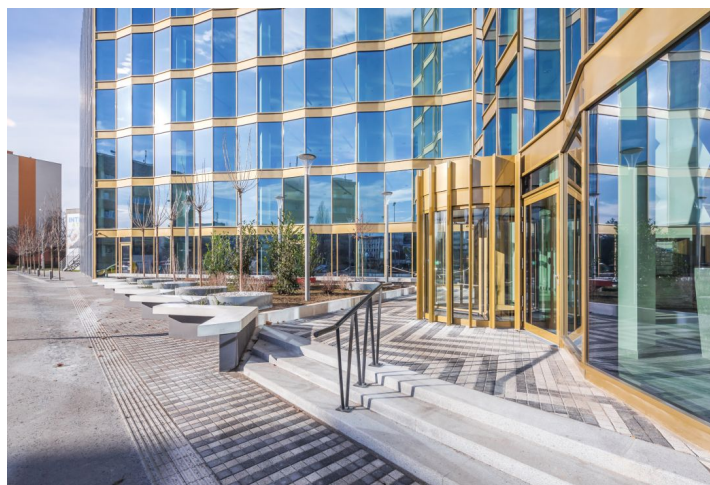




Office space

Prague 4, Krč, Na strži

€ 17.50 - 18.50 / m<sup>2</sup> | CZK 440 - 465 / m<sup>2</sup>



**Office space**

Prague 4, Krč, Na strži

**€ 17.50 - 18.50 / m<sup>2</sup> | CZK 440 - 465 / m<sup>2</sup>**

<b>Service price</b>	165 CZK monthly per m <sup>2</sup>
<b>Available area</b>	471 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 135 - 150 / pp / month
<b>PENB</b>	A
<b>Reference number</b>	26552

Office space for lease on the 5th floor in the building in Prague 4. 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.

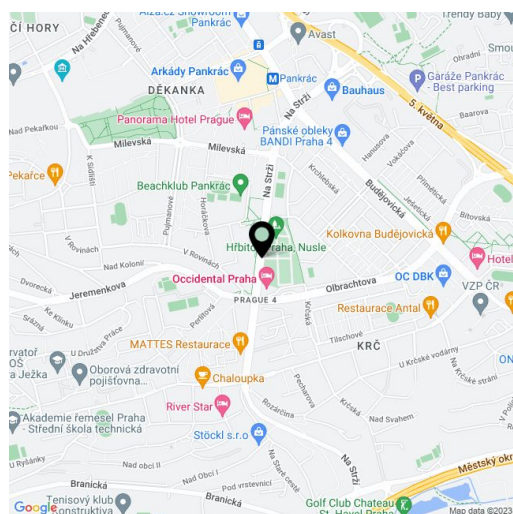
**Location:**

The 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

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





# Office space

€ 17.50 - 18.50 / m<sup>2</sup> | CZK 440 - 465 / m<sup>2</sup>

Prague 4, Krč, Na strži

