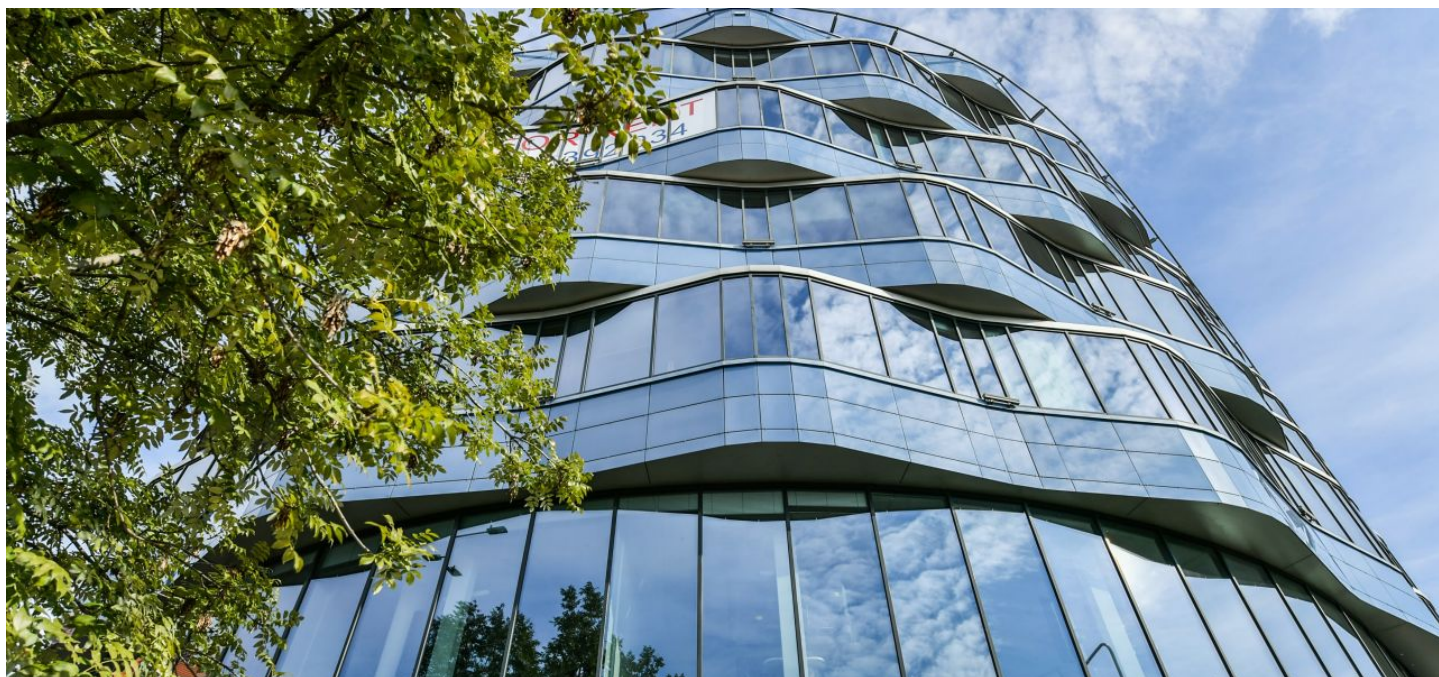


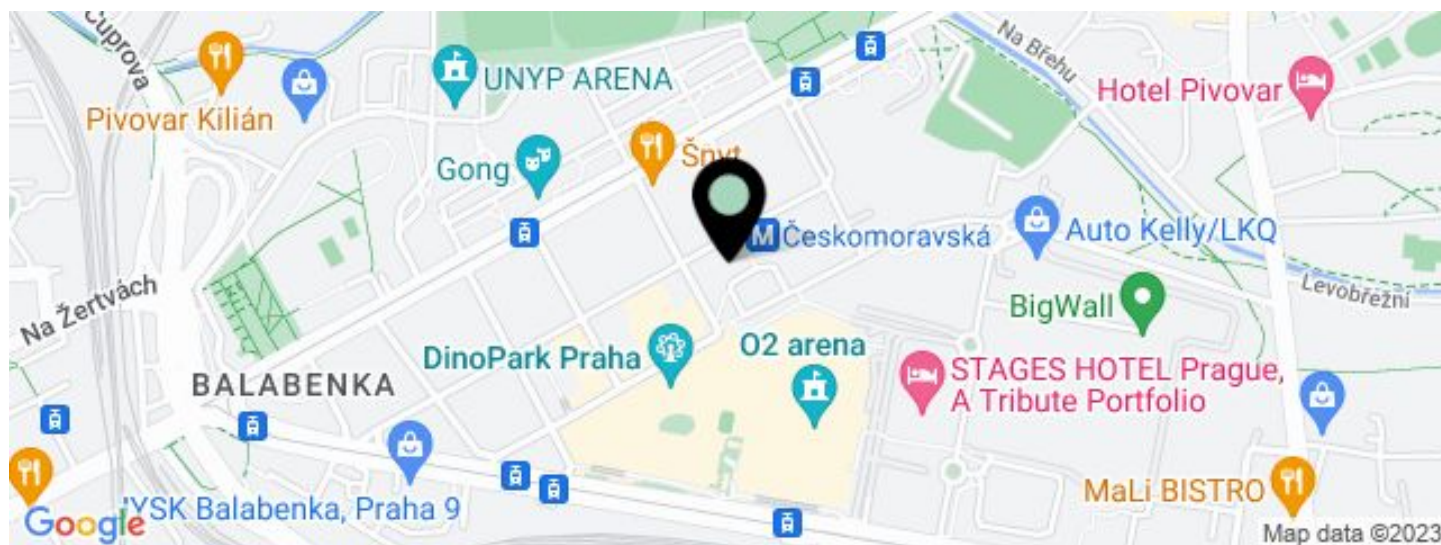


# Office building

€ 14.50 - 14.80 / m<sup>2</sup> | CZK 367 - 374 / m<sup>2</sup>

1 456 m<sup>2</sup>, Praha 9, Libeň, Českomoravská



**Office building****€ 14.50 - 14.80 / m<sup>2</sup> | CZK 367 - 374 / m<sup>2</sup>**1 456 m<sup>2</sup>, Praha 9, Libeň, Českomoravská

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 4th floor	708 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	EUR 140 / ps / month - 8 parking spaces	€ 14.50 / m <sup>2</sup>
Office space, 1st floor	284 - 748 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	EUR 140 / ps / month - 8 parking spaces	€ 14.80 / m <sup>2</sup>

**Office building**1 456 m<sup>2</sup>, Praha 9, Libeň, Českomoravská**€ 14.50 - 14.80 / m<sup>2</sup> | CZK 367 - 374 / m<sup>2</sup>**

Service price	130 CZK monthly per m <sup>2</sup>
Total building area	10 318 m <sup>2</sup>
Tenant consumption	—
Parking	140 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	15794

**Modern office building with office space for lease from the architectural studio Bílek Associates. Stepped terraces and adjacent park provide a pleasant working environment.**

The building has excellent acoustic qualities and plenty of daylight. Variability of space allows tenants to choose open or closed plan offices. A distinctive feature of the building is the corrugated façade, each floor also has access to a private terrace.

**Location:**

Easy access by car and public transport, transport infrastructure is within walking distance of about 4 minutes - the metro station Českomoravská (line B), tram stop Balabenka, Ocelářská and Divadlo Gong and train station Prague-Libeň. All civic amenities nearby, including the Galerie Fénix shopping centre and Galerie Harfa.

**Features and Services:**

Central reception  
 Building security, camera system  
 Card access  
 Lifts  
 Partially openable windows  
 Fan-coil units  
 Optical network  
 Kitchenette, toilets, shower  
 Locked parking for cyclists  
 Parking in underground garage  
 Refrigerated server room  
 Private terraces  
 Raised floors  
 Floor boxes

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



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