

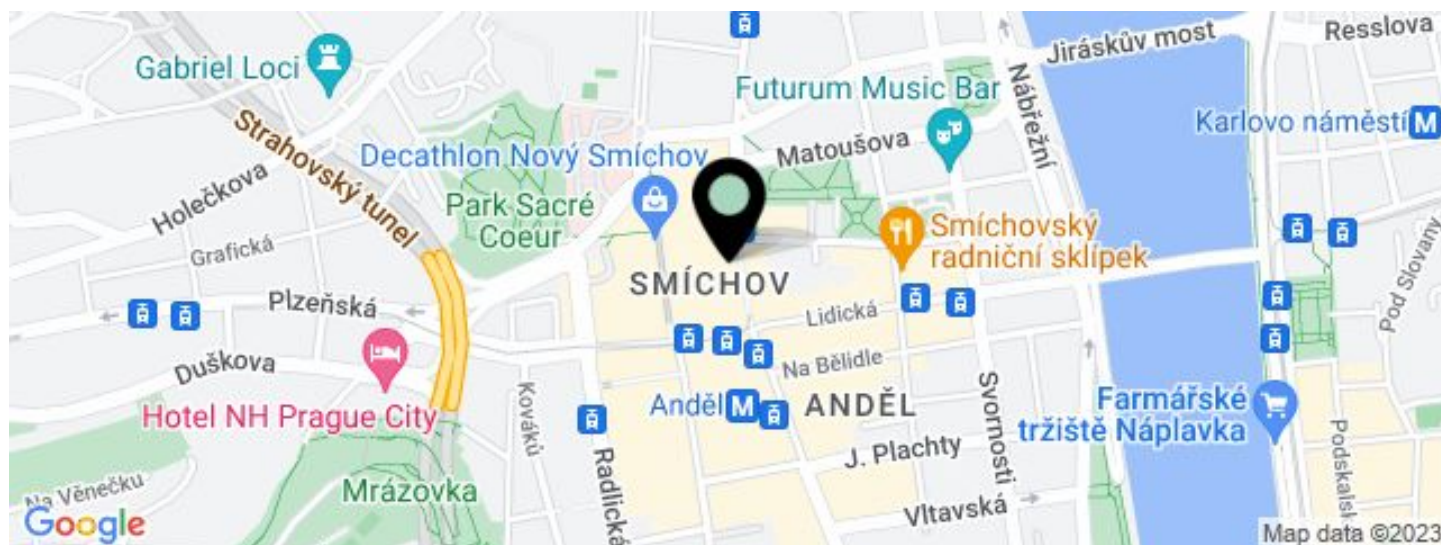


## Office building

313 m<sup>2</sup>, Prague 5, Smíchov, Štefánikova

€ 16.70 - 17.50 / m<sup>2</sup> | CZK 419 - 439 / m<sup>2</sup>



**Office building****€ 16.70 - 17.50 / m<sup>2</sup> | CZK 419 - 439 / m<sup>2</sup>**313 m<sup>2</sup>, Prague 5, Smíchov, Štefánikova

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 6th floor + terrace	98 m <sup>2</sup>	195 CZK monthly per m <sup>2</sup>	EUR 125 / ps / month	€ 17.50 / m <sup>2</sup>
Office space, 1st floor	215 m <sup>2</sup>	195 CZK monthly per m <sup>2</sup>	EUR 125 / ps / month	€ 16.70 / m <sup>2</sup>

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Service price	195 CZK monthly per m <sup>2</sup>
Total building area	5 334 m <sup>2</sup>
Tenant consumption	—
Parking	125 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	17653

**Administrative building with modern office space for lease is located on the border of the Prague districts of Smíchov and Malá Strana. Attractive courtyard with a smaller apartment building. The architectural design of the building comes from the renowned studio D. A. Studio.**

**Location:**

Excellent accessibility by car and public transportation—within walking distance of the Anděl metro station (line B), a number of tram and bus stops, and a train station. Easy connections to the Prague Ring Road, the D5 highway to Germany, and the Prague Václav Havel International Airport.

**Features and services:**

- Central reception
- 24/7 security
- Air-conditioning (fan coil units)
- Openable windows
- Suspended ceilings
- Storage
- Parking spaces

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