



Office space

Prague 4, Krč, Na strži

€ 16.50 - 18.50 / m² | CZK 415 - 465 / m²



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Service price	166 CZK monthly per m ²
Available area	2 295 m ²
Cellar	-
Parking	EUR 130 - 150 / ps / month
PENB	A
Reference number	24983

Office space for lease on the 3rd floor of a modern multifunctional AA class complex resembling a luxury yacht / cruise ship. The common areas in the structure's interior also resemble a ship.

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

Location:

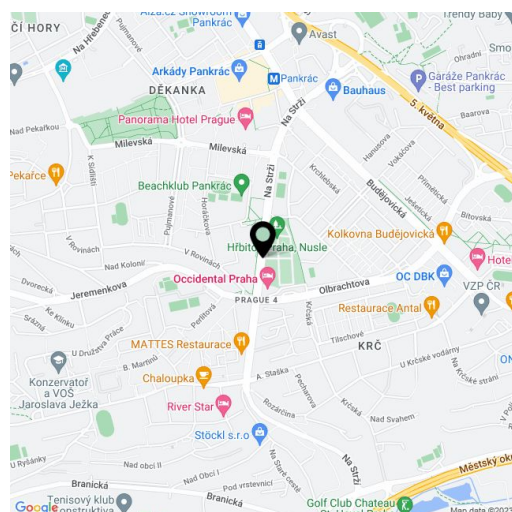
The building is situated in an attractive business location of Prague 4 with excellent accessibility by car and public transport – in close vicinity of the Pankrác metro station (line C) and bus stops. Easy connection to the Prague Ring Road and the D1 highway. Good accessibility to the city center (approx. 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

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

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





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