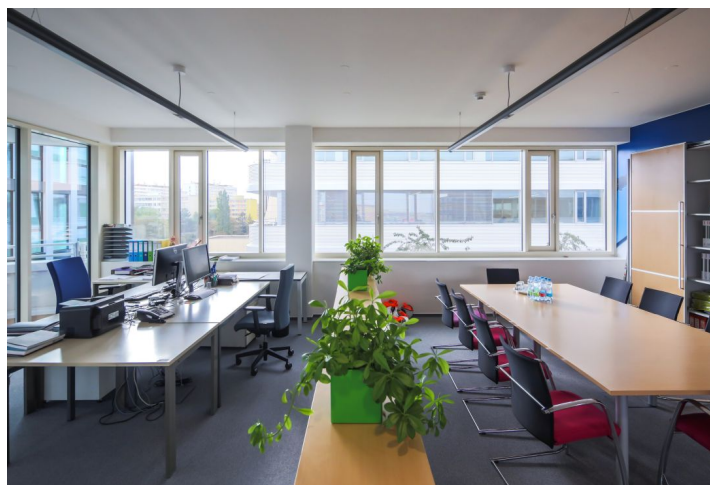


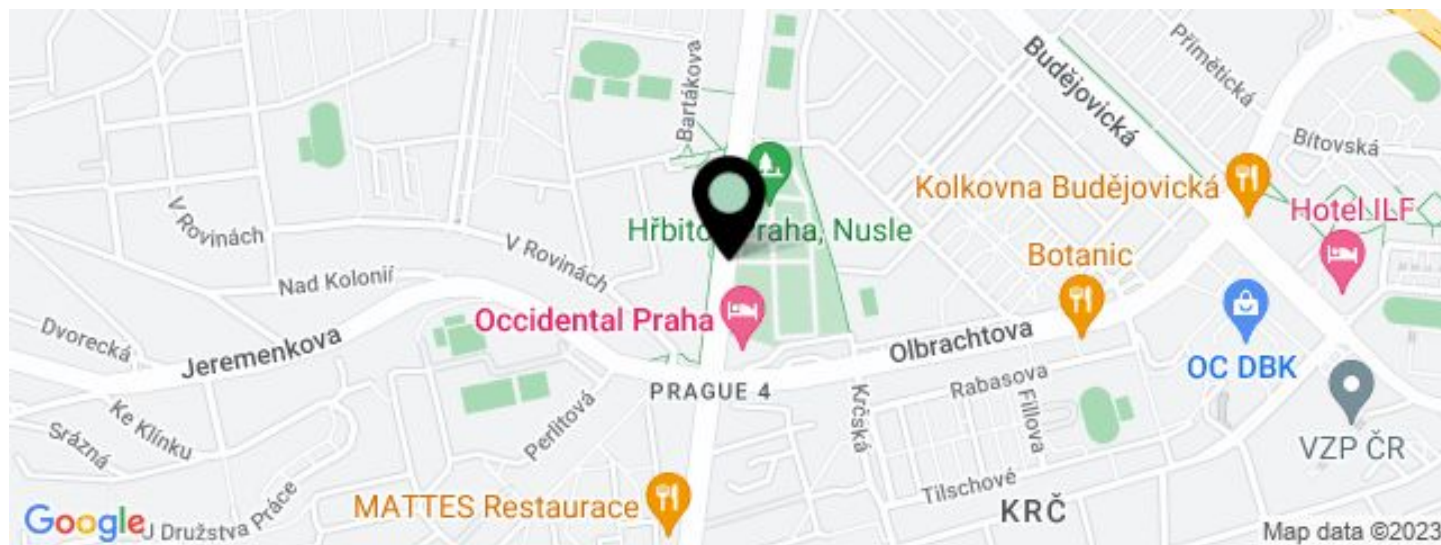


Office building

€ 17.50 - 18.50 / m² | CZK 441 - 467 / m²

740 m², Prague 4, Nusle, Na Strži



**Office building****€ 17.50 - 18.50 / m² | CZK 441 - 467 / m²**740 m², Prague 4, Nusle, Na Strži

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd floor	740 m ²	166 CZK monthly per m ²	EUR 135 - 150 / ps / month	€ 17.50 - 18.50 / m ²

**Office building**740 m², Prague 4, Nusle, Na Strži**€ 17.50 - 18.50 / m² | CZK 441 - 467 / m²**

Service price	166 CZK monthly per m ²
Total building area	12 860 m ²
Tenant consumption	—
Parking	135 - 150 EUR
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.

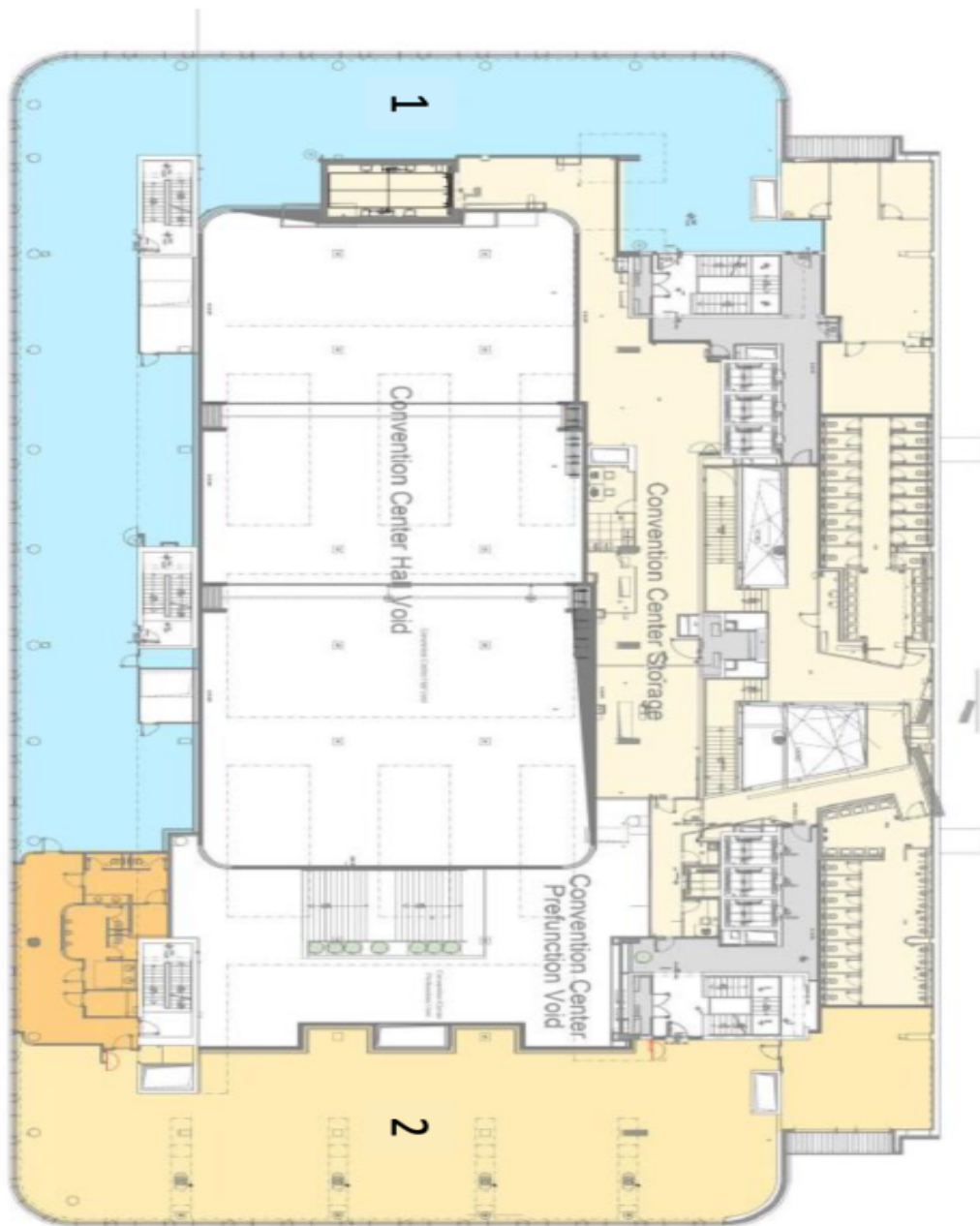
Location:

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

740 m², Prague 4, Nusle, Na Strži

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