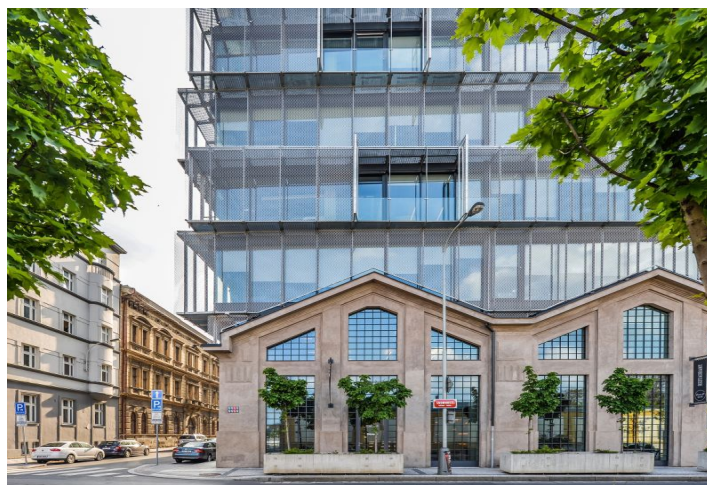
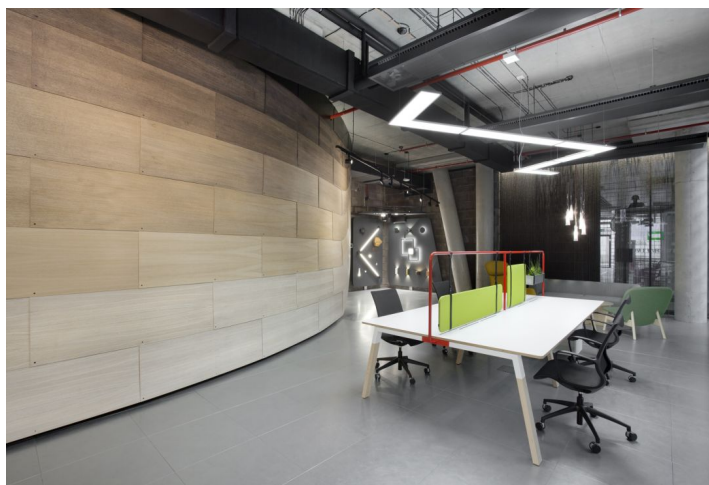
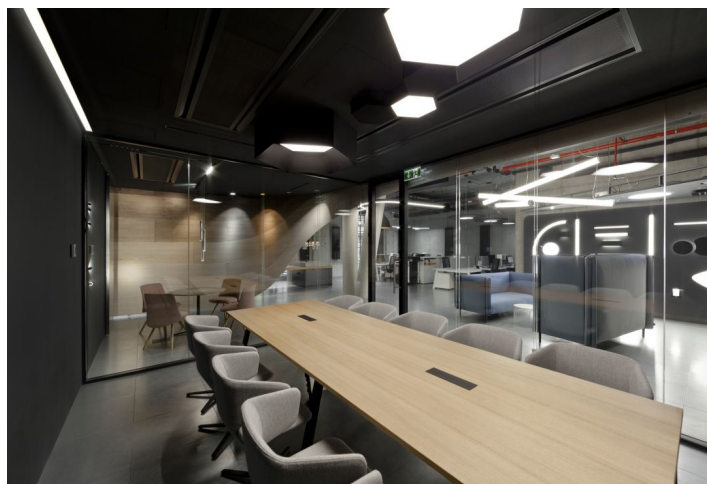
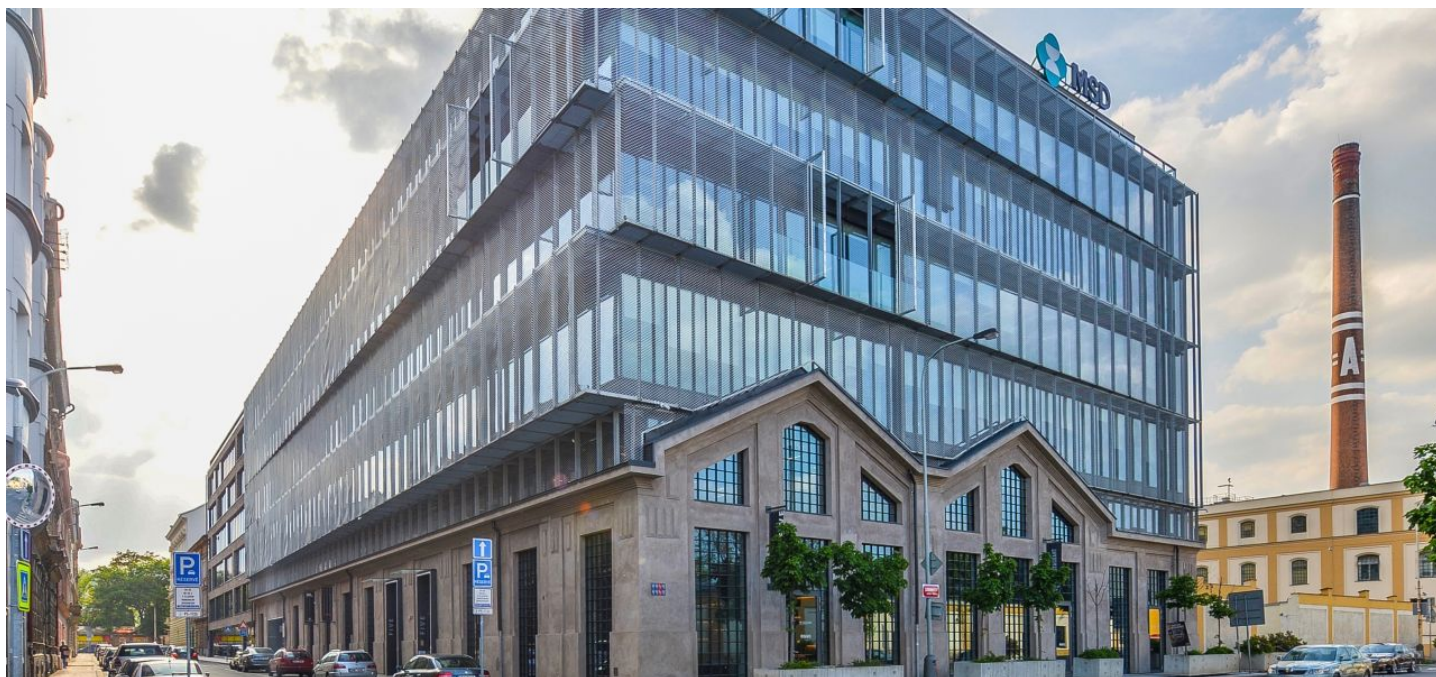




# Office building

Prague 5, Smíchov, Na Valentince

Rented





## Office building

Prague 5, Smíchov, Na Valentince

Rented

Service price	100 CZK monthly per m <sup>2</sup>
Total building area	13 379 m <sup>2</sup>
Tenant consumption	—
Parking	113 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	21887

**Administrative building situated in the popular business district of Prague 5 on the bank of the Vltava River, in close vicinity to the Anděl commercial and entertainment center.** The building is characterized by a number of green elements. The building offers a modern office / showroom for sublease. The unique design of the interiors is based on the concept by the architectural studio Vrtiška and Žák, who also received a prestigious award for this project

### Location:

Excellent transport accessibility – in close vicinity of bus and tram stops and the Anděl metro station (line B). Train and metro station Smíchovské nádraží (line B) just 5 minutes away on foot. Easy access by car to the Strakonický tunnel and Prague ring road.

### Features and Services:

- Platinum LEED certificate
- Central reception desk
- 24-hour security and monitoring
- Modern building management system
- 5 high-speed elevators
- Card access system
- Private garden with playful features, green roof and relaxing zones
- Top floor terrace with amazing views
- Flexible floorplates with maximum efficiency
- Sprinklers
- Air-conditioning and ventilation through cooling beams
- Intelligent lighting system, LED lights, low-flow fixtures with automatic sensors
- Restaurant in the building, bike racks and showers
- Underground parking

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



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