

**Office space****Rented**

Prague 4, Nusle, 5. května

Service price	140 CZK monthly per m ²
Available area	1 061 m ²
Cellar	-
Terrace	292 m ²
Parking	EUR 155 / ps / month
PENB	G
Reference number	28724

This ambitious five-story modern office building offers 7,800 m² of leasable office space and 700 m² of retail space on the ground floor, as well as 69 parking spaces in the underground parking garage.

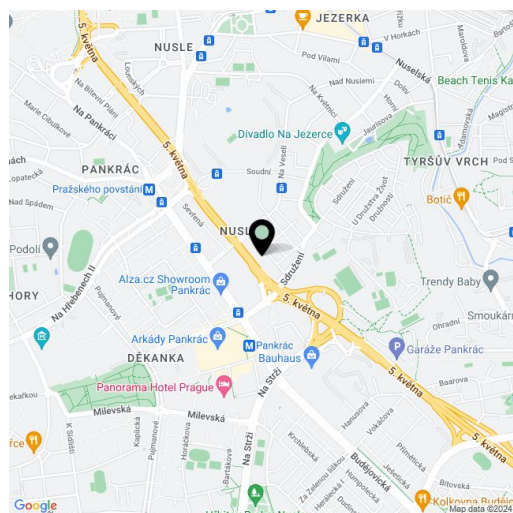
Location:

The building will be located in a prime location in Prague 4 that is the fastest growing commercial area in the Czech capital with great potential for development. The building will be located between the Pankrác and Pražského povstání metro stations on line C, near several tram stations and close to the Highway D1 exit, which connects Prague to Brno and Vienna.

Technical specification:

- Central air - conditioning system (four - pipe fancoil with possible individual regulation)
- 24/7 access by magnetic cards
- Flexible office space
- CCTV, EPS
- Raised floors
- Optical cable connectivity
- Openable windows
- External blinds on western and southern facade
- Suspended ceiling with integrated lighting
- Clear height of the offices 3.00 m
- 3 modern elevators
- Electric car charging stations in garage
- Backup diesel generator
- Individual energy consumption meters
- Bike room with lockers and showers
- Storages
- Common terrace for Tenants
- Parking ratio 1/110 m²

Individual electricity consumption not included in service charges. Rental and service charges listed without VAT. Lessee pays no commission.





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