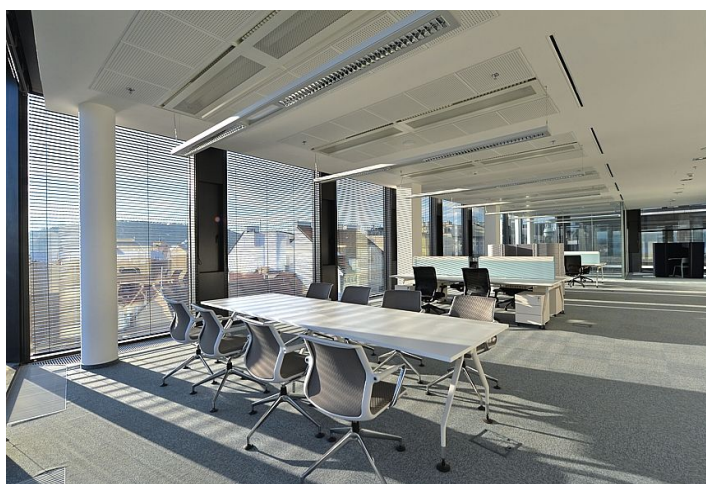




# Office space

Rented

Prague 1, Nové Město, Purkyňova





Service price	172 CZK monthly per m <sup>2</sup>
Available area	595 m <sup>2</sup>
Cellar	-
Terrace	27 m <sup>2</sup>
Parking	EUR 280 / ps / month
PENB	C
Reference number	19068

Representative A+ Class offices on the 6th of a modern multi-purpose complex situated in the city center, in immediate vicinity of Národní třída and close to Wenceslas Square. There is also a small park with trees with a high moving statue of the head of the writer Franz Kafka. Office space has a terrace overlooking Prague Castle and is located on the six upper floors of the building. The unique four-leaf clover shape allows daylight to be easily accessed in all areas. The building received the prestigious LEED Silver certification

#### Location:

The project is situated in heart of Prague 1. Excellent access by public transport – right above the metro station Národní třída (line B), tram line hub next to entrance, two railway stations in close vicinity and easy connection to main roads.

Excellent civil amenities – shopping gallery and restaurants in the building, pleasant square with restaurants and places to relax under trees in front of the building.

#### Features and Services:

- Separate central office reception
- 24/7 access and security service
- Clear height of office 3 m
- Suspended ceilings with integrated lights
- Chilled beams in the ceilings with individual regulation
- Raised floor with floor boxes
- Floor convectors for heating
- Openable facade elements
- Data and phone cabling
- Optical cable
- Underground garages

**Available from November, 2023.**

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

