

**Office space**

Prague 4, Modřany, Mezi Vodami

€ 15.00 / m² | CZK 377 / m²

Service price	132 CZK monthly per m ²
Available area	1 085 m ²
Cellar	-
Parking	EUR 100 / ps / month
PENB	B
Reference number	17674

Office space for lease on the 4th floor in a modern office building in Prague 4. This representative building, built in 2006, is located in the former industrial area of the legendary Modřany chocolate factory Orion. The U-shaped architectural design has created an impressive atrium full of greenery, which naturally flows into a spacious 250 sq. m outdoor terrace - an ideal place for relaxation or informal meetings.

Location:

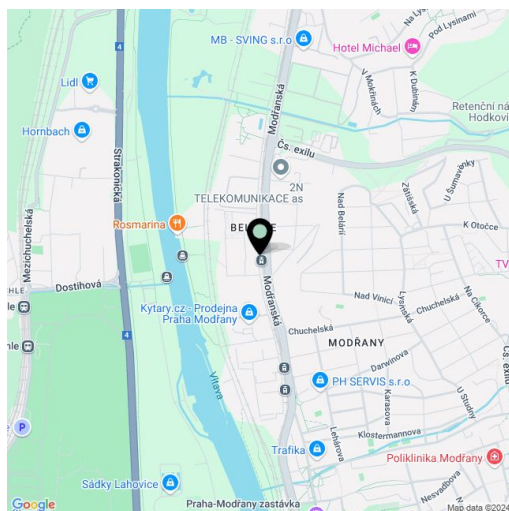
The building is located in Prague 4 with beautiful views of the Vltava River and the Chuchle forest. A tram stop is situated directly in front of the building and two bus stops are also in the vicinity. This location allows easy access to the city and Prague circuits.

Features and Services:

- Preparation for structured cabling
- Raised floor
- Air-conditionin
- Kitchenettes
- Toilettes within the premises
- Modern lifts
- Magnetic card access system
- Sufficient number of underground parking spaces
- Representative central reception
- 24/7 security
- CCTV
- Electronic fire and security system
- Storage available
- Quiet green area
- Canteen directly in the building

Available from January 2026.

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





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