



## Office building

Praha 10, Strašnice, Vinohradská

Rented



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Service price	100 CZK monthly per m <sup>2</sup>
Total building area	19 303 m <sup>2</sup>
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	21055

**Administrative building offering office space for lease and a wide range of shops and services on the ground floor. Situated on Vinohradská Street.**

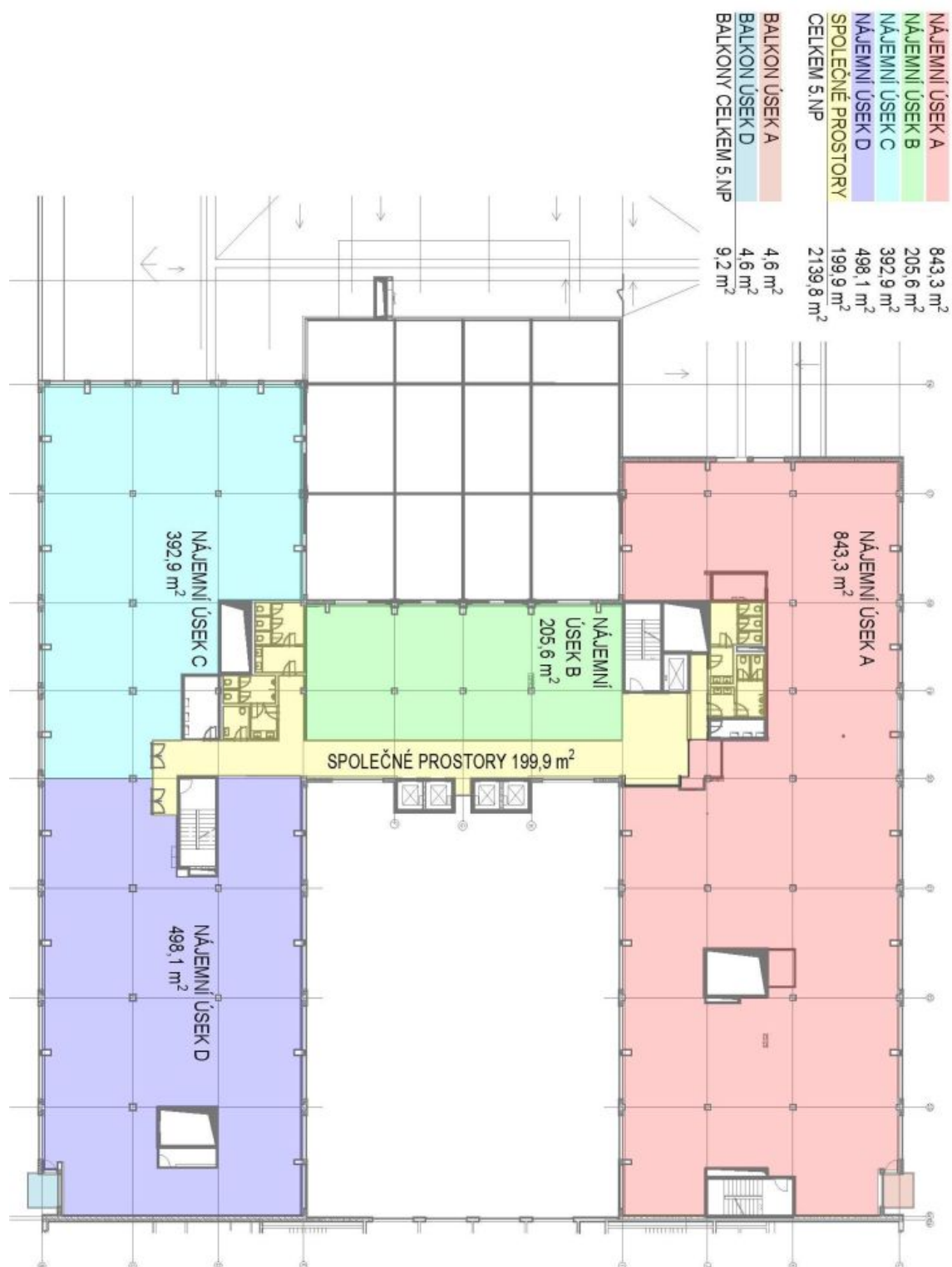
**Location:**

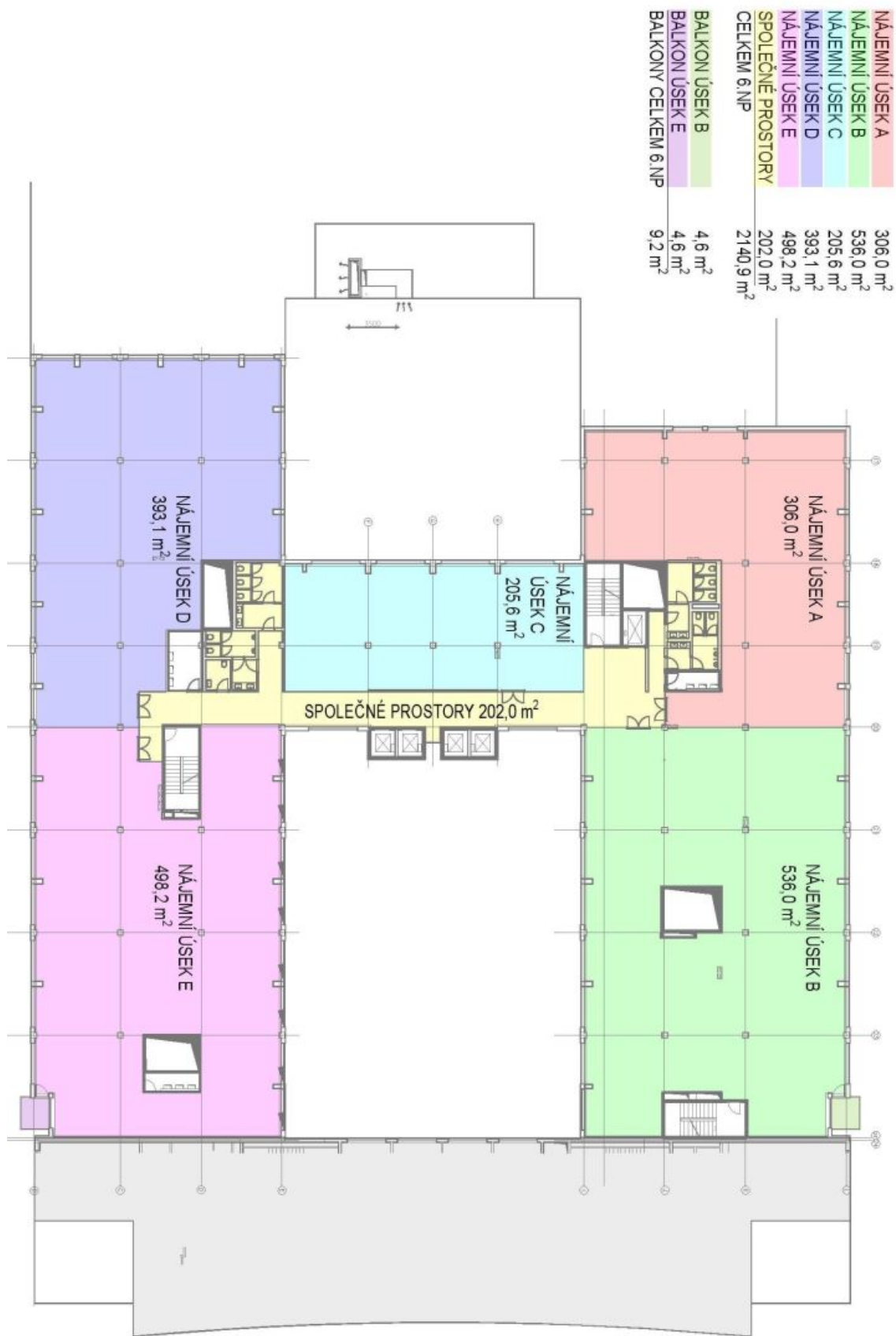
Easy accessibility by car and public transport – in close vicinity of tram and bus stops with connections to the Želivského metro station (line A) and about a 10-minute walk to the Strašnická metro station (line A).

**Features and services:**

- central reception
- 24/7 access & security
- 14 passenger elevators
- phone switchboard
- openable windows with internal blinds
- mineral suspended ceilings
- 4-pipe fan-coil HVAC system
- central ventilation
- electronic fire & security system
- sprinklers (only in garages, 1st & 2nd floors)
- standard carpet and lighting
- cable perimeter trunking
- telephone & data optical cabling
- storage space
- abundance of garage parking spaces

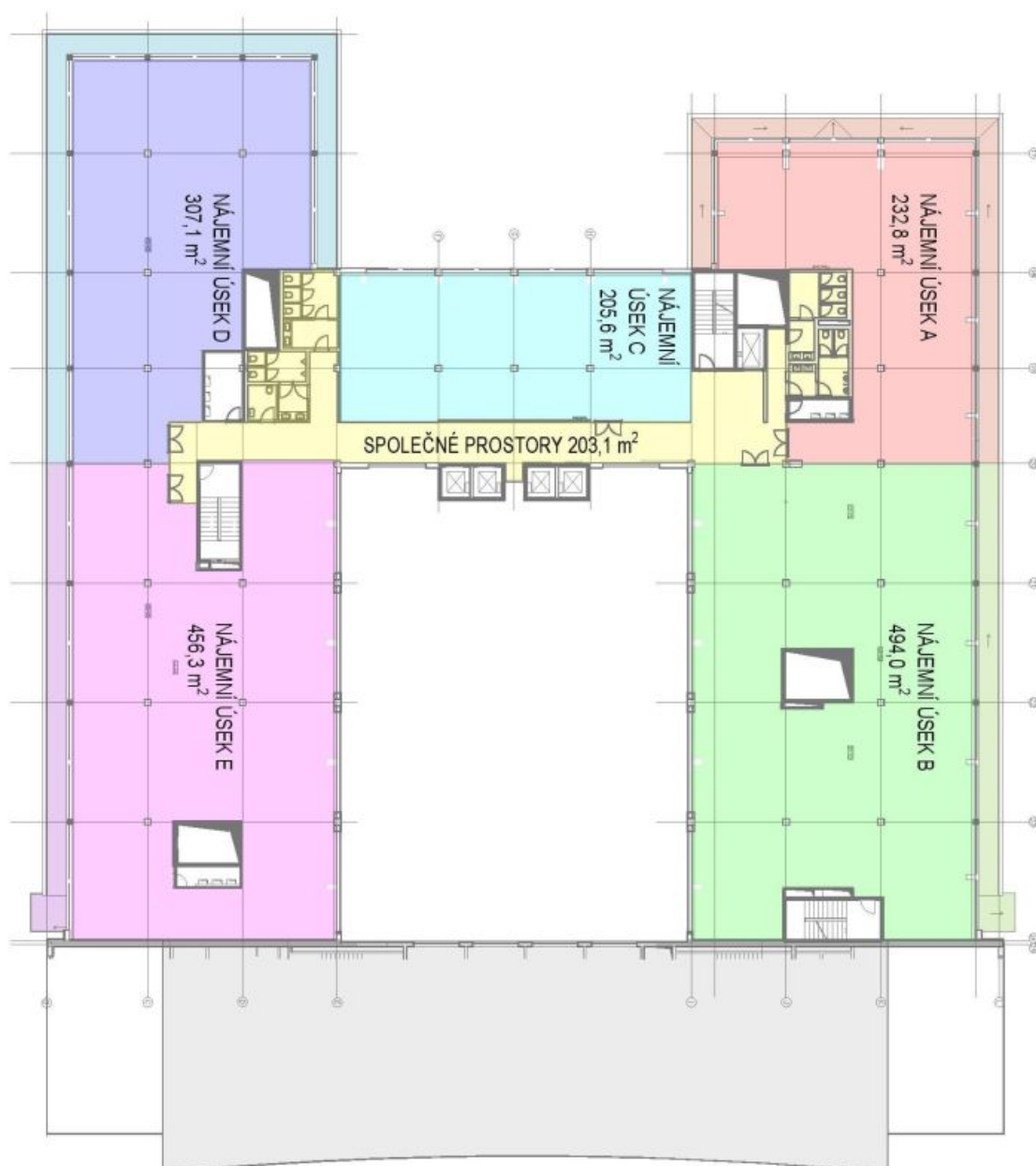
Rental and service charges are listed without VAT. Lessee pays no commission.







NÁJEMNÍ ÚSEK A	232,8 m <sup>2</sup>
NÁJEMNÍ ÚSEK B	494,0 m <sup>2</sup>
NÁJEMNÍ ÚSEK C	205,6 m <sup>2</sup>
NÁJEMNÍ ÚSEK D	307,1 m <sup>2</sup>
NÁJEMNÍ ÚSEK E	456,3 m <sup>2</sup>
SPOLEČNÉ PROSTORY	203,1 m <sup>2</sup>
CELKEM 7.NP	1898,9 m <sup>2</sup>
TERASA ÚSEK A	60,1 m <sup>2</sup>
TERASA ÚSEK B	39,2 m <sup>2</sup>
TERASA ÚSEK D	71,7 m <sup>2</sup>
TERASA ÚSEK E	39,0 m <sup>2</sup>
TERASY CELKEM 7.NP	210,0 m <sup>2</sup>



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