



Office space

Prague 4, Nusle, Na Strži

€ 15.00 - 16.90 / m² | CZK 375 - 422 / m²





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Service price	95 CZK monthly per m ²
Available area	473 m ²
Cellar	-
Terrace	172 m ²
Parking	EUR 150 / ps / month
PENB	G
Reference number	24986

Office space for lease on the 6th 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:

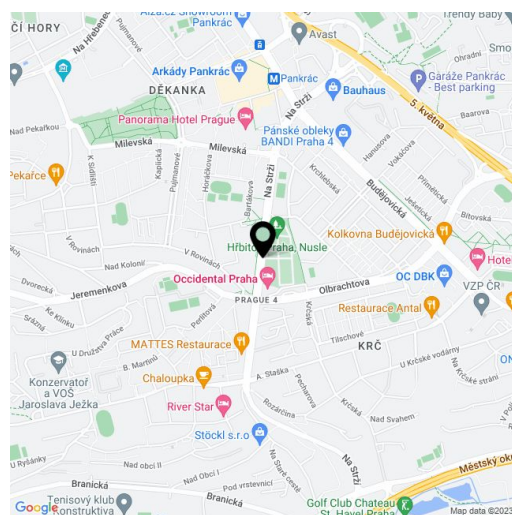
The building will be situated in an attractive business location of Prague 4 with excellent accessibility by car and public transport – in close vicinity of the Pankrác metro station (line C) and bus stops. Easy connection to the Prague ring road and the D1 highway. Good accessibility to the city center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

Features and services:

- flexible office layout
- air-conditioning
- openable windows
- suspended ceilings
- raised floors
- sprinklers
- entrance hall with a central reception, 2 atriums
- shared relaxation room, terraces, and green roofs
- 24/7 security service
- wheelchair access
- access by magnetic card
- 6 elevators
- Meeting Facilities
- restaurants and bars
- underground parking

Available from Q1 2018.

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





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