



Office space

€ 14.50 - 16.50 / m² | CZK 364 - 414 / m²

Prague 4, Nusle, Na Hřebenech II



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Service price	150 CZK monthly per m ²
Available area	651 m ²
Cellar	-
Parking	EUR 125 / ps / month
PENB	G
Reference number	24177

This complex, structured as a system of four connected wings, offers flexible modern "A- level" class office space with stunning views over the city and Prague Castle. The complex is surrounded by greenery. The building has received LEED Platinum certification.

Location:

The project is located in Prague 4 – Nusle. Outstanding accessibility by car and public transportation – within walking distance of tram stops and the Pražského povstání and Pankrác (line C) metro stations.

Features and Services:

- 2 separate receptions
- 24-hour security service
- CCTV
- Flexible office layout
- Openable windows
- 2-tube fan-coil cooling units
- Mechanical ventilation/air exchange
- Raised floors, and suspended ceilings with integrated lighting
- External electrically controlled sunshades
- Garage parking lots
- Platinum LEED certificate

Available from June, 2025.

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

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



