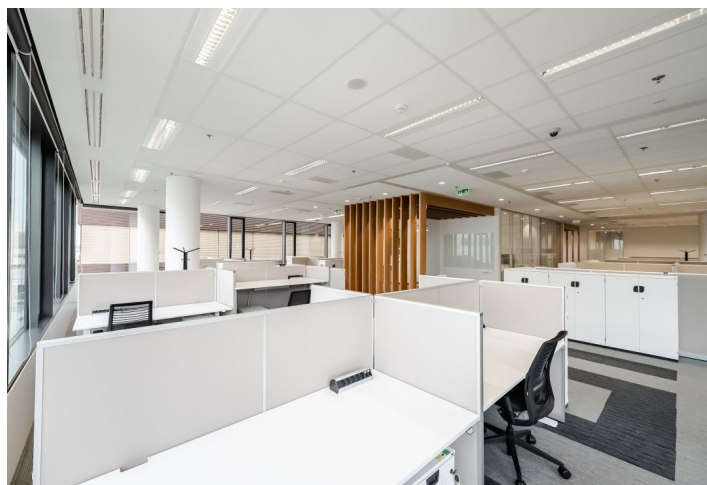


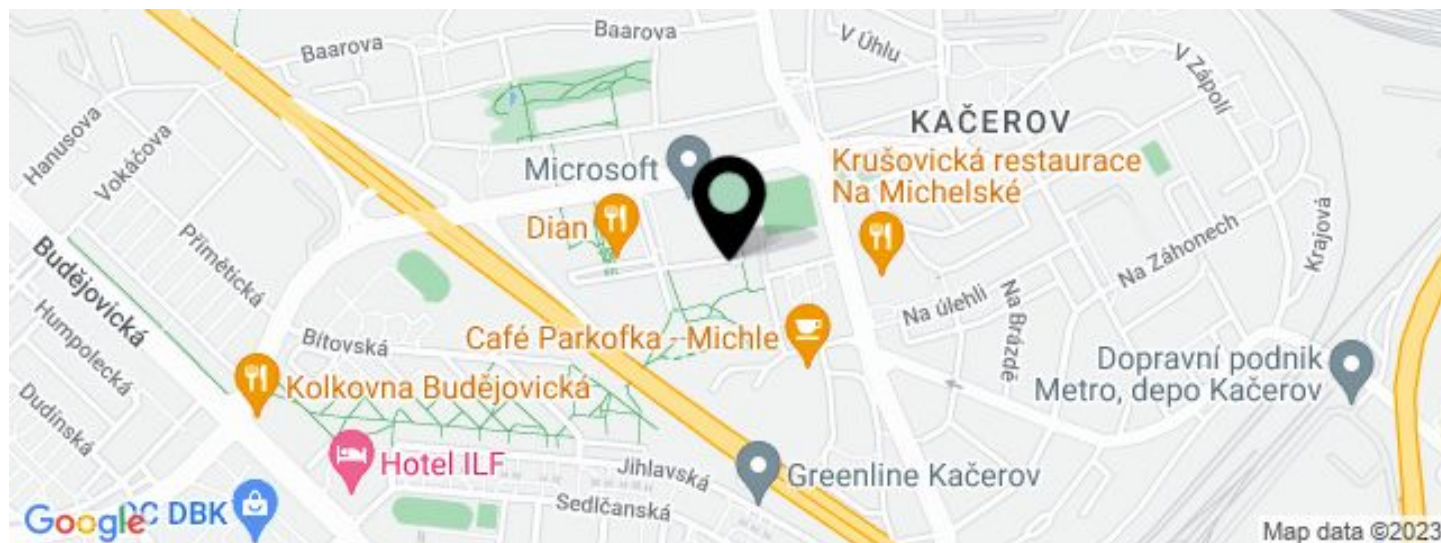


## Office building

2 520 m<sup>2</sup>, Praha 4, Michle, Za Brumlovkou

€ 18.25 / m<sup>2</sup> | CZK 462 / m<sup>2</sup>



**Office building****€ 18.25 / m<sup>2</sup> | CZK 462 / m<sup>2</sup>**2 520 m<sup>2</sup>, Praha 4, Michle, Za Brumlovkou

| UNIT                              | AVAILABLE AREA       | SERVICES                              | PARKING              | MONTHLY RENT             |
|-----------------------------------|----------------------|---------------------------------------|----------------------|--------------------------|
| Office space, 3rd floor           | 600 m <sup>2</sup>   | 133 CZK<br>monthly per m <sup>2</sup> | EUR 125 / ps / month | € 18.25 / m <sup>2</sup> |
| Office space, 2nd floor           | 1 320 m <sup>2</sup> | 133 CZK<br>monthly per m <sup>2</sup> | EUR 125 / ps / month | € 18.25 / m <sup>2</sup> |
| Office space, 2nd floor           | 600 m <sup>2</sup>   | 133 CZK<br>monthly per m <sup>2</sup> | EUR 125 / ps / month | € 18.25 / m <sup>2</sup> |
| Sublease, Office space, 4th floor | 531 m <sup>2</sup>   | 96 CZK<br>monthly per m <sup>2</sup>  | EUR 130 / ps / month | € 17.15 / m <sup>2</sup> |

**Office building**2 520 m<sup>2</sup>, Praha 4, Michle, Za Brumlovkou**€ 18.25 / m<sup>2</sup> | CZK 462 / m<sup>2</sup>**

|                         |   |
|-------------------------|---|
| Service price           | 133 CZK monthly per m <sup>2</sup>          |
| Total building area     | 38 300 m <sup>2</sup>                       |
| 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.



# Office building

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