

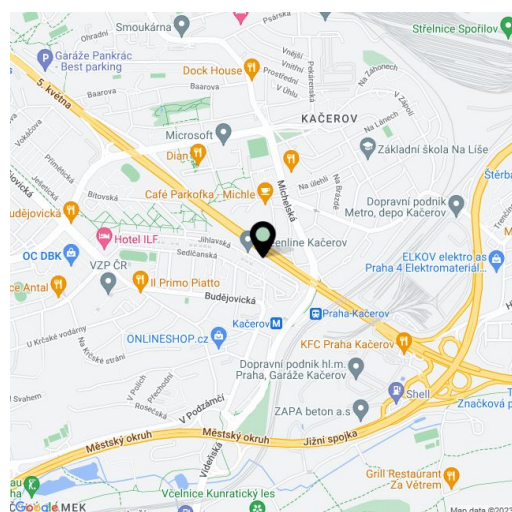


## Office space

Prague 4, Michle, Jihlavská

€ 16.50 / m<sup>2</sup> | CZK 416 / m<sup>2</sup>

Service price	102 CZK monthly per m <sup>2</sup>
Available area	306 m <sup>2</sup>
Cellar	-
Parking	EUR 110 / ps / month
PENB	C
Reference number	20654



Offices for lease on the 5th floor of modern multi-functional shopping and office project. There will be 4 underground parking levels and 7 above ground floors (including ground floor), with terraces being a feature of the two upper floors. Meeting and conference facilities are located on the ground floor, as well as a separate lounge area and café. The building will offer high tech features relating to the access, management and operation and A+ class office premises.

### Location:

Very good accessibility by car and public transport – the building is located in close vicinity of the Kacerov Metro station (line C), from where the Central Business District and residential areas are easily reached. There is a direct exit from D1 highway to the building. Clients often travelling by plane will enjoy also the quick and hassle free drive to and from the Václav Havel Airport Prague.

### Features and Services:

- Noise protection windows, can be opened
- Free of charge space planning for tenants
- Clear height 3 m
- Exterior and interior video walls with HD screens available
- Openable windows, noise absorbing
- Air conditioning
- Raised floors
- Sprinkler throughout the building
- Individual service kitchens and break rooms
- LEED Gold certification
- Reception desk
- 24/7 security service
- Access by magnetic card
- CCTV
- Smoke detector and emergency speakers
- Storage areas in basement
- Bicycle garage with change room and showers
- Reserved parking for electric and hybrid vehicles with charger available
- Underground parking

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

