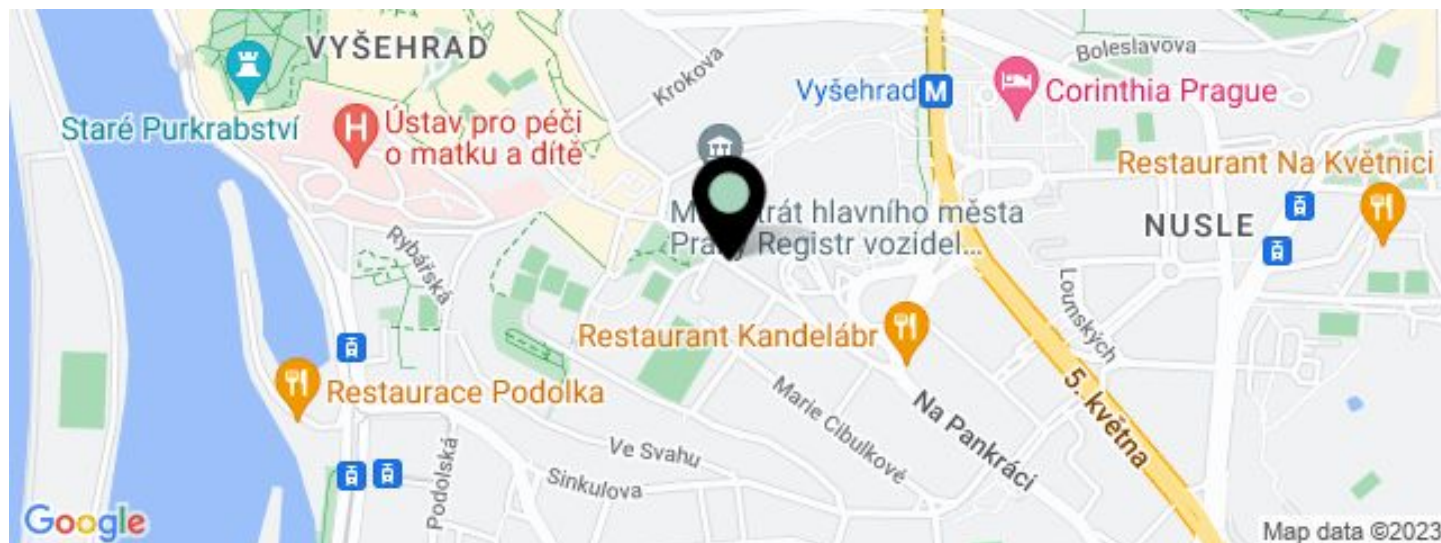


**Office building****€ 16.00 / m² | CZK 395 / m²**837 m², Prague 4, Nusle, Na Pankráci

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 3rd floor	130 m ²	180 CZK monthly per m ²	EUR 100 / ps / month	€ 16 / m ²
Office space, 5th floor	250 m ²	180 CZK monthly per m ²	EUR 100 / ps / month	€ 16 / m ²
Office space, 1st floor	447 m ²	180 CZK monthly per m ²	EUR 100 / ps / month	€ 16 / m ²

**Office building**837 m², Prague 4, Nusle, Na Pankráci**€ 16.00 / m² | CZK 395 / m²**

Service price	180 CZK monthly per m ²
Total building area	5 824 m ²
Tenant consumption	—
Parking	100 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	19091

Administrative building with office premises for lease situated in the Nusle district of Prague 4, south of the city center and close to the Prague Congress Center.

Location:

The location offers excellent connection to the D1 motorway and easy access to the city center by car or public transport. The Vyšehrad metro station (line C) is within walking distance.

Features and Services:

- Central reception (free Wi-Fi in reception area, refreshments)
- Postal services
- 24/7 security guard
- Short-term meeting room rental
- Possibility of both "open space" and separate offices
- Typical floor size 1,200 sq m
- Cooling
- Dedicated transformer station
- New sheathing and plastic windows
- 3 personal lifts, 1 goods lift
- Parking for visitors

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