

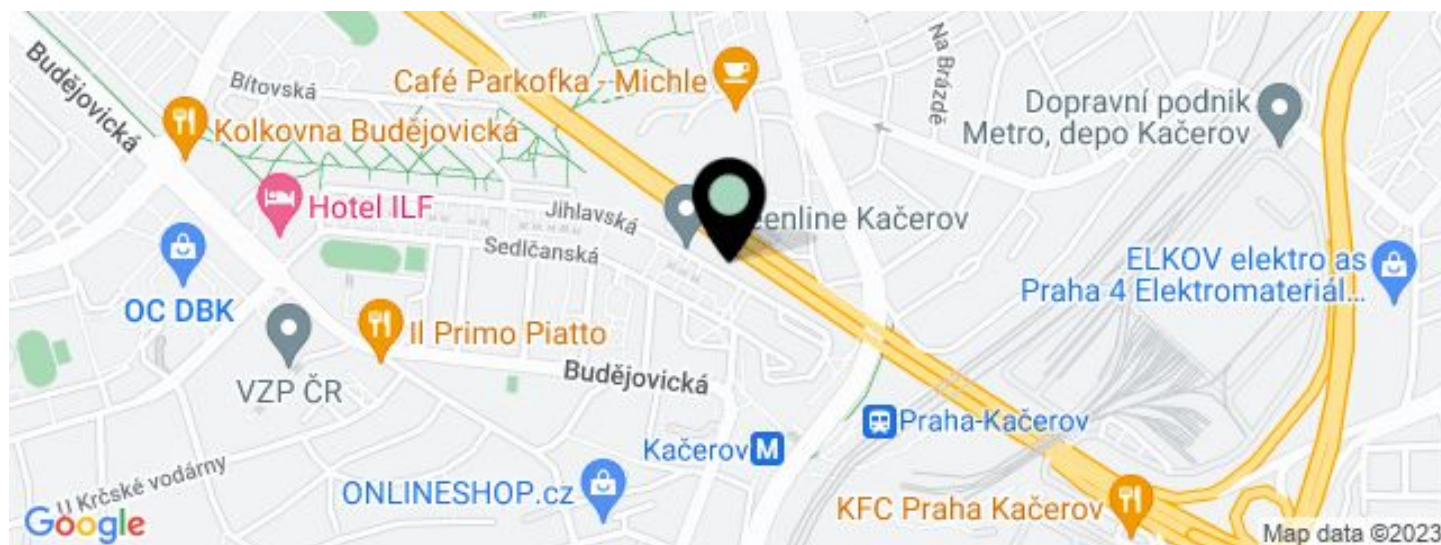


Office building

2 041 m², Praha 4, Michle, Jihlavská

€ 16.50 / m² | CZK 417 / m²



**Office building****€ 16.50 / m² | CZK 417 / m²**2 041 m², Praha 4, Michle, Jihlavská

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 6th floor + terrace	793 m ²	102 CZK monthly per m ²	EUR 110 / ps / month	€ 16.50 / m ²
Office space, 3rd floor	346 m ²	102 CZK monthly per m ²	EUR 110 / ps / month	€ 16.50 / m ²
Office space, 3rd floor	902 m ²	102 CZK monthly per m ²	EUR 110 / ps / month	€ 16.50 / m ²

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Service price	102 CZK monthly per m ²
Total building area	14 809 m ²
Tenant consumption	—
Parking	110 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	17094

This modern office building offers high-tech features in terms of access, management, and operation, and A+ class office space for rent, with terraces on the two uppermost floors. The building also received international LEED Gold certification. There are 4 underground parking levels and 7 above-ground floors (including the ground floor). Meeting and conference rooms as well as a separate lounge area and a cafe are located on the ground floor.

Location:

Very good accessibility by car and public transport – The Green Line Kacerov building is located in close vicinity of the Kacerov metro station (line C), from where the Central Business District and residential areas are easily reached. There is a direct exit from the D1 highway to the building. Clients who frequently travel by plane will enjoy the quick and hassle free drive to and from the Václav Havel Airport Prague.

Features and services:

- LEED Gold certification
- Reception desk
- 24/7 security
- Access by magnetic card
- CCTV
- Free of charge space planning for tenants
- Clear height 3 m
- Exterior and interior video walls with HD screens available
- Air conditioning
- Raised floors
- Sprinklers throughout the building
- Individual service kitchens and break rooms
- Smoke detector and emergency speakers
- Storage areas in basement
- Bicycle garage with changing rooms and showers
- Reserved parking for electric and hybrid vehicles with charger
- Underground parking

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



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