





Praha 3, Vinohrady, Vinohradská

Service price	150 CZK monthly per m ²
Available area	499 m ²
Cellar	-
Terrace	171 m ²
Parking	EUR 145 / ps / month
PENB	A
Reference number	18414

Modern 14-storey A-category office building offers office and retail space for lease with the highest international standards. The building has been designed by RA15 under the direction of Libor Hrdoušek and prominent Czech architect Radek Lampa.

Location:

The new administrative project is located in a lucrative district of Prague – Vinohrady, close to tram stops and the Želivského metro station (line A). Good connection to the Prague Ring Road and the D1 highway.

Features and Services:

- Suspended or recessed lighting fixtures
- Option for a separate kitchenette in each floor section
- Raised floor system with floor boxes for electrical installations
- Provision of telephone and internet line connections
- Possibility to install TV and satellite outlets
- Diesel generator for power outage backup
- Central ventilation and air conditioning in all building areas supplemented by an individual system of induction units
- 4 passenger elevators
- Individual temperature control in each created room
- Interior blinds
- Central reception
- 24/7 security service
- Access control with magnetic card
- Smoke detectors in all areas at risk of fire, electronic fire alarm system
- Sprinklers
- CCTV system

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



