

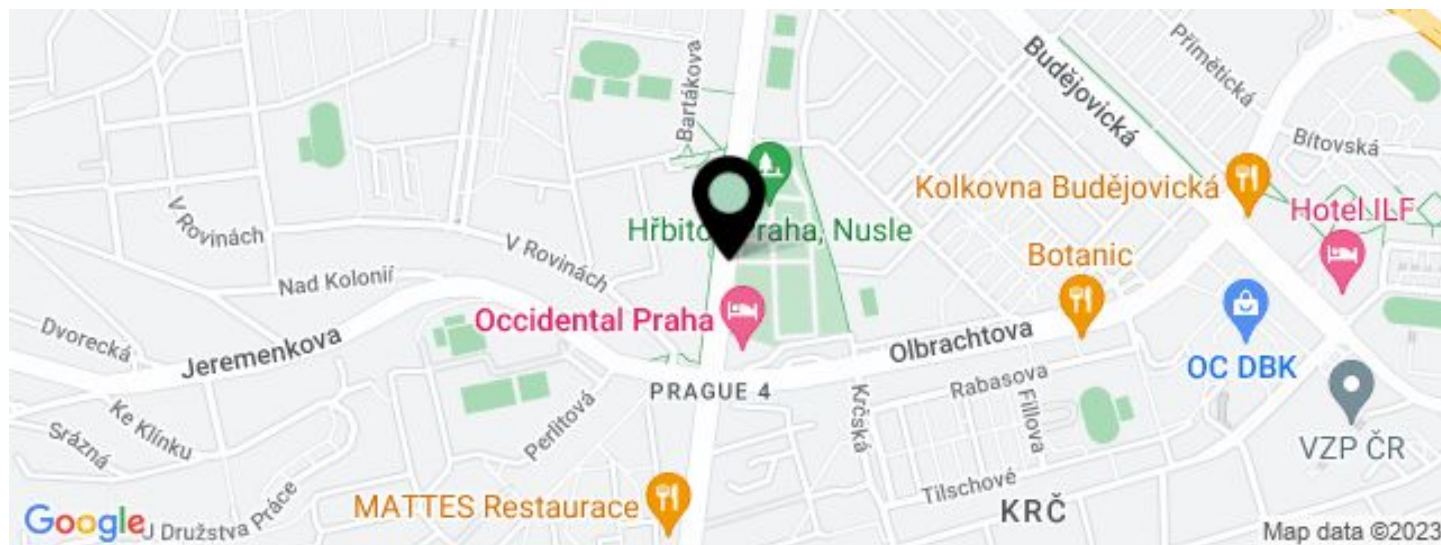


# Office building

€ 16.50 - 18.50 / m<sup>2</sup> | CZK 419 - 469 / m<sup>2</sup>

3 035 m<sup>2</sup>, Prague 4, Nusle, Na Strži



**Office building****€ 16.50 - 18.50 / m<sup>2</sup> | CZK 419 - 469 / m<sup>2</sup>**3 035 m<sup>2</sup>, Prague 4, Nusle, Na Strži

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

**Office building**3 035 m<sup>2</sup>, Prague 4, Nusle, Na Strži**€ 16.50 - 18.50 / m<sup>2</sup> | CZK 419 - 469 / m<sup>2</sup>**

Service price	166 CZK monthly per m <sup>2</sup>
Total building area	12 860 m <sup>2</sup>
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 m<sup>2</sup> 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.

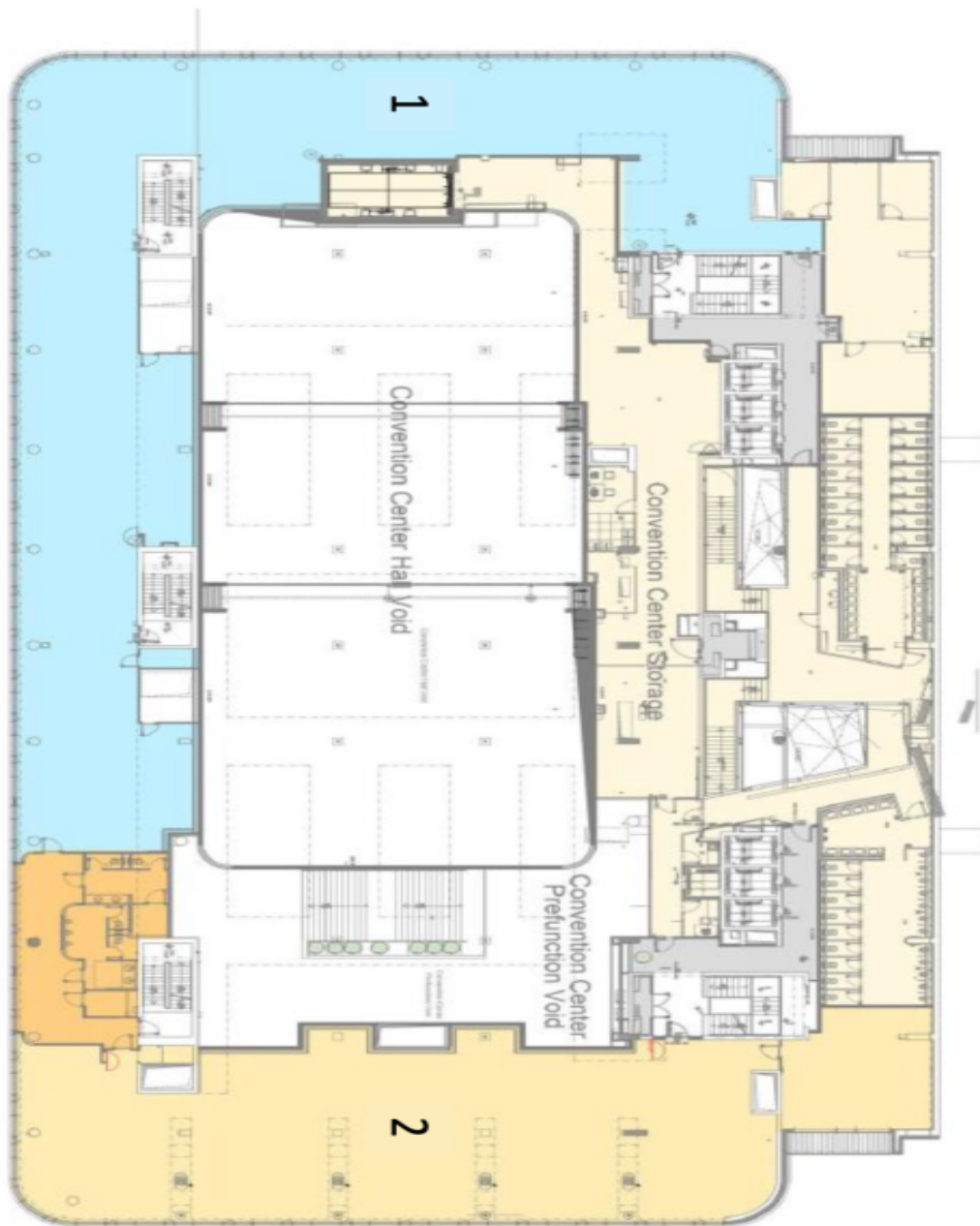
**Location:**

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 <sup>2</sup>
2	678 m <sup>2</sup>



## Office building

3 035 m<sup>2</sup>, Prague 4, Nusle, Na Strži

€ 16.50 - 18.50 / m<sup>2</sup> | CZK 419 - 469 / m<sup>2</sup>

