



## Office building

Prague 5, Smíchov, Hořejší nábřeží

Rented

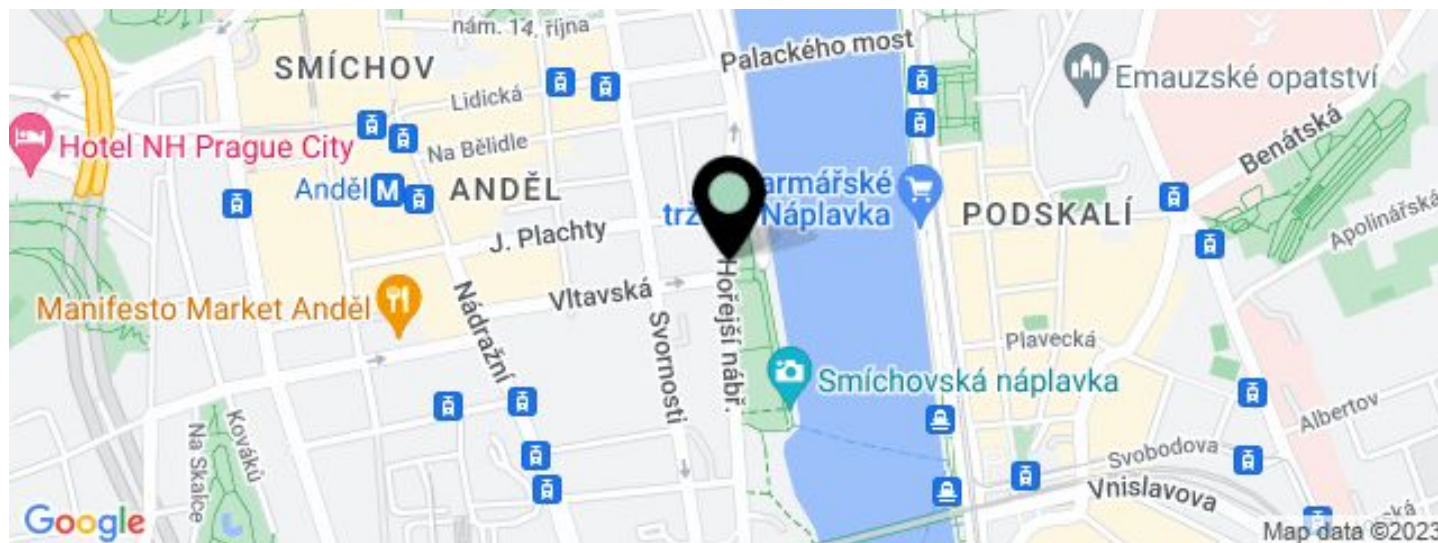




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Prague 5, Smíchov, Hořejší nábřeží



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Retail space	281 m <sup>2</sup>	135 CZK monthly per m <sup>2</sup>	EUR 130 / ps / month	€ 16 - 17 / m <sup>2</sup>



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Service price	108 CZK monthly per m <sup>2</sup>
Total building area	7 037 m <sup>2</sup>
Tenant consumption	—
Parking	110 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	17021

**The energy-efficient office building offers new premises for lease with top-quality and environmentally friendly Scandinavian architecture and design in the center of Prague on the Vltava embankment. The building also holds LEED Gold certification.**

### Location:

5 minuts walking distance from metro station Anděl (line B) and shopping center Nový Smíchov, 2 minutes from tram stop and train station Smíchovské nádraží. Excelent access by car to city center and to City ring road.

Building tastefully combines elements of Scandinavian architecture with the location. The building's modern shape and size fits seamlessly with its surroundings and offers tenants a number of terraces and thus stunning views. Thanks to its size, the tenants headquartered in the building benefit from the sense of identity.

Comfortable, friendly working conditions, intelligent building management system, 30% more fresh air, a lot of natural light, temperature, lighting and humidity control, interior design flexibility.

Typical floor area 1 197 m<sup>2</sup> (1st-3rd floor), underground storage 284 m<sup>2</sup>, total office/retail area on ground floor 815 m<sup>2</sup>, 13 bike racks. The smallest unit is 400 m<sup>2</sup>. The completion date is December 2014.

Design is built around the idea of respect for nature. The project is being developed to meet the Gold criteria for LEED Certification.

### Benefits of Sustainable Building:

- lower utility bills, which contitute one of the top operating expences
- lower maintenance costs
- higher work productivity and lower sick leave in a sustainable building
- respect for the environment

### Features and Services:

Raised floors, floor boxes (1 per 20 m<sup>2</sup>), sprinklers, air conditioning, ventilation and heating, 3 high-speed elevators, card-access system, 24-hours security and monitoring, modern BMS (Building Management System). Bike racks, changing room and showers.

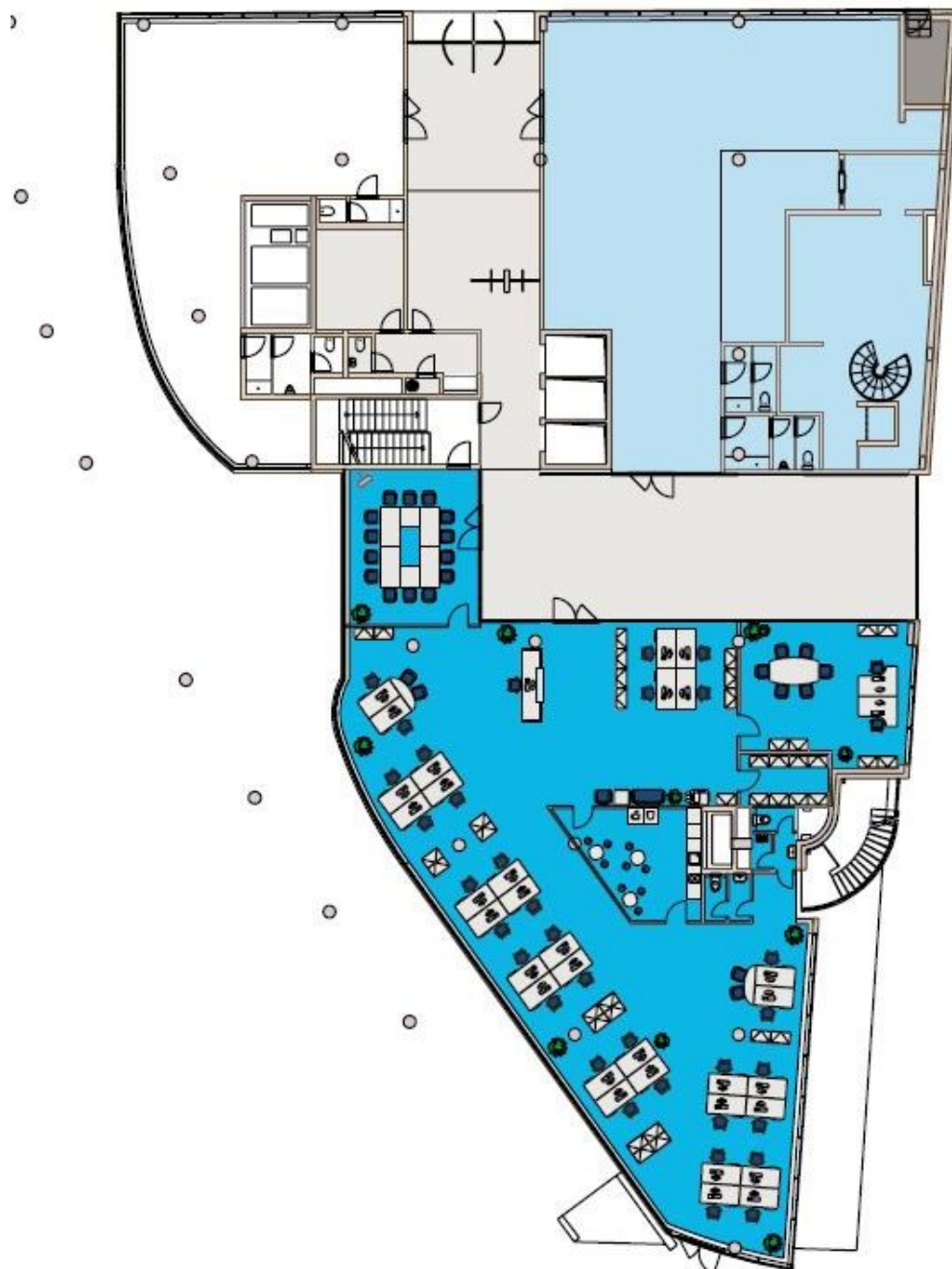
Rental and service charges listed without VAT. Lessee pays no commission.



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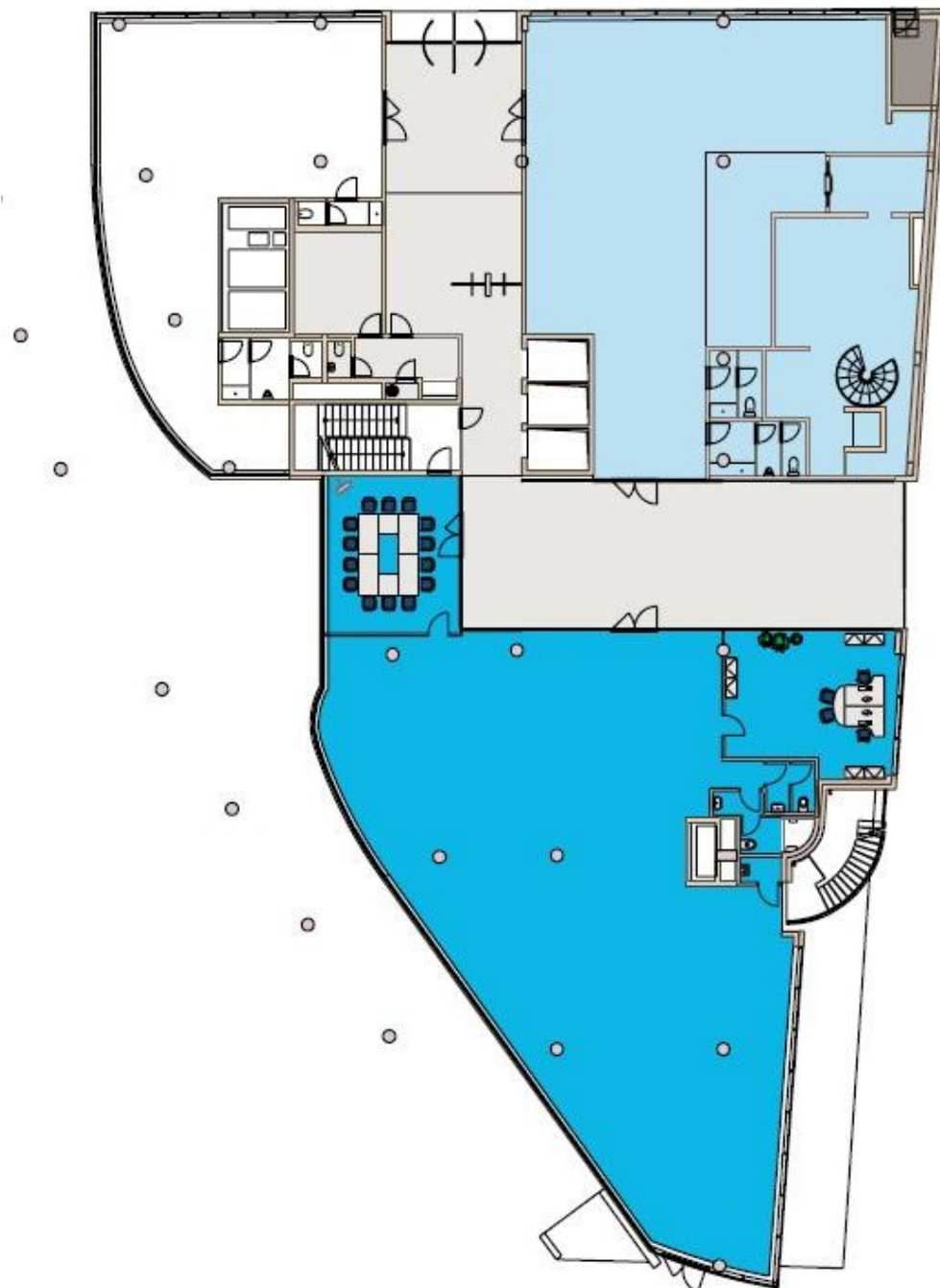
Office arrangement



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Showroom arrangement