



**Office space**

Prague 4, Nusle, Štětškova

**€ 15.50 - 17.00 / m<sup>2</sup> | CZK 391 - 429 / m<sup>2</sup>**

<b>Service price</b>	130 CZK monthly per m <sup>2</sup>
<b>Available area</b>	630 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 130 / ps / month
<b>PENB</b>	G
<b>Reference number</b>	28359

Office space for lease on the 2nd floor. The building received the highest LEED Platinum certification in 2012, which only a few buildings in the Czech Republic have gained. The building has a very contemporary character in terms of disposition. The supporting reinforced monolithic concrete structure consists of irregularly spaced prisms with belt windows and a system of roof terraces. All non-bearing structures and MEP installation were removed and replaced by new systems which meet the requirements of modern office buildings today.

**Location:**

The building is located in Prague 4 between the streets of Na Pankráci, Štětškova and Na Bitevní pláni, within walking distance of the Vyšehrad metro station (line C), tram and bus stops. The project offers many advantages of a modern commercial property including its ideal location – close to the city center, boasting lovely views of the Prague panorama including Vyšehrad and Prague Castle. There are many restaurants, hotels, shops and other services nearby.

**Features and Services:**

- Possibility of logo placement (visible from the Prague highway)
- Terraces with views
- Central reception
- 24/7 access
- CCTV
- Over 80% of office space has direct daylight
- Openable windows
- Heating and cooling ceilings
- Raised floors
- Underground garage and outdoor parking
- Showers in underground garage (lockable cabinets, possibility of bicycle storage)

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

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

