



## Office space

Prague 4, Michle, Jihlavská

€ 14.20 - 15.50 / m<sup>2</sup> | CZK 351 - 383 / m<sup>2</sup>





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|                  |                                   |
|------------------|-----------------------------------|
| Service price    | 60 CZK monthly per m <sup>2</sup> |
| Available area   | 1 591 m <sup>2</sup>              |
| Cellar           | -                                 |
| Parking          | EUR 100 / ps / month              |
| PENB             | C                                 |
| Reference number | 17626                             |

Office premises for lease in modern multi-functional shopping and office project. There will be 4 underground parking levels and 7 above ground floors (including ground floor), with **terraces being a feature of the two upper floors**. Meeting and conference facilities are located on the ground floor, as well as a separate lounge area and café. The building will offer high tech features relating to the access, management and operation and A+ class office premises.

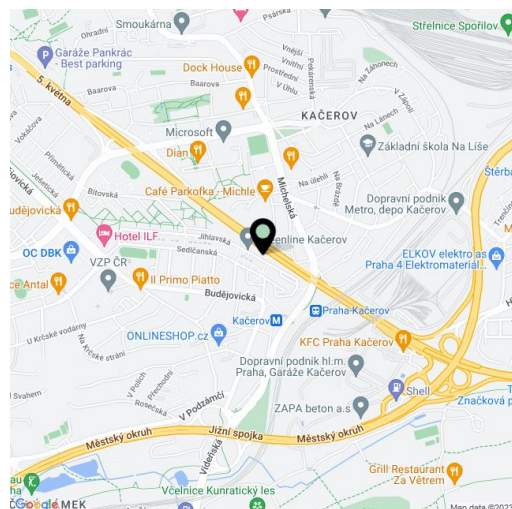
**Location:**

Very good accessibility by car and public transport – the 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 D1 highway to the building. Clients often travelling by plane will enjoy also the quick and hassle free drive to and from the Václav Havel Airport Prague.

**Features and Services:**

- Flexible office layout
- Noise protection windows, can be opened
- Free of charge space planning for tenants
- Clear height 3 m
- Exterior and interior video walls with HD screens available
- Openable windows, noise absorbing
- Air conditioning
- Raised floors
- Sprinkler throughout the building
- Individual service kitchens and break rooms
- LEED Gold certification
- Reception desk
- 24/7 security service
- Access by magnetic card
- CCTV
- Smoke detector and emergency speakers
- Storage areas in basement
- Bicycle garage with change room and showers
- Reserved parking for electric and hybrid vehicles with charger available
- Underground parking

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





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