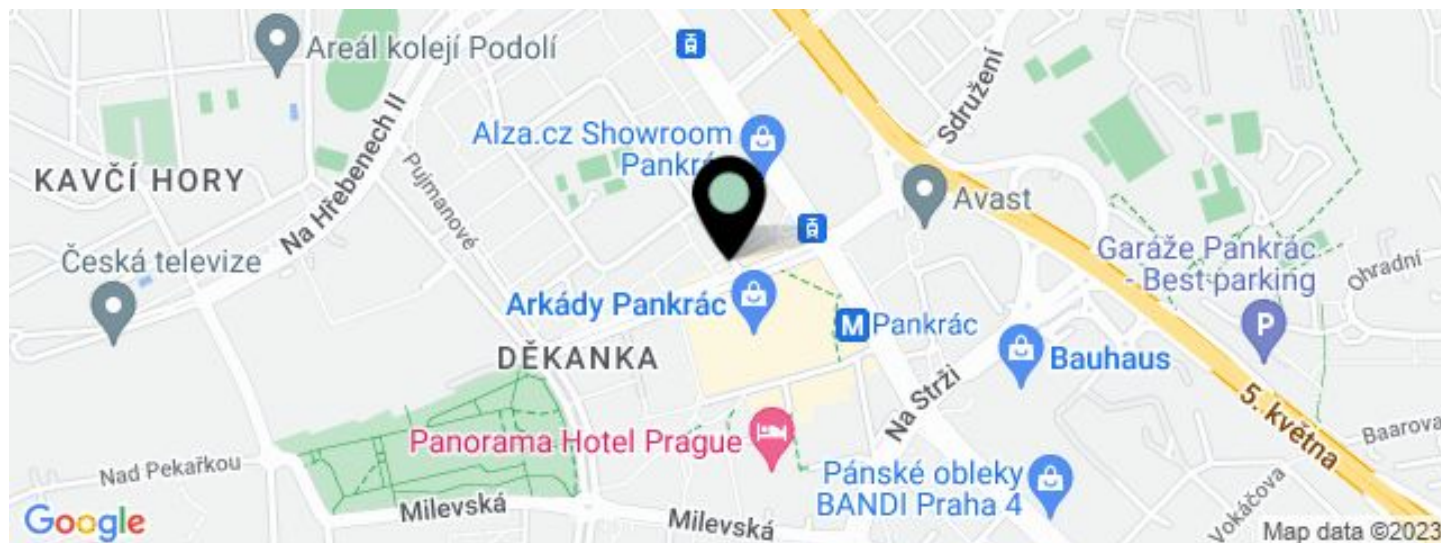


Office building

€ 15.50 - 23.00 / m² | CZK 392 - 582 / m²

5 416 m², Praha 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	127 - 477 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.

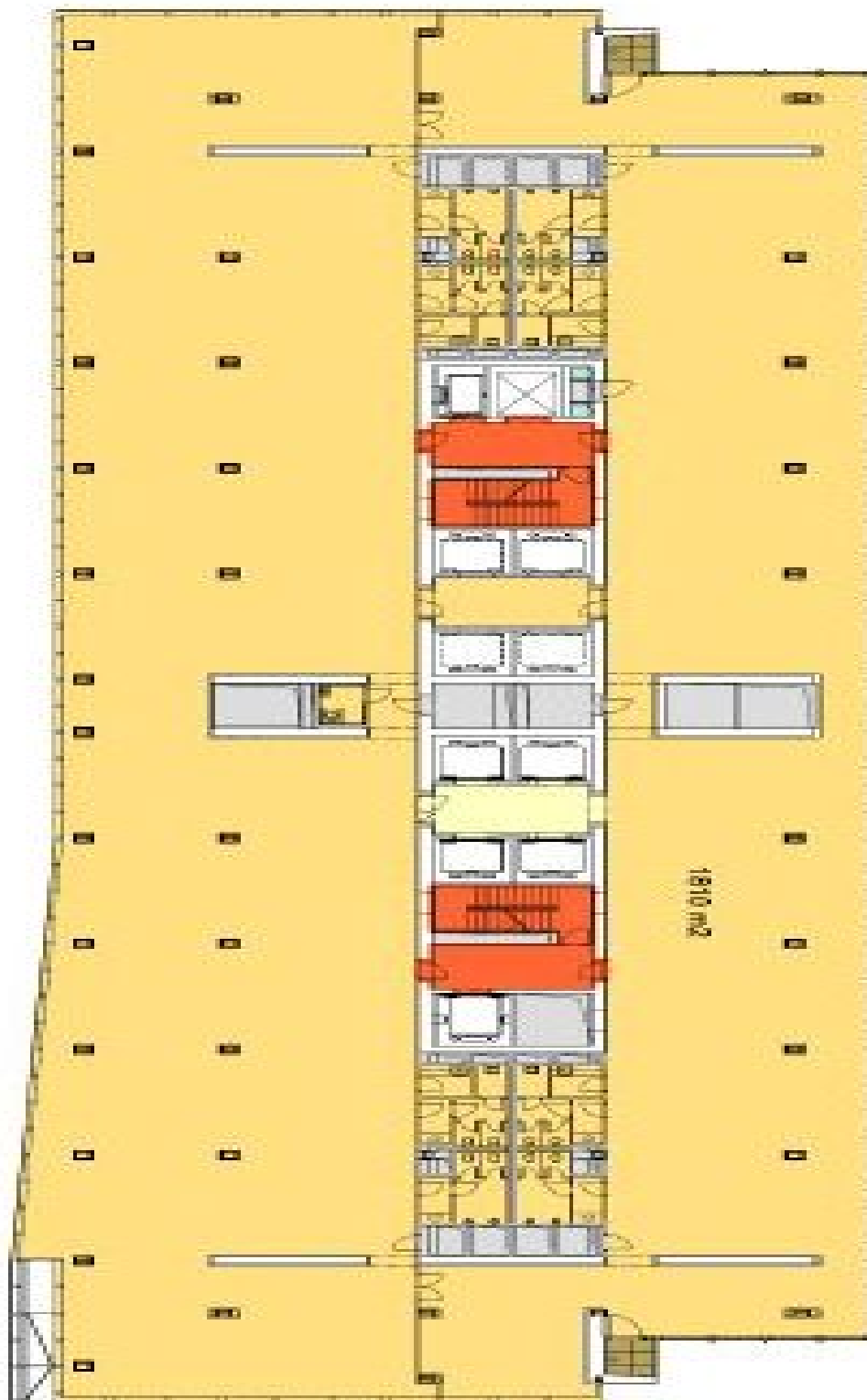


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Typical floor plan

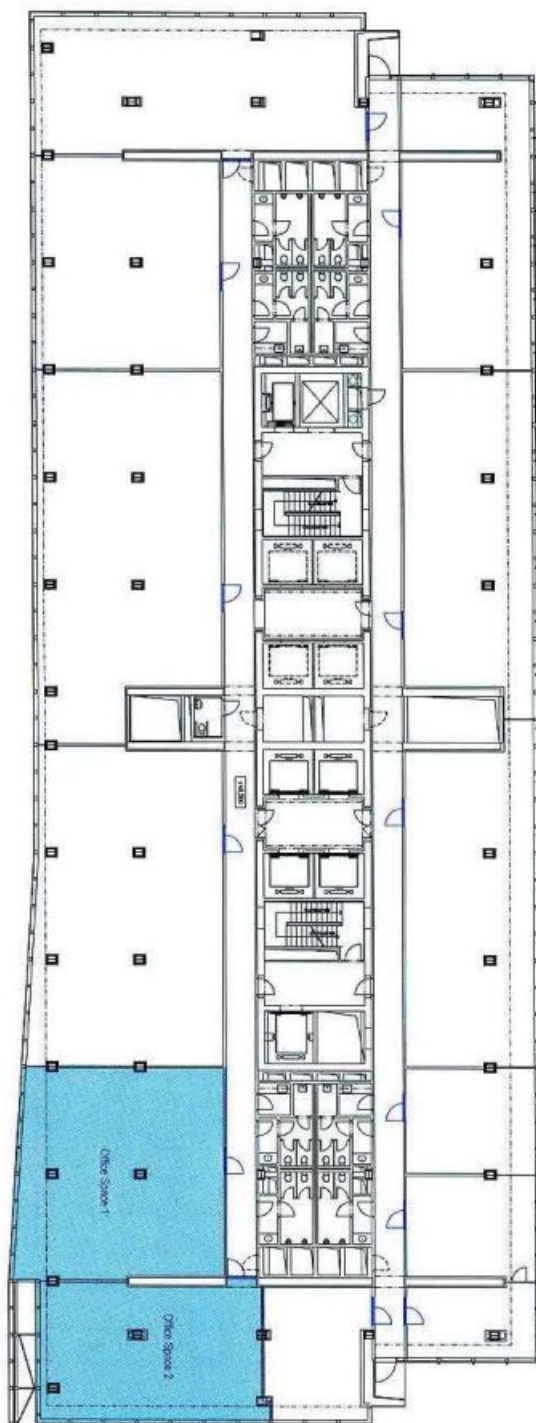




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LEGEND:
office space



