



# Office building

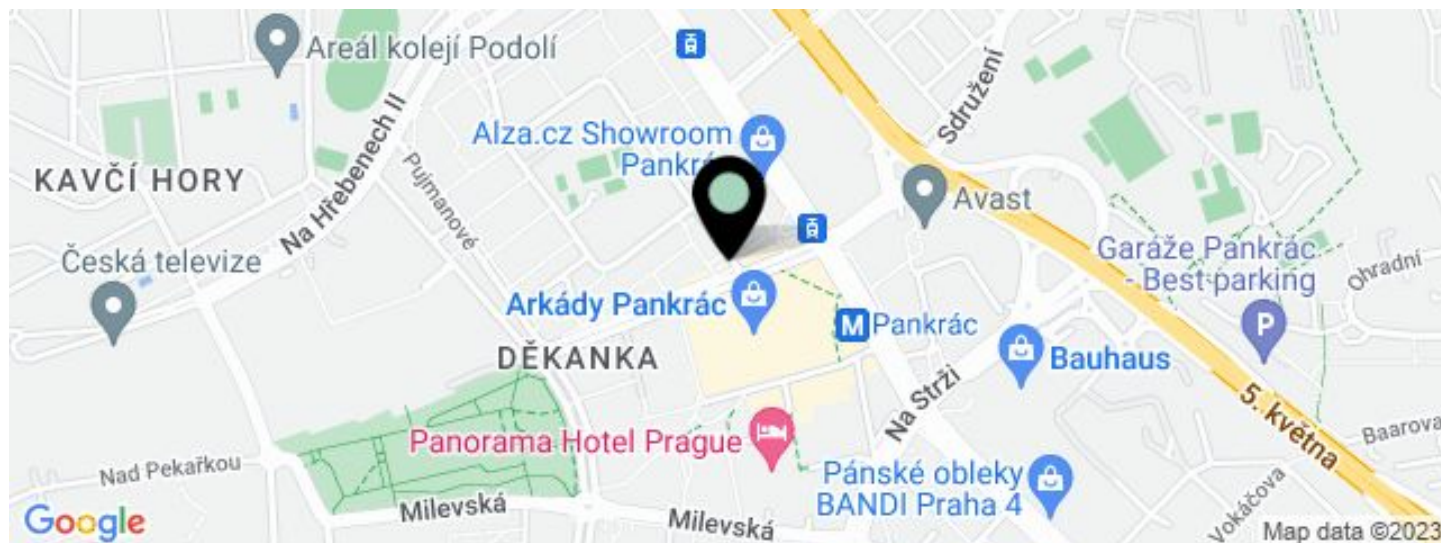
€ 15.50 - 23.00 / m<sup>2</sup> | CZK 391 - 579 / m<sup>2</sup>

4 256 m<sup>2</sup>, Prague 4, Nusle, Hvězdova





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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 27th floor + terrace	1 400 m <sup>2</sup>	185 CZK monthly per m <sup>2</sup>	EUR 130 / ps / month	Ask for price
Office space, 22nd floor	472 m <sup>2</sup>	185 CZK monthly per m <sup>2</sup>	EUR 130 / ps / month	€ 15.50 - 23 / m <sup>2</sup>
Office space, 22nd floor	127 m <sup>2</sup>	185 CZK monthly per m <sup>2</sup>	EUR 130 / ps / month	€ 15.50 - 23 / m <sup>2</sup>
Office space, 20th floor	424 m <sup>2</sup>	185 CZK monthly per m <sup>2</sup>	EUR 130 / ps / month	€ 15.50 - 23 / m <sup>2</sup>
Office space, 19th floor	1 750 m <sup>2</sup>	185 CZK monthly per m <sup>2</sup>	EUR 130 / ps / month	€ 15.50 - 23 / m <sup>2</sup>
Office space, 11th floor	135 m <sup>2</sup>	185 CZK monthly per m <sup>2</sup>	EUR 130 / ps / month	€ 15.50 - 23 / m <sup>2</sup>
Office space, 4th floor	372 m <sup>2</sup>	185 CZK monthly per m <sup>2</sup>	EUR 130 / ps / month	€ 15.50 - 23 / m <sup>2</sup>

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Service price	185 CZK monthly per m <sup>2</sup>
Total building area	42 000 m <sup>2</sup>
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.

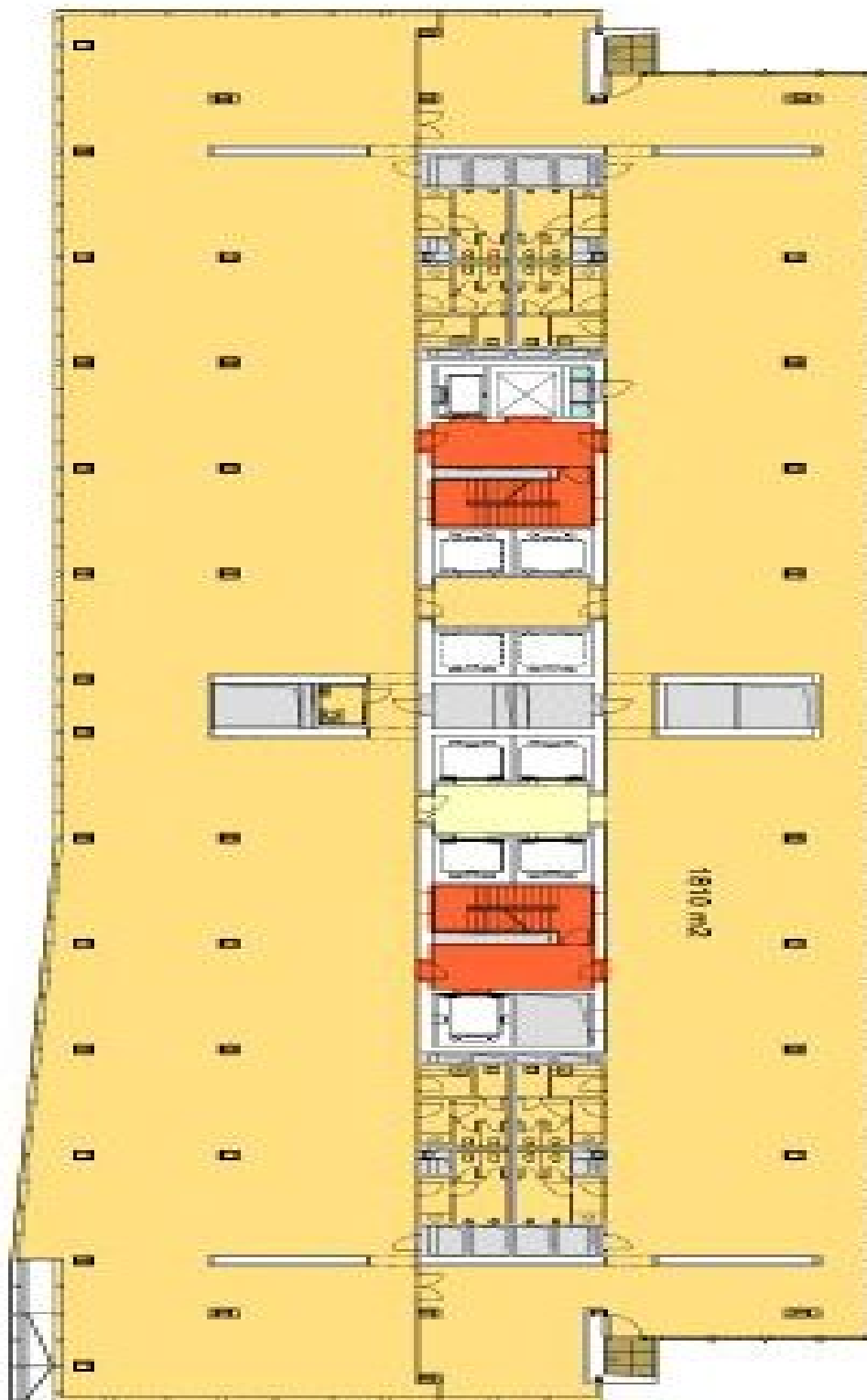


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Typical floor plan

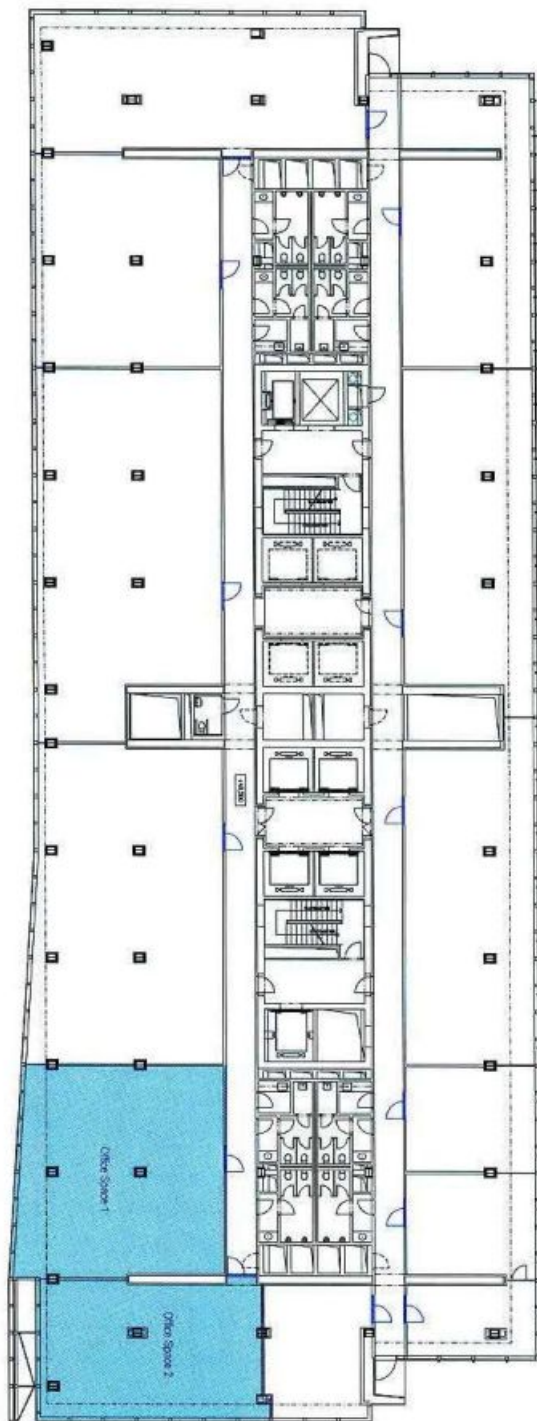




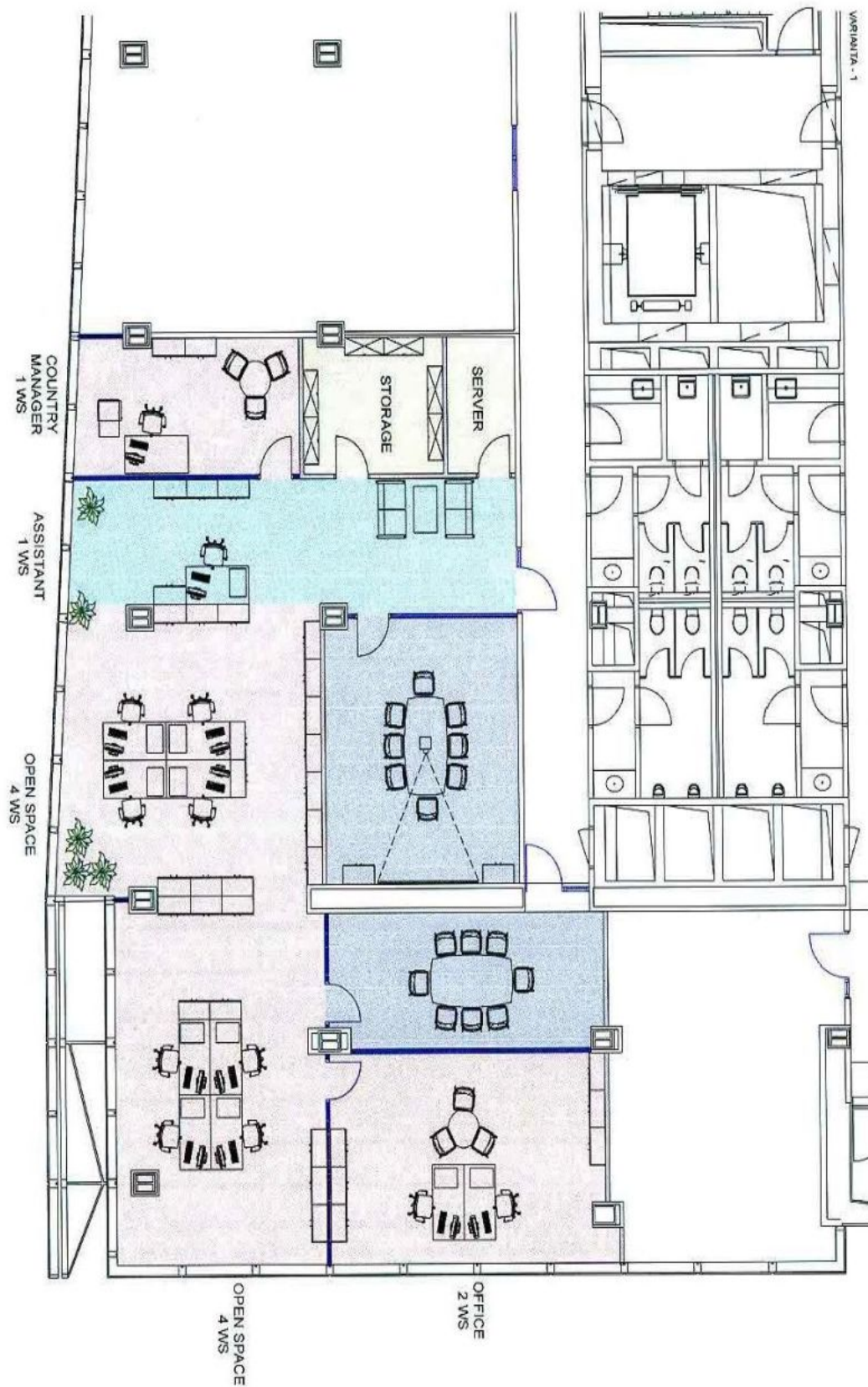
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LEGEND:  
office space





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