

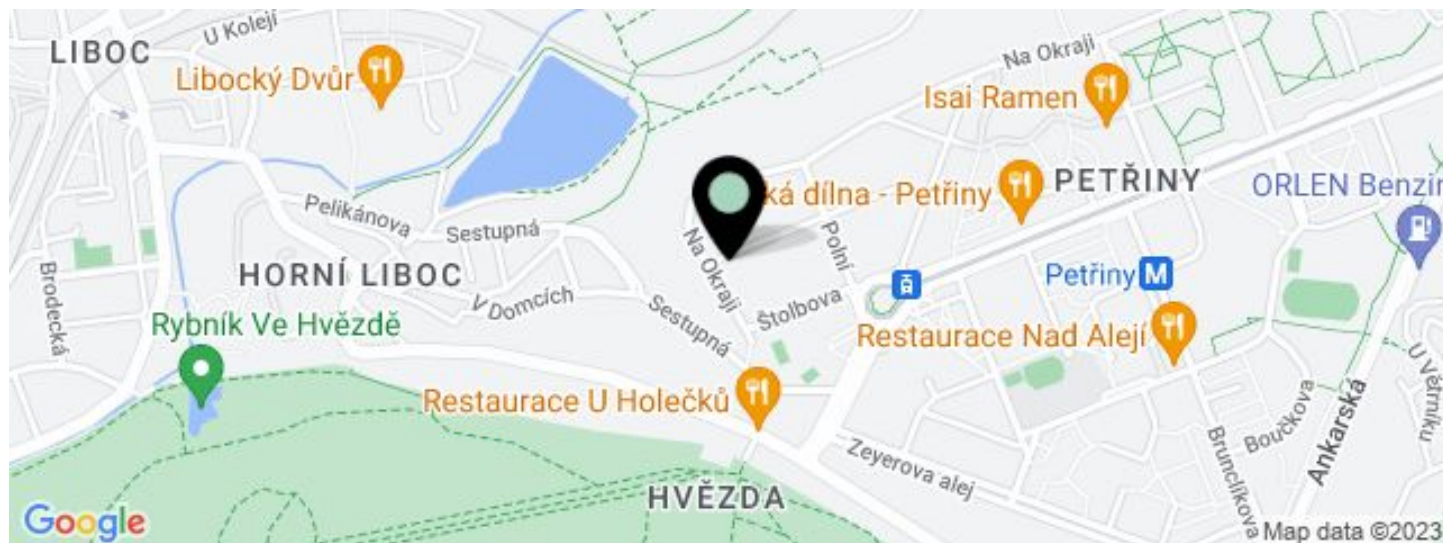


## Office building

€ 9.00 - 10.00 / m<sup>2</sup> | CZK 228 - 253 / m<sup>2</sup>

1 225 m<sup>2</sup>, Praha 6, Veleslavín, Na Okraji



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd floor	400 - 985 m <sup>2</sup>	100 CZK monthly per m <sup>2</sup>	EUR 75 - 95 / ps / month	€ 10 / m <sup>2</sup>
Office space, ground floor	110 - 240 m <sup>2</sup>	95 CZK monthly per m <sup>2</sup>	EUR 75 - 95 / ps / month	€ 9 / m <sup>2</sup>
Sublease, Office space, 1st and 2nd floor	347 - 725 m <sup>2</sup>	100 CZK monthly per m <sup>2</sup>	No	€ 9.76 / m <sup>2</sup>





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Service price	100 CZK monthly per m <sup>2</sup>
Total building area	3 490 m <sup>2</sup>
Tenant consumption	—
Parking	75 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	19006

The office and residential complex, designed by architect Vlado Milunić, is located in a quiet part of Prague 6 within walking distance of the Petřiny metro station (line A). The building has a central reception and underground and surface parking available.

### Location:

Location offers excellent transport accessibility – the building is located near the Petřiny metro station (line A), and close to bus and tram stops. Quick connection to Prague's center and the Vaclav Havel International Airport. Pleasant surroundings with lots of greenery, excellent amenities, incl. opportunities for active recreation – Obora Hvězda, Park Ladronka, Divoká Šárka.

### Features and Services:

- Central reception
- 24-hour security service of the entire complex
- Magnetic cards access
- Air-conditioning
- Openable windows
- Internal blinds
- Structured data-network
- Underground and outside parking (1 PS per 75 m<sup>2</sup>)
- Fitness, solarium, salt cave in the building

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