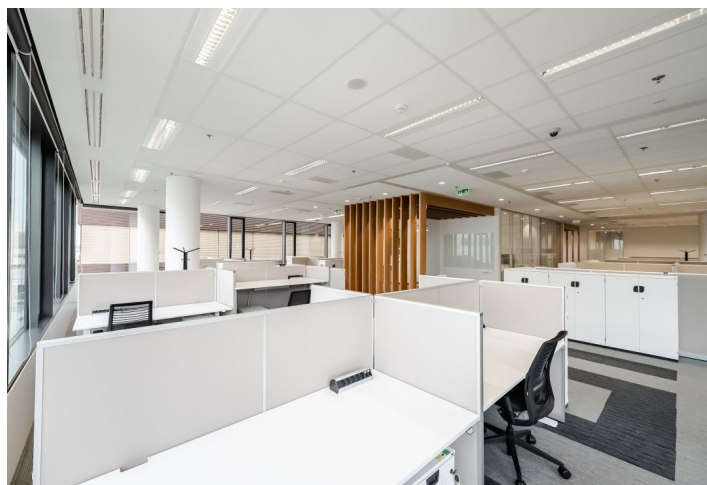


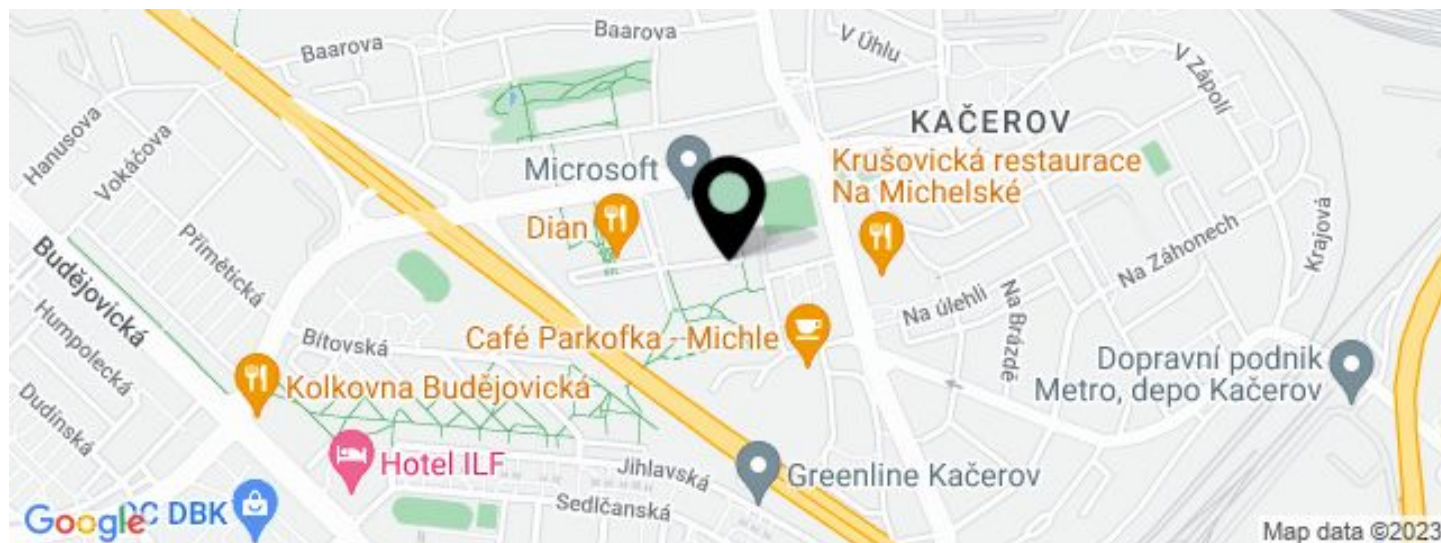


Office building

2 470 m², Prague 4, Michle, Za Brumlovkou

€ 18.25 / m² | CZK 460 / m²



**Office building****€ 18.25 / m² | CZK 460 / m²**2 470 m², Prague 4, Michle, Za Brumlovkou

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 3rd floor	600 m ²	133 CZK monthly per m ²	EUR 125 / ps / month	€ 18.25 / m ²
Office space, 2nd floor	1270 m ²	133 CZK monthly per m ²	EUR 125 / ps / month	€ 18.25 / m ²
Office space, 2nd floor	600 m ²	133 CZK monthly per m ²	EUR 125 / ps / month	€ 18.25 / m ²
Sublease, Office space, 4th floor	531 m ²	96 CZK monthly per m ²	EUR 130 / ps / month	€ 17.15 / m ²

**Office building**2 470 m², Prague 4, Michle, Za Brumlovkou**€ 18.25 / m² | CZK 460 / m²**

Service price	133 CZK monthly per m ²
Total building area	38 300 m ²
Tenant consumption	Consumption included in the service charges
Parking	125 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	17080

The H-shaped office centre offers office space for lease, a spacious roof terrace with greenery and a view of Prague, a relaxation zone or a canteen. The building was designed by the architectural studio Aulík Fišer. The complex is located near shops and services with excellent transport accessibility. BREEAM Very Good certificate for green buildings.

Location:

Excellent access by car and public transport – strategically situated near the D1 highway and the Prague Ring Road, a shuttle bus connects the building and the Kačerov and Budějovická metro stations (line C).

Features and Services:

Canteen
 24/7 access and security
 Possibility of placing a logo on the building
 10 parking spaces
 Professional building management
 Air conditioning - chilled beams
 Clear height of the space is 3 m
 Interior modulation 1.35 m
 Suspended ceilings with integrated lighting
 External blinds on the east, west and south facades
 Sprinklers
 Raised floors with floor boxes - 1 box per 10 sqm

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



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