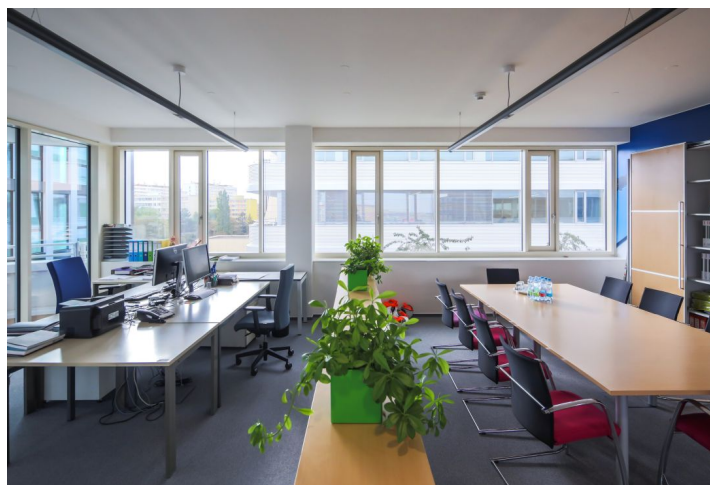


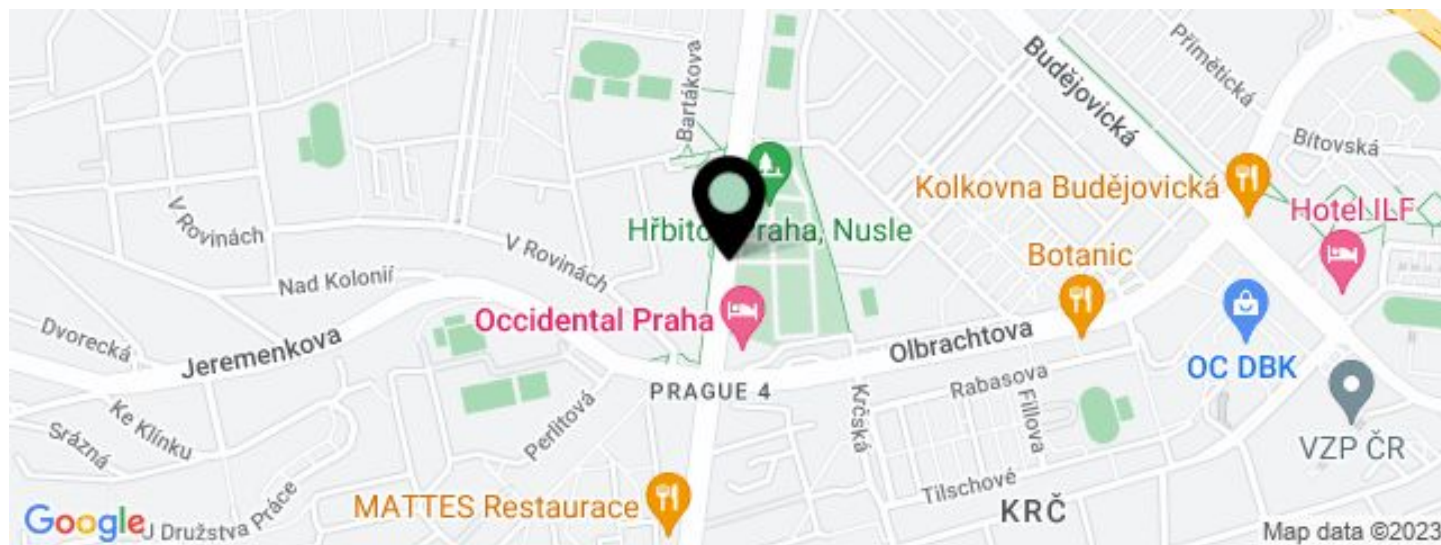


Office building

3 035 m², Prague 4, Nusle, Na Strži

€ 16.50 - 18.50 / m² | CZK 416 - 466 / m²



**Office building****€ 16.50 - 18.50 / m² | CZK 416 - 466 / m²**3 035 m², Prague 4, Nusle, Na Strži

| UNIT | AVAILABLE AREA | SERVICES | PARKING | MONTHLY RENT |
|-------------------------|----------------------|---------------------------------------|-------------------------------|----------------------------------|
| Office space, 3rd floor | 2 295 m ² | 166 CZK monthly per m ² | EUR 130 - 150 / ps / month | € 16.50 - 18.50 / m ² |
| Office space, 2nd floor | 740 m ² | 166 CZK monthly per m ² | EUR 130 - 150 / ps / month | € 16.50 - 18.50 / m ² |

**Office building**3 035 m², Prague 4, Nusle, Na Strži**€ 16.50 - 18.50 / m² | CZK 416 - 466 / m²**

| | |
|-------------------------|------------------------------------|
| Service price | 166 CZK monthly per m ² |
| Total building area | 12 860 m ² |
| Tenant consumption | — |
| Parking | - |
| Parking service charges | — |
| Parking ratio | — |
| Certification | — |
| PENB | A |
| Reference number | 24538 |

Modern multifunctional AA class complex with three wings connected with a cross-section. The building's shape and facade resembles a luxury yacht. The common areas and interior also retain the resemblance.

The complex consists of four underground and seven overground floors and offers more than 18,000 m² of high quality flexible office and commercial space. There is a spacious entrance hall, two atriums, conference rooms, over 50 terraces, balconies, and green roofs; restaurants, café, and small retail space on the ground floor; and ample parking in the underground garage. The building received LEED Platinum certification.

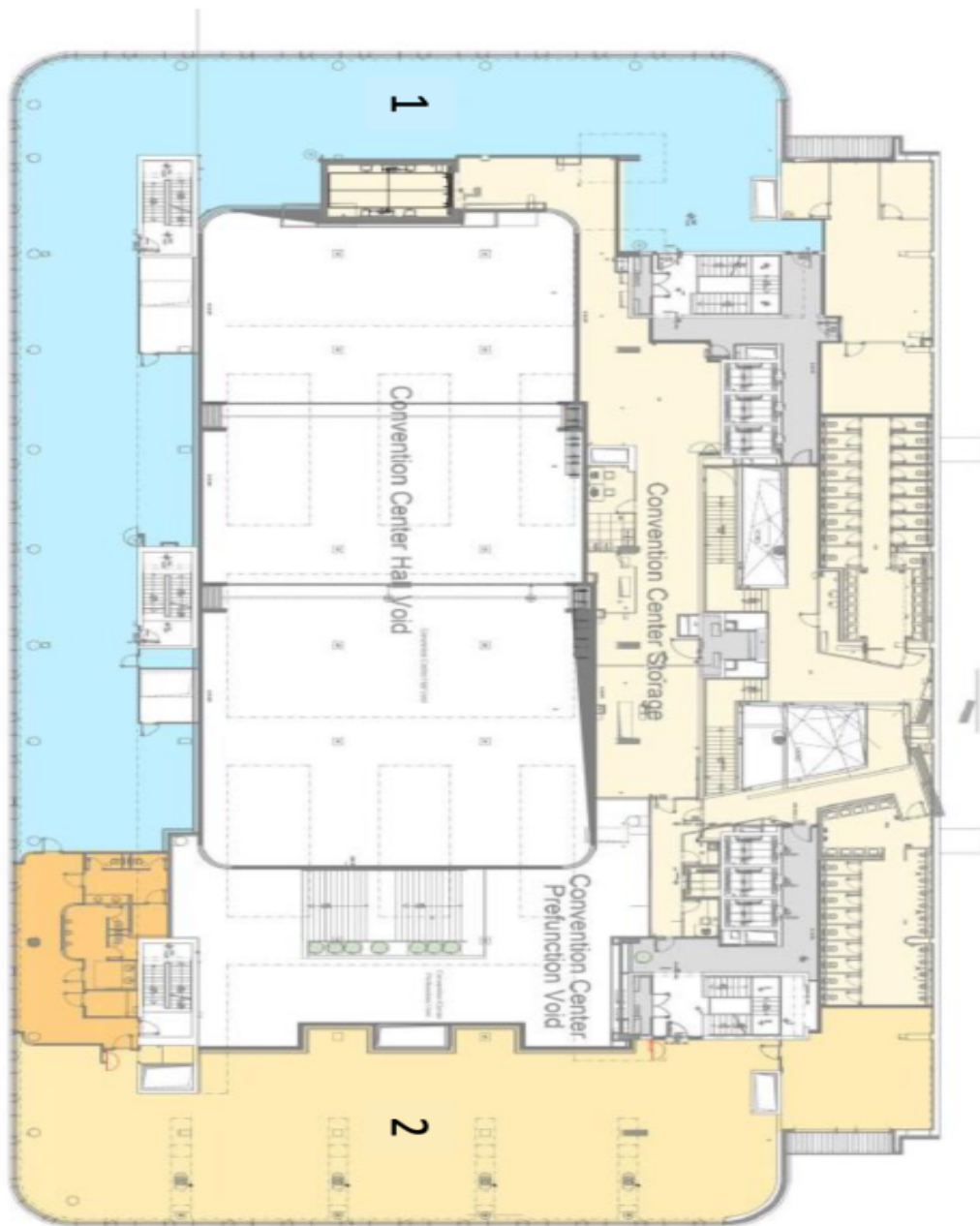
Location:

The building is situated in an attractive business location of Prague 4 with excellent accessibility by car and public transport – in close vicinity of the Pankrác metro station (line C) and bus stops. Easy connection to the Prague Ring Road and the D1 highway. Good accessibility to the city center (approx. 7 minutes) and to Vaclav Havel Airport Prague (approx.. 25 minutes). Excellent civic amenities in the area – many restaurants, bars, financial institutions, and the Arkády Pankrác shopping center.

Features and services:

Entrance hall with a central reception
 24/7 security service
 Magnetic card access, wheelchair access
 6 elevators
 Air-conditioning
 Openable windows
 Suspended ceilings
 Raised floors
 Sprinklers
 Underground parking
 Showers
 Floor boxes

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



| 2nd Floor / 3NP | |
|-----------------|--------------------|
| Unit | Size |
| 1 | 912 m ² |
| 2 | 678 m ² |



Office building

3 035 m², Prague 4, Nusle, Na Strži

€ 16.50 - 18.50 / m² | CZK 416 - 466 / m²

