



**Office building**

Prague 4, Chodov, Líbalova

Rented

Service price	160 CZK monthly per m ²
Total building area	13 504 m ²
Tenant consumption	—
Parking	1 200 - 2 500 CZK
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	19742

Administrative complex which consists of two inter-connected buildings offers office space for lease in Prague 4. The building has both indoor and outdoor parking spaces. Central reception, 24/7 security, restaurant or cafe. The building is fully air conditioned. Energy-efficient building, including external shading and an intelligent control system.

Location:

Very good accessibility by car and public transport – just a five-minute walk from the Opatov metro station (line C) and bus stops, easily accessible from the D1 highway.

Features and Services:

Central reception and 24/7 security
 Canteen and café
 CCTV and access system
 Fully air-conditioned building with central air handling units
 Heating and cooling individually controlled
 Green building: Sophisticated energy consumption control
 Concrete ceiling, suspended ceiling in corridors
 Raised floor for flexible layouts
 Server rooms on each floor
 Outside and garage parking

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



