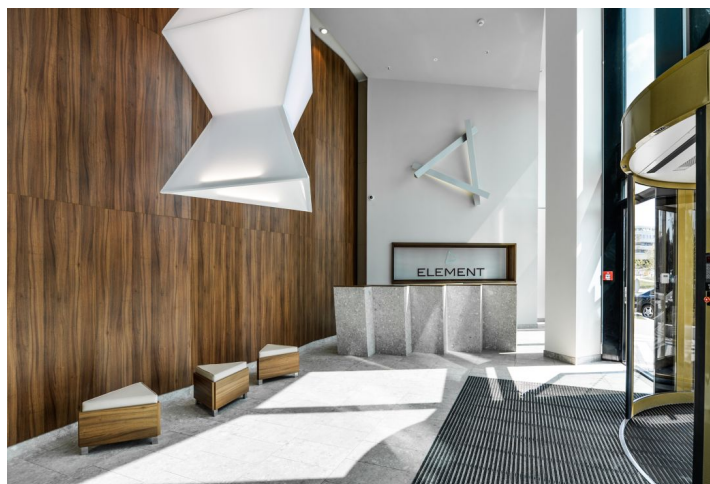


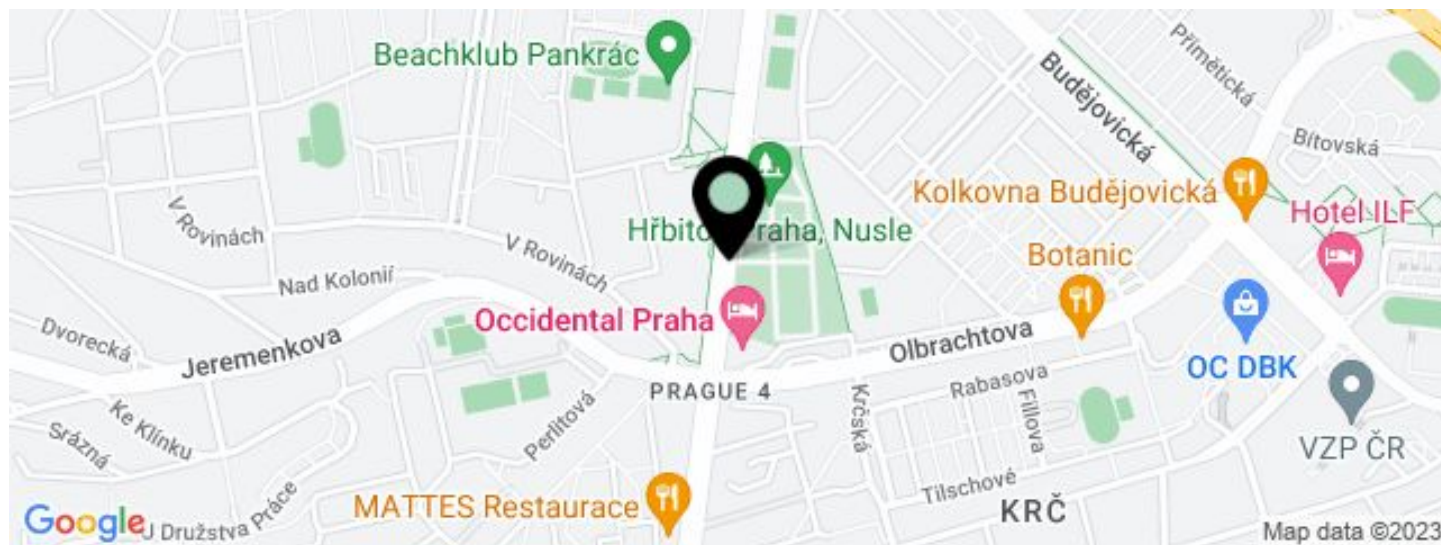


Office building

471 m², Praha 4, Krč, Na strži

€ 17.50 - 18.50 / m² | CZK 443 - 468 / m²



**Office building****€ 17.50 - 18.50 / m² | CZK 443 - 468 / m²**471 m², Praha 4, Krč, Na strži

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 5th floor	471 m ²	165 CZK monthly per m ²	EUR 135 - 150 / pp / month	€ 17.50 - 18.50 / m ²

**Office building**471 m², Praha 4, Krč, Na strži**€ 17.50 - 18.50 / m² | CZK 443 - 468 / m²**

Service price	165 CZK monthly per m ²
Total building area	8 466 m ²
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	26453

Office building in Prague 4 offers high quality office and retail space for lease. The building has been awarded the international LEED Platinum sustainability certificate, and is characterized by its L-shaped floor plan and distinctive façade. The main entrance with reception is located between the two arms of the building.

Location:

The property is located a short walk from the Pankrác metro station (line C) and the bus stops Na Strži and Krčský hřbitov. Great connection to the Prague ring road and D1 motorway, which provides easy access to the city centre (approximately 7 minutes) and to the Václav Havel International Airport in Prague (approximately 25 minutes). All civic amenities nearby - restaurants, cafes, banks and the Arkády Pankrác shopping centre.

Features and Services:

Entrance hall with a central reception
 24/7 security service
 Magnetic card access, wheelchair access
 Air-conditioning
 Ceiling heating and cooling
 Openable windows
 Suspended ceilings
 Raised floors
 Sprinklers
 Floor box
 Showers
 Underground parking

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



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