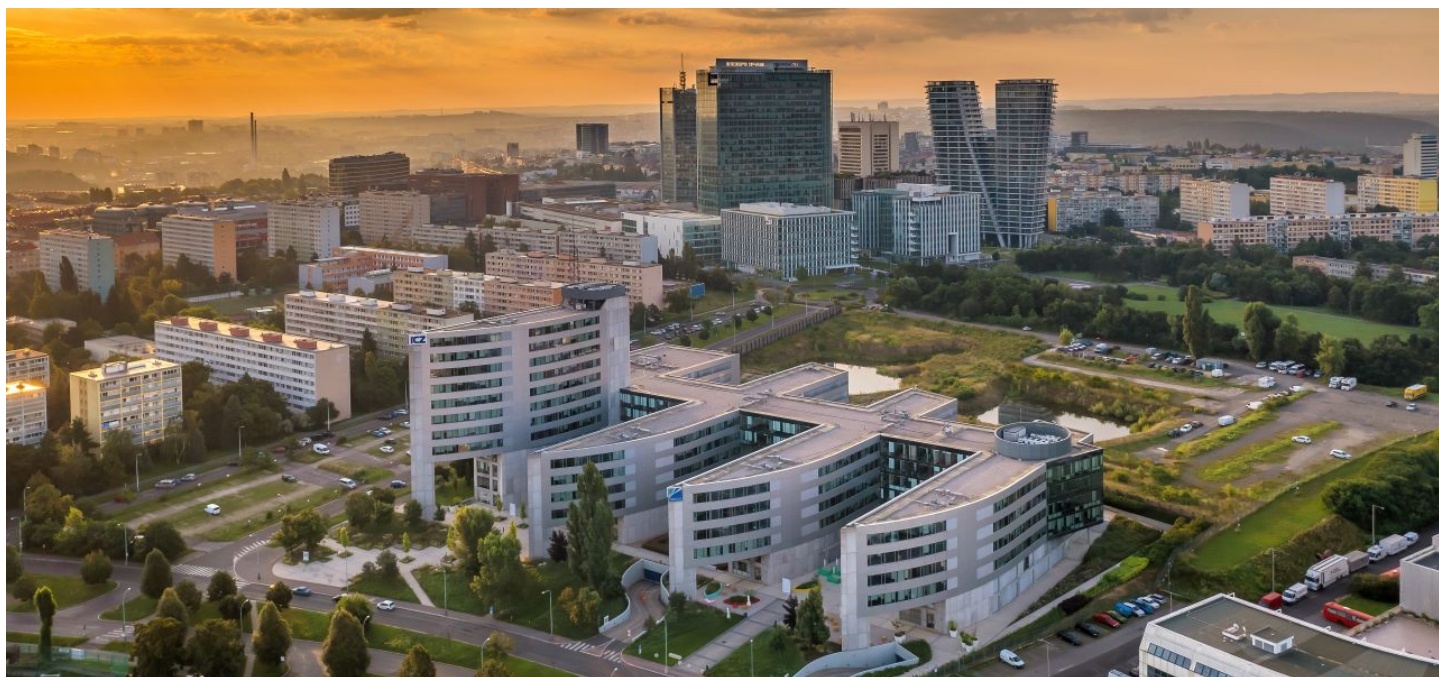


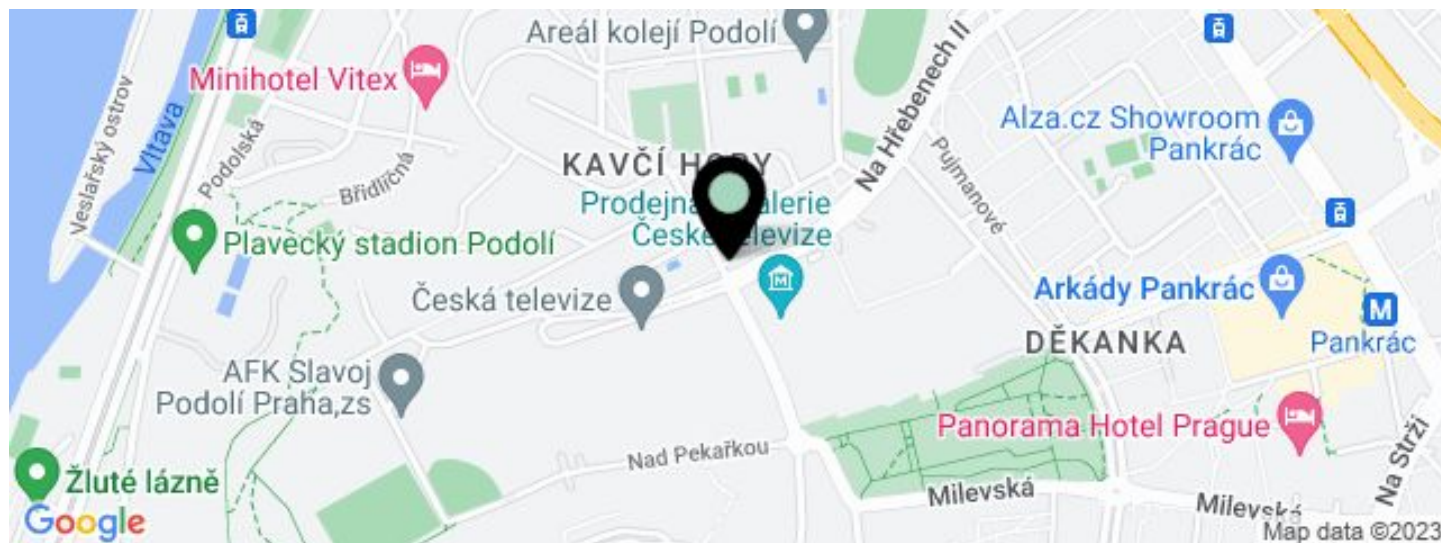


Office building

€ 15.50 - 16.50 / m² | CZK 383 - 408 / m²

2 478 m², Prague 4, Nusle, Na Hřebenech II



**Office building****€ 15.50 - 16.50 / m² | CZK 383 - 408 / m²**2 478 m², Prague 4, Nusle, Na Hřebenech II

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building A, Office space, 3rd floor	520 m ²	150 CZK monthly per m ²	EUR 120 / ps / month	€ 15.50 - 16.50 / m ²
Building A, Office space, 2nd floor	1 079 m ²	150 CZK monthly per m ²	EUR 120 / ps / month	€ 15.50 - 16.50 / m ²
Building A, Office space, 1st floor	506 m ²	150 CZK monthly per m ²	EUR 120 / ps / month	€ 15.50 - 16.50 / m ²
Building A, Office space, 1st floor	372 m ²	150 CZK monthly per m ²	EUR 120 / ps / month	€ 15.50 - 16.50 / m ²

**Office building****€ 15.50 - 16.50 / m² | CZK 383 - 408 / m²**2 478 m², Prague 4, Nusle, Na Hřebenech II

Service price	150 CZK monthly per m ²
Total building area	36 500 m ²
Tenant consumption	—
Parking	120 EUR
Parking service charges	290
Parking ratio	—
Certification	—
PENB	C
Reference number	15698

This complex, structured as a system of four connected wings, offers flexible modern "A- level" class office space with stunning views over the city and Prague Castle. The complex is surrounded by greenery. The building has received LEED Platinum certification.

Location:

The project is located in Prague 4 – Nusle. Outstanding accessibility by car and public transportation – within walking distance of tram stops and the Pražského povstání and Pankrác (line C) metro stations.

Features and Services:

- 2 separate receptions
- 24-hour security service
- CCTV
- Openable windows
- 2-tube fan-coil cooling units
- Mechanical ventilation/air exchange
- Raised floors, and suspended ceilings with integrated lighting
- External electrically controlled sunshades
- Garage parking lots
- Platinum LEED certificate

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