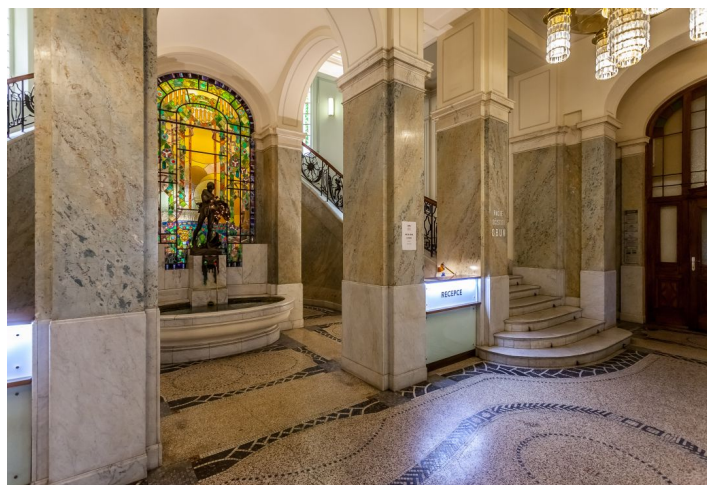




## Office building

Prague 1, Nové Město, Spálená

Rented





## Office building

Prague 1, Nové Město, Spálená

Rented

Service price	155 CZK monthly per m <sup>2</sup>
Total building area	5 400 m <sup>2</sup>
Tenant consumption	—
Parking	250 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	15960

Office space for lease in the building of a former insurance company with Art Nouveau and Neo-Baroque elements, built by the prominent Czech architect of the first half of the 20th century, Osvald Polivka, who was also a pioneer of Art Nouveau architecture. The architect Josef Benischek also participated in the project. The building consists of two interconnected buildings. The building has an attractive atrium including reception, shopping arcade and cafes and underground parking spaces.

### Location:

Excellent access by public transport, next to the Národní třída metro station (line B) and tram stations. Located in the heart of Prague, this building is surrounded by all kinds of services and shops.

### Features and Services:

- Reception desk
- 24/7 security
- Flexible office layout
- Air-conditioning
- Data cabling
- Parquet floors or carpets
- Integrated lighting
- Suspended ceilings
- Underground parking

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

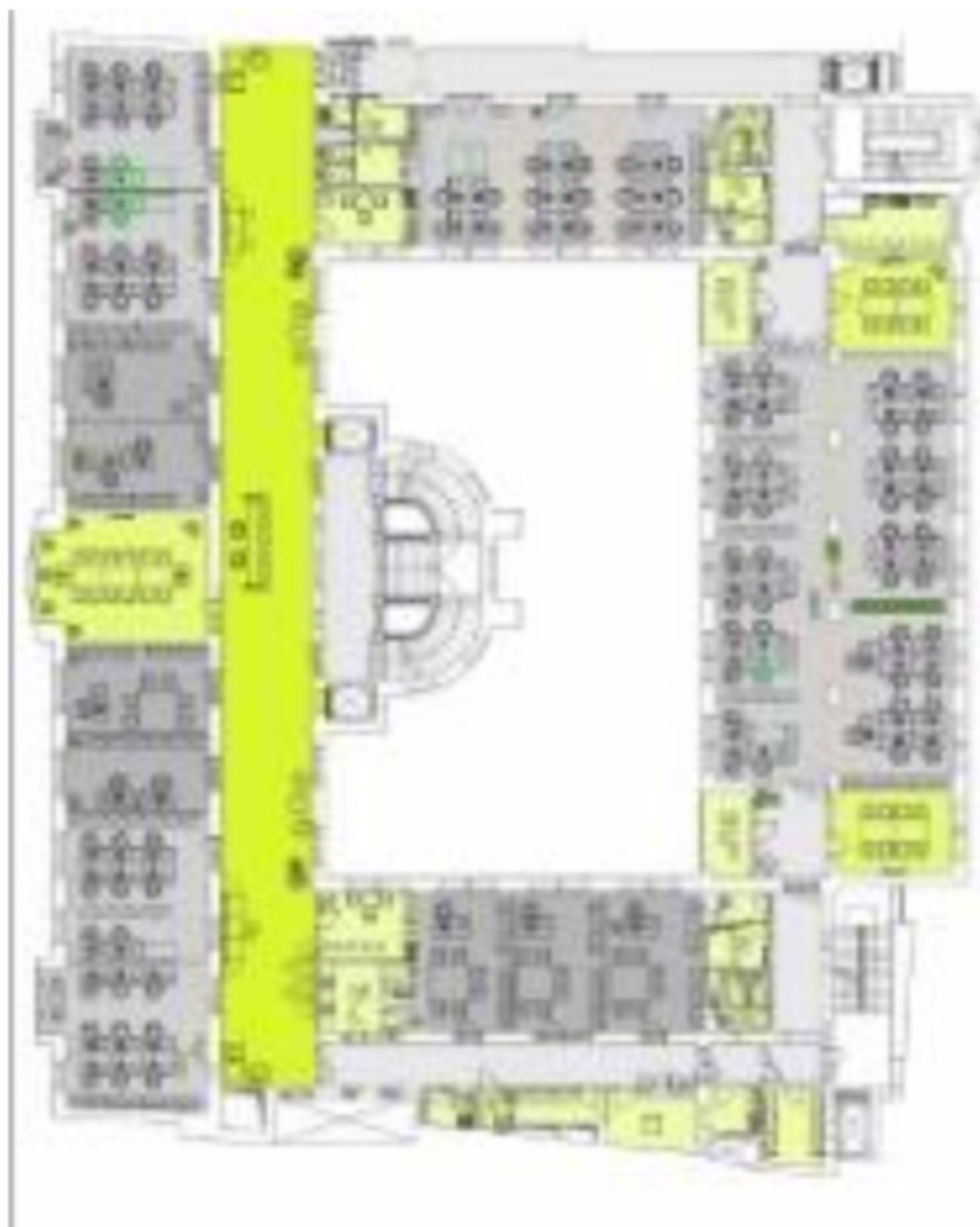




# Office building

Prague 1, Nové Město, Spálená

Rented

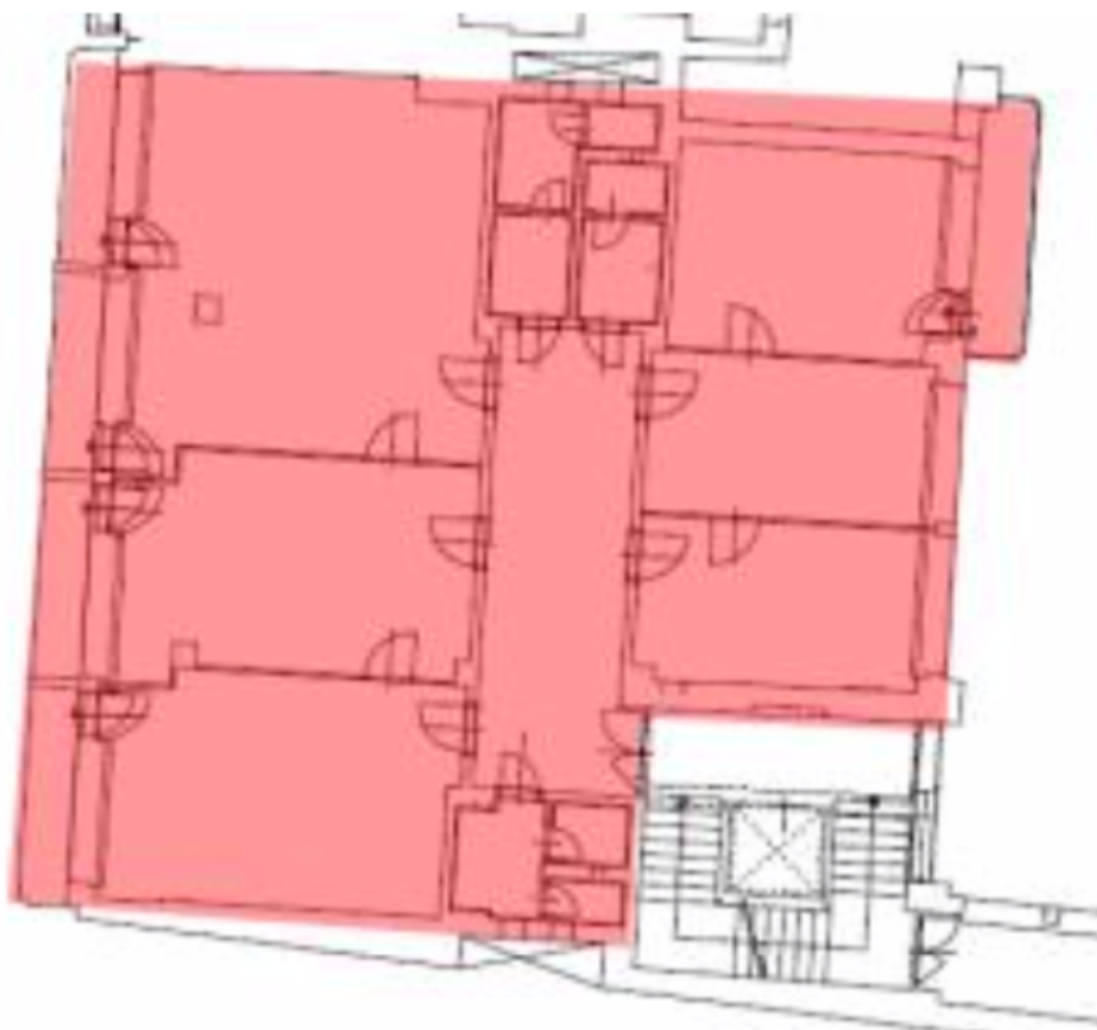




## Office building

Prague 1, Nové Město, Spálená

Rented





3. patro / 3rd floor