



**Office building**

Praha 4, Chodov, Babákova

**Rented**

Service price	120 CZK monthly per m <sup>2</sup>
Total building area	3 605 m <sup>2</sup>
Tenant consumption	—
Parking	2 700 CZK
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	24417

**New building with office space for lease situated in Prague 4 – Chodov.****Location:**

The building is located close to the administrative and business district of Prague 4 and is easily accessible by car and public transport – within walking distance from the Chodov metro station (line C) and bus stops. Easy connection to the D1 highway (Prague - Vienna – Budapest). The building is also located close to one of Prague's most ambitious retail-entertainment development projects - the Chodov shopping center ([www.centrumchodov.cz](http://www.centrumchodov.cz)) that forms an integral part of this vibrant new city quarter.

**Features and Services:**

- Central reception
- Security service 24/7
- Common terrace on the roof
- Terrace on the 5th floor
- Flexible office layout
- Cooling and heating
- Openable windows
- Outdoor blinds
- Raised floors
- Fiber optic data connection
- Conference room incl. projector, kitchen and toilets
- Kitchen and toilets on each floor
- Underground parking

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



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