



Praha 4, Krč, Na strži

Service price	165 CZK monthly per m <sup>2</sup>
Available area	495 m <sup>2</sup>
Cellar	-
Parking	EUR 135 - 150 / pp / month
PENB	A
Reference number	26551

Office space for lease on the 4th floor in an administrative building situated in Prague 4. The exterior of this L-shaped building boasts a unique façade, consisting of roof-high powder-coated panels. The main entrance opens onto a pleasant forecourt, framed by the two wings of the building.

The building was designed to comply with high energy efficiency standards, in accordance with LEED recommendations, aiming to achieve at minimum the LEED GOLD certificate.

#### Location:

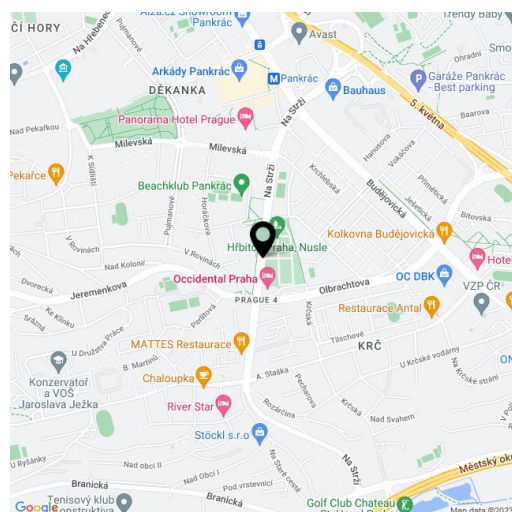
The building is situated in an attractive business location of Prague 4, in the vicinity of the Pankrác metro station (line C) and bus stops Na Strži and Krčský hřbitov. Easy connection to the Prague Ring Road and the D1 highway. Good accessibility to the city center (approx. 7 minutes) and to the international Vaclav Havel Airport Prague (approx. 25 minutes). Excellent civic amenities in the 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
- Air-conditioning
- Ceiling heating and cooling
- Openable windows
- Suspended ceilings
- Raised floors
- Sprinklers
- Floor box
- Showers
- Underground parking

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

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





# Office space

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Rented



