



## Office space

Praha 4, Nusle, Hvězdova

€ 15.50 - 23.00 / m<sup>2</sup> | CZK 392 - 582 / m<sup>2</sup>



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<b>Service price</b>	185 CZK monthly per m <sup>2</sup>
<b>Available area</b>	372 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 130 / ps / month
<b>PENB</b>	G
<b>Reference number</b>	19639

Office space for lease on the 4th floor in an administrative building in Prague 4. The building with its 109 metres is one of the tallest buildings in the Czech Republic, and is one of the dominants of Prague's skyline. The author of the project is the important American architect Richard Meier. The building has also received BREEAM certification at the Very Good level.

**Location:**

The building is situated in a developed administrative area in Prague 4, close to the Pankrác metro station (line C). Bus and tram stops are located within walking distance. Direct access to the city ring and other major highways.

**Features and Services:**

- Attractive reception area
- 18 elevators including 15 high-speed lifts
- Card access system for entrance
- ESS, CCTV
- 24-hour security building
- Modern system of building management and operation
- A class office space, flexible layout (open space and partitioned offices)
- Fully air-conditioned
- Sprinklers
- Luxury restaurant and conference rooms on the top floor of the building
- Canteen and coffee shop for employees
- Fibre optic backbone with possibility to install telecommunication equipment on building roof
- Visitors parking and car wash in garages
- 795 indoor parking spaces

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

