



# Office space

Praha 4, Nusle, Na Strži

€ 14.80 - 25.00 / m<sup>2</sup> | CZK 375 - 633 / m<sup>2</sup>



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<b>Service price</b>	220 CZK monthly per m <sup>2</sup>
<b>Available area</b>	263 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 140 / ps / month
<b>PENB</b>	G
<b>Reference number</b>	19950

Modern fully air-conditioned offices for lease on the 25th floor in administrative building, which is part of the CITY urban complex. Its exceptional location and 104-meter height dominates Prague's panorama.

**Location:**

Building is situated in developing area in Prague 4, directly on Pankrac metro station (line C). Bus and tram stops are located in walking distance. Direct access to the city ring and other major highways.

**Features and Services:**

8 high-speed lifts, 1 cargo and 1 evacuation lift, a modern entrance lobby, an all-glass facade, flexible layout, open space and partitioned offices, impressive lobby with main reception, conference center with capacity for up to 500 attendees, self-service restaurant for tenants, 24-hour security of building and reception service, card access system, sprinklers, ESS, CCTV, fiber optic backbone with possibility to install telecommunication equipments on building roof. Typical floor space 900 sq m, 270 indoor parking.

Images might not accurately reflect the current state of the premises.

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



