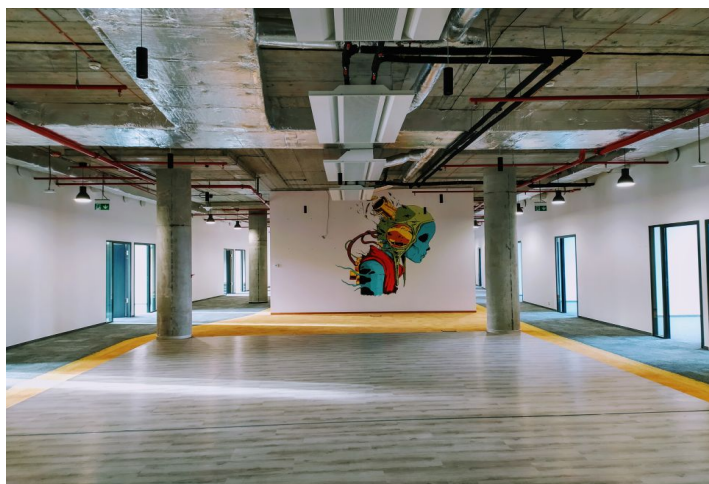


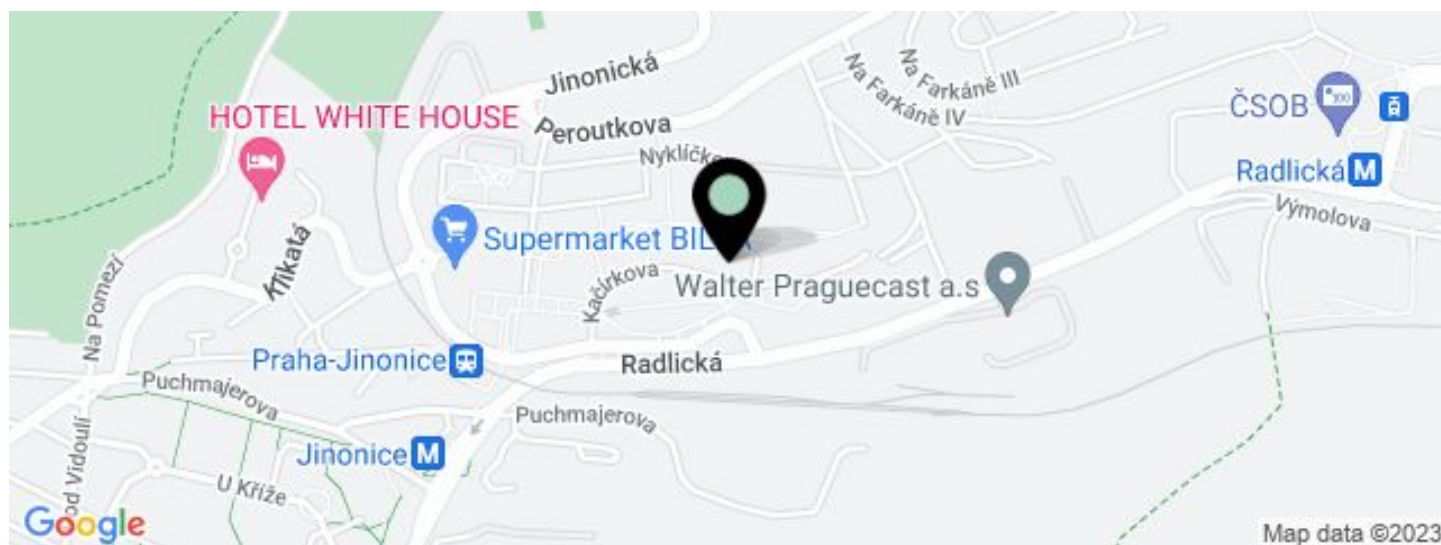


## Office building

2 008 m<sup>2</sup>, Prague 5, Jinonice, Kačírková

€ 16.00 / m<sup>2</sup> | CZK 403 / m<sup>2</sup>



**Office building****€ 16.00 / m<sup>2</sup> | CZK 403 / m<sup>2</sup>**2 008 m<sup>2</sup>, Prague 5, Jinonice, Kačírková

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 5th floor	721 m <sup>2</sup>	100 CZK monthly per m <sup>2</sup>	EUR 110 / ps / month	€ 16 / m <sup>2</sup>
Office space, 1st floor	516 - 1287 m <sup>2</sup>	100 CZK monthly per m <sup>2</sup>	EUR 110 / ps / month	€ 16 / m <sup>2</sup>

**Office building**2 008 m<sup>2</sup>, Prague 5, Jinonice, Kačírková**€ 16.00 / m<sup>2</sup> | CZK 403 / m<sup>2</sup>**

Service price	100 CZK monthly per m <sup>2</sup>
Total building area	13 383 m <sup>2</sup>
Tenant consumption	—
Parking	110 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	23513

**New administrative building, which is part of a modern and extensive complex of residential and office buildings, offers office premises for lease situated in Prague 5.**

In terms of its shape and architecture, it will complete the overall appearance of the whole complex. The spacious, organic shape of the building is able to offer tenants very effective premises in the building, offering modern design, architecture and also the latest trends in technology. Comfortable indoor plaza with greenery, water features and functional relaxation zones. The building follows the successfully completed building Aviatica, which has won several prestigious international awards, including the development of 2015 in the Czech Republic, but also in the Region Central and Eastern Europe. Green LEED Gold pre-certification low energy building.

**Location:**

The building is easy accessible by public transport and car – in vicinity of the Jinonice metro station (line B), bus stop in front of the building. Easy access to the D5 highway and international Vaclav Havel Airport Prague. Planned connection to the future Radlice radial and Prague city ring.

**Features and Services:**

Representative reception with spacious lobby  
 Security system 24/7, access card system with turnstiles  
 High-speed elevators  
 Floor plates providing flexible solutions  
 Suspended ceilings with integrated lighting  
 Raised floors  
 Air-conditioning (cooling beams)  
 Heating radiators  
 Openable windows in every office  
 Sprinklers  
 Optical fibres of several providers  
 Canteen  
 Underground parking

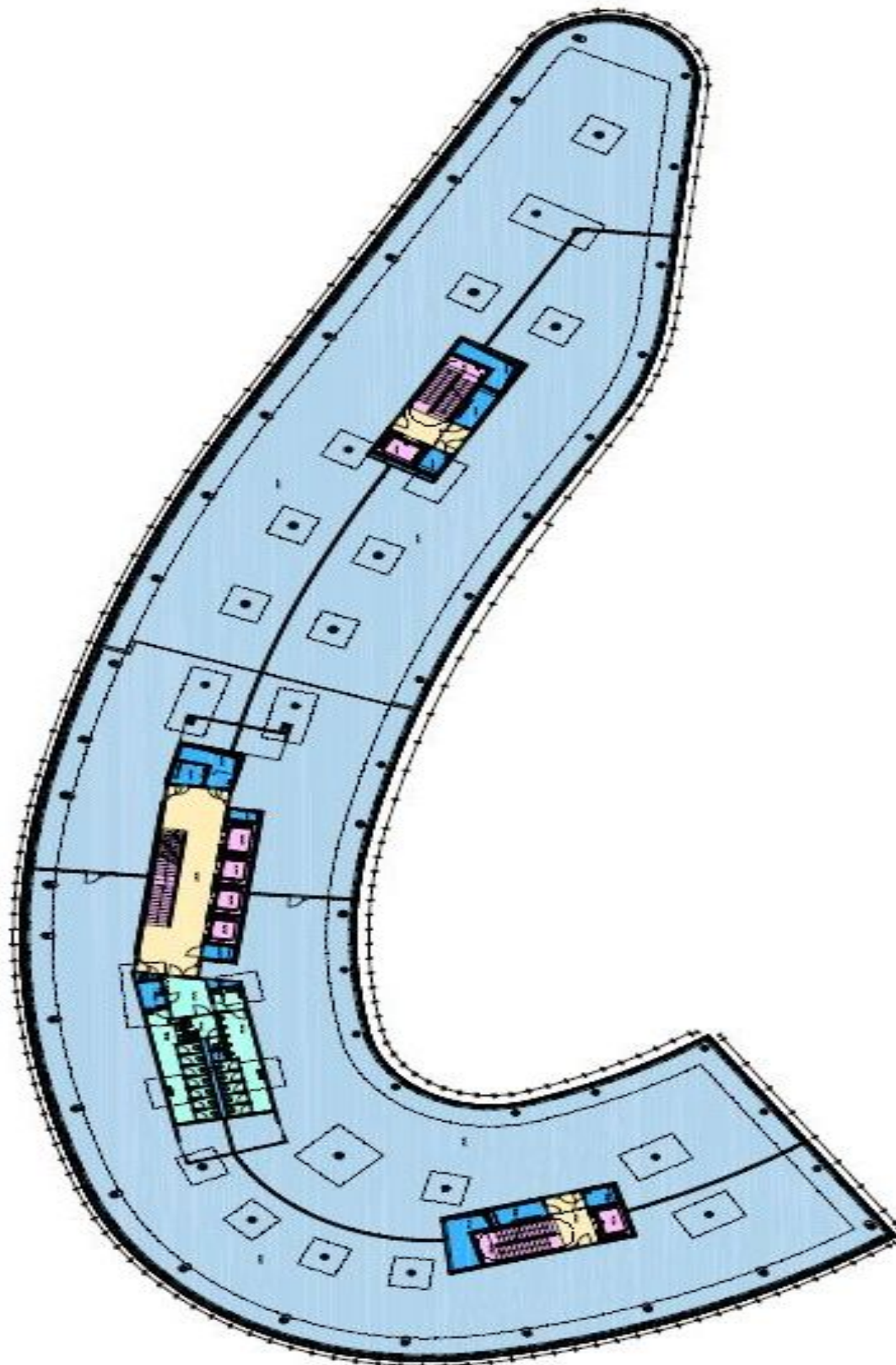
Rental and service charges listed without VAT. Lessee pays no commission.



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