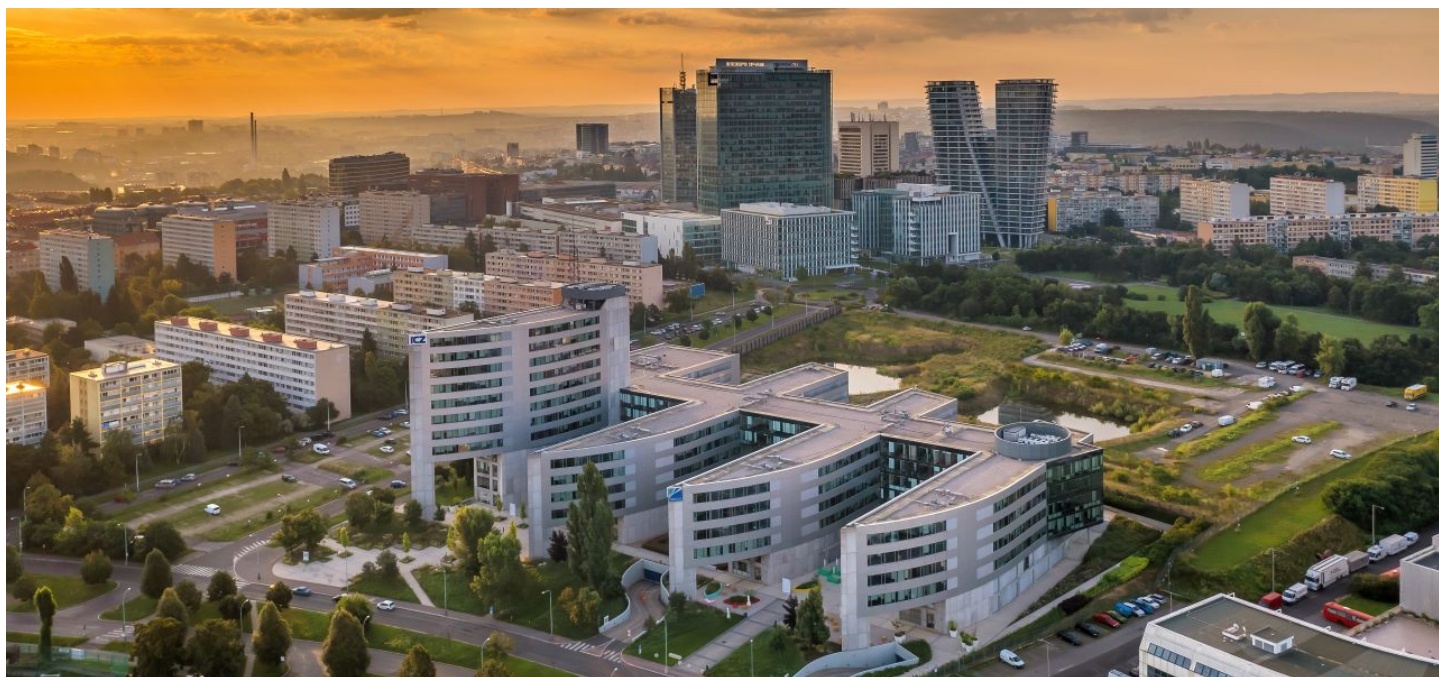




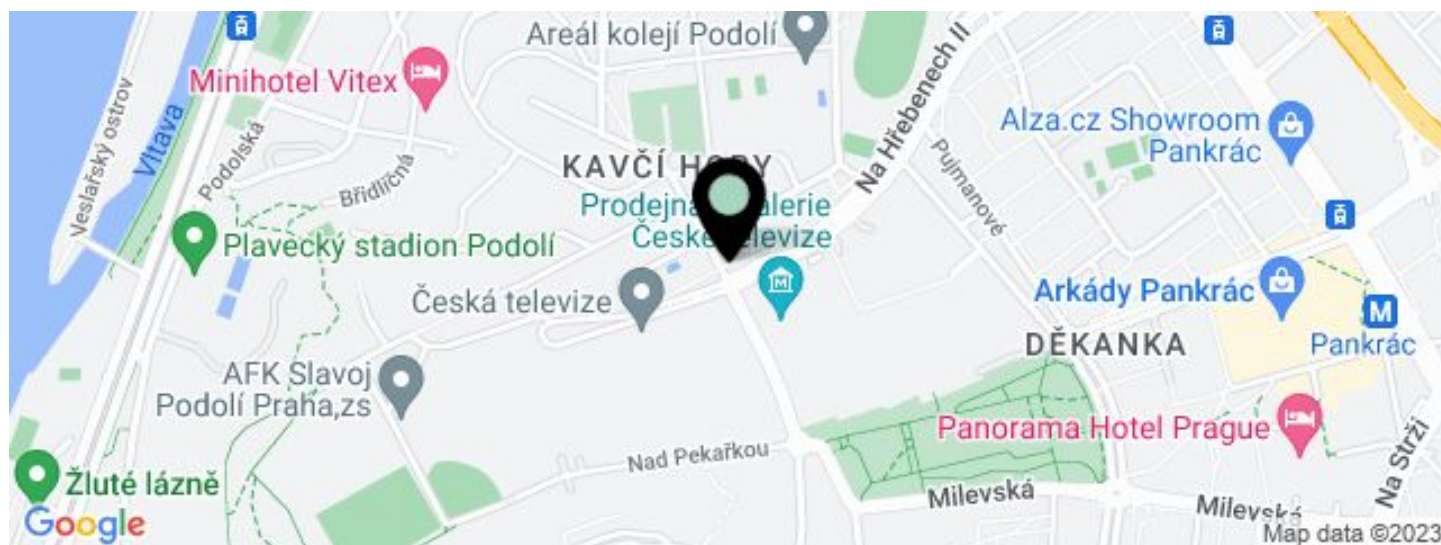
## Office building

1 586 m<sup>2</sup>, Prague 4, Nusle, Na Hřebenech II

€ 14.50 - 16.50 / m<sup>2</sup> | CZK 365 - 416 / m<sup>2</sup>





**Office building****€ 14.50 - 16.50 / m<sup>2</sup> | CZK 365 - 416 / m<sup>2</sup>**1 586 m<sup>2</sup>, Prague 4, Nusle, Na Hřebenech II

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
<b>Building A, Office space, 2nd floor</b>	500 - 1 079 m <sup>2</sup>	150 CZK monthly per m <sup>2</sup>	EUR 125 / ps / month	€ 14.50 - 16.50 / m <sup>2</sup>
<b>Building A, Office space, 1st floor</b>	506 m <sup>2</sup>	150 CZK monthly per m <sup>2</sup>	EUR 125 / ps / month	€ 14.50 - 16.50 / m <sup>2</sup>

**Office building**1 586 m<sup>2</sup>, Prague 4, Nusle, Na Hřebenech II**€ 14.50 - 16.50 / m<sup>2</sup> | CZK 365 - 416 / m<sup>2</sup>**

Service price	150 CZK monthly per m <sup>2</sup>
Total building area	36 500 m <sup>2</sup>
Tenant consumption	—
Parking	125 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.