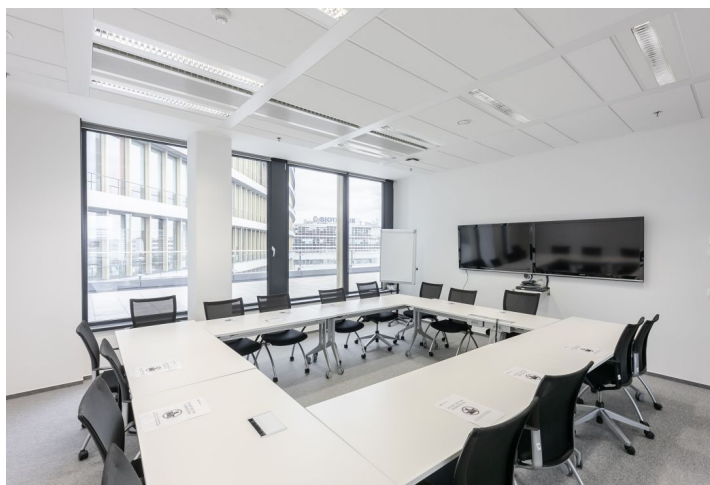
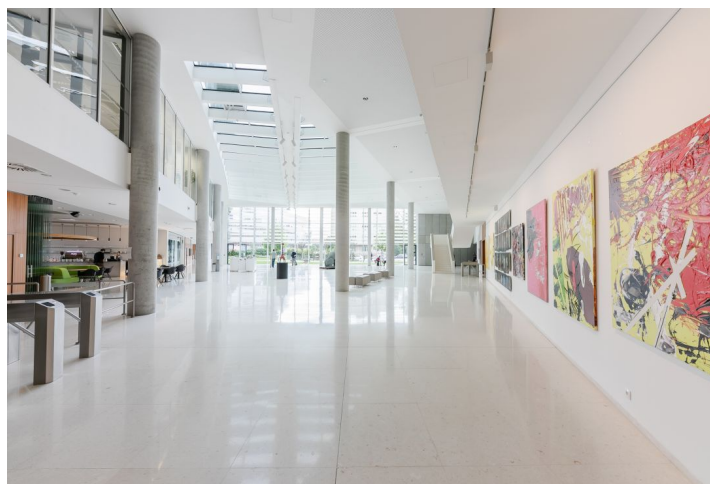


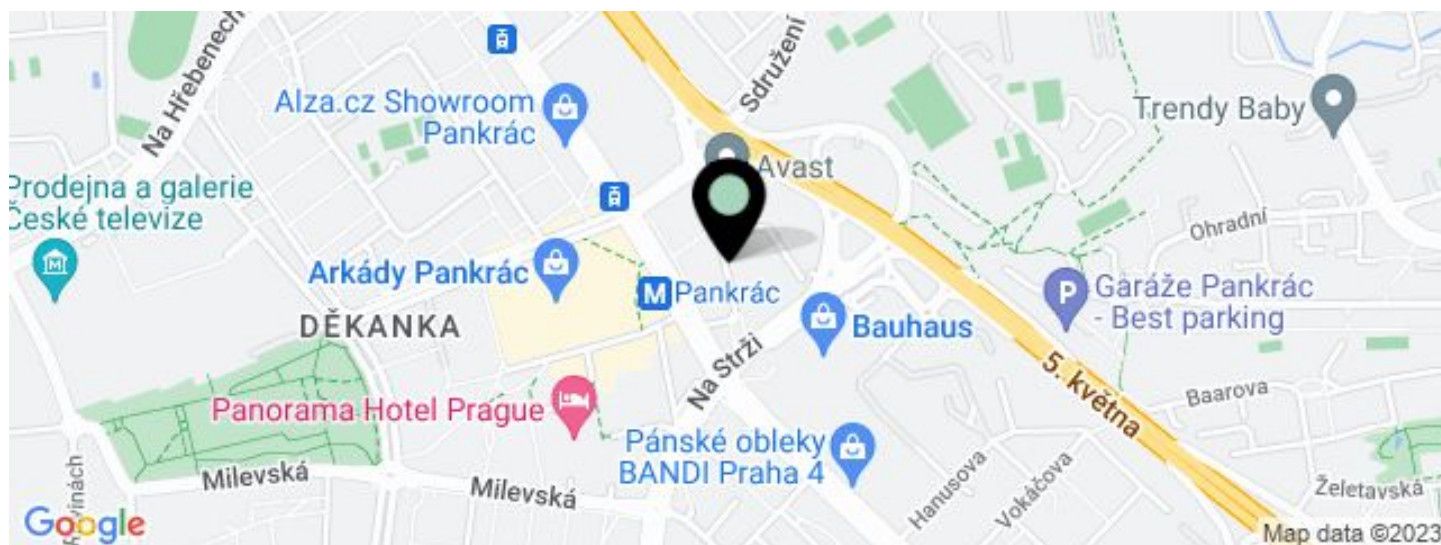


# Office building

3 066 m<sup>2</sup>, Praha 4, Nusle, Pikrtova

€ 18.00 / m<sup>2</sup> | CZK 455 / m<sup>2</sup>



**Office building****€ 18.00 / m<sup>2</sup> | CZK 455 / m<sup>2</sup>**3 066 m<sup>2</sup>, Praha 4, Nusle, Pikrtova

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building A, Office space, 5th floor	887 m <sup>2</sup>	189 CZK monthly per m <sup>2</sup>	EUR 125 / ps / month	€ 18 / m <sup>2</sup>
Building A, Office space, 2nd floor	929 m <sup>2</sup>	189 CZK monthly per m <sup>2</sup>	EUR 120 / ps / month	€ 18 / m <sup>2</sup>
Building B, Office space, 2nd floor	511 - 1 250 m <sup>2</sup>	189 CZK monthly per m <sup>2</sup>	EUR 120 / ps / month	€ 18 / m <sup>2</sup>

**Office building**3 066 m<sup>2</sup>, Praha 4, Nusle, Pikrtova**€ 18.00 / m<sup>2</sup> | CZK 455 / m<sup>2</sup>**

Service price	189 CZK monthly per m <sup>2</sup>
Total building area	31 691 m <sup>2</sup>
Tenant consumption	—
Parking	125 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	15701

**Administrative building offers for lease 29 069 sq. m of Class A high-quality efficient office space and 2,622 sq. m of retail premises for services for tenants, such as a canteen, café, and shops. On the ground floor there is a bike storage to hold up to 50 bikes, together with cloakrooms and showers. This storage has a separate entrance, through a pleasant park. Building is certified with BREEAM EXCELLENT certificate.**

**Location:**

Its size and prominent position make the building the new landmark for the Prague 4 business district, of the most dynamic and sought-after office locality in Prague. Outstanding accessibility by car and public transportation – the building is situated next to the trunk road at the start of the D1 motorway, 50 meters from the Pankrac (line C) metro station.

**Features and Services:**

Central reception and 24/7 security service  
Magnetic card-controlled access  
11 personal lifts (3 of which are for logistical purposes)  
Openable windows / External sun-blinds  
Central ventilation and air-conditioning of all spaces of the building supplemented by individual system of cooling beam units  
Individual climate control / Humidity control  
Raised floor including floor cases for electrical installations  
Connection of telephone lines and Internet  
Sophisticated Building Management System  
Diesel generator in case of power failure to secure the basic building services, and on request also tenant IT systems  
Electronic fire signalisation  
Sprinklers in all rental premises  
Camera system monitoring the building and its surroundings  
Bicycle parking with showers and lockers  
Canteen and cafe-restaurant on ground floor  
Retail space on ground floor / Underground storage space / Goods supply

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

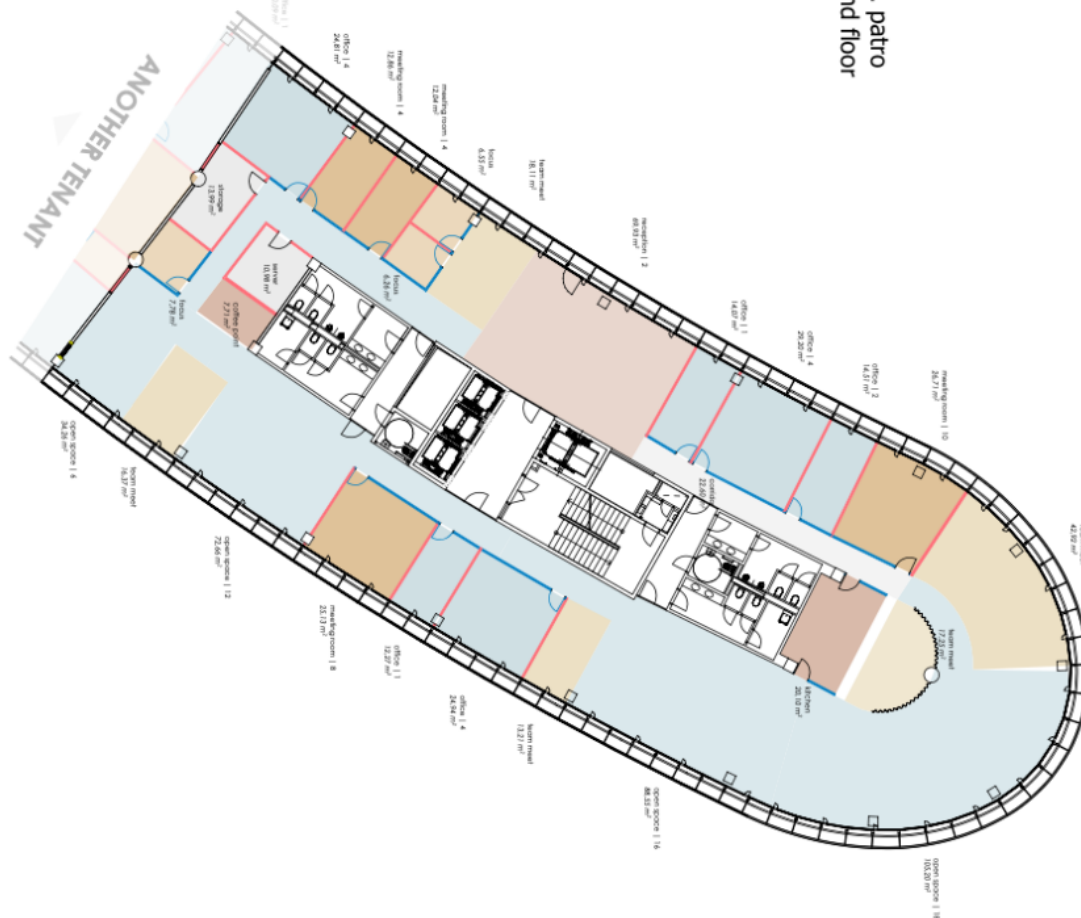


# Office building

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## Budova A, 2. patro Building A, 2nd floor

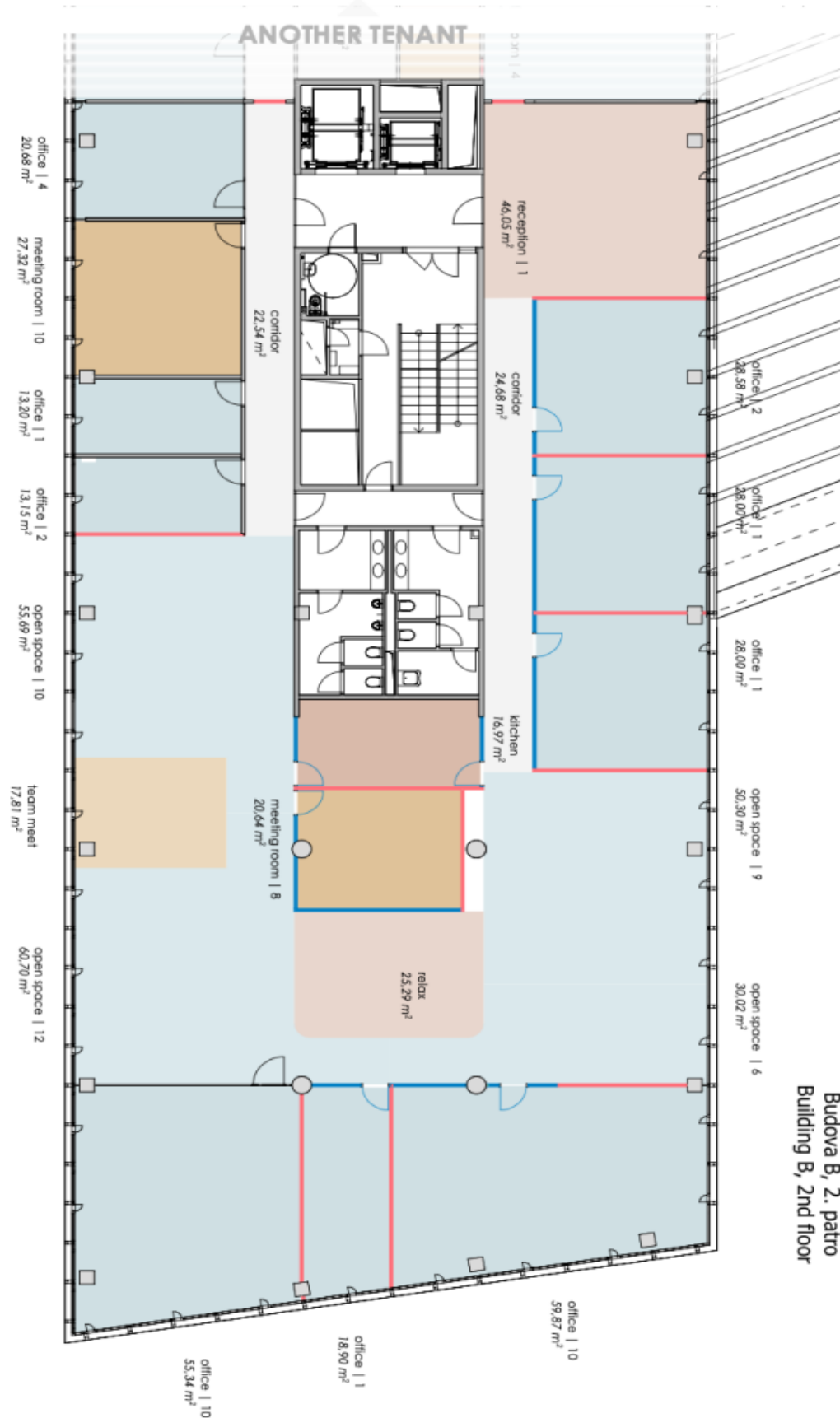




Office building

3 066 m<sup>2</sup>, Praha 4, Nusle, Pikrtova

€ 18.00 / m<sup>2</sup> | CZK 455 / m<sup>2</sup>





Budova B, 2. patro  
Building B, 2nd floor

