



## Office space

€ 15.50 - 16.50 / m<sup>2</sup> | CZK 383 - 408 / m<sup>2</sup>

Prague 4, Nusle, Na Hřebenech II



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|                         |                                    |
|-------------------------|------------------------------------|
| <b>Service price</b>    | 150 CZK monthly per m <sup>2</sup> |
| <b>Available area</b>   | 520 m <sup>2</sup>                 |
| <b>Cellar</b>           | -                                  |
| <b>Parking</b>          | EUR 120 / ps / month               |
| <b>PENB</b>             | G                                  |
| <b>Reference number</b> | 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 August 2024.**

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

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



