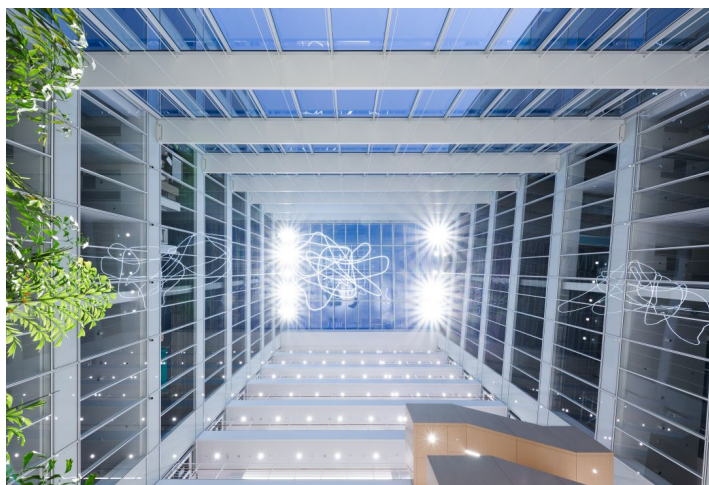
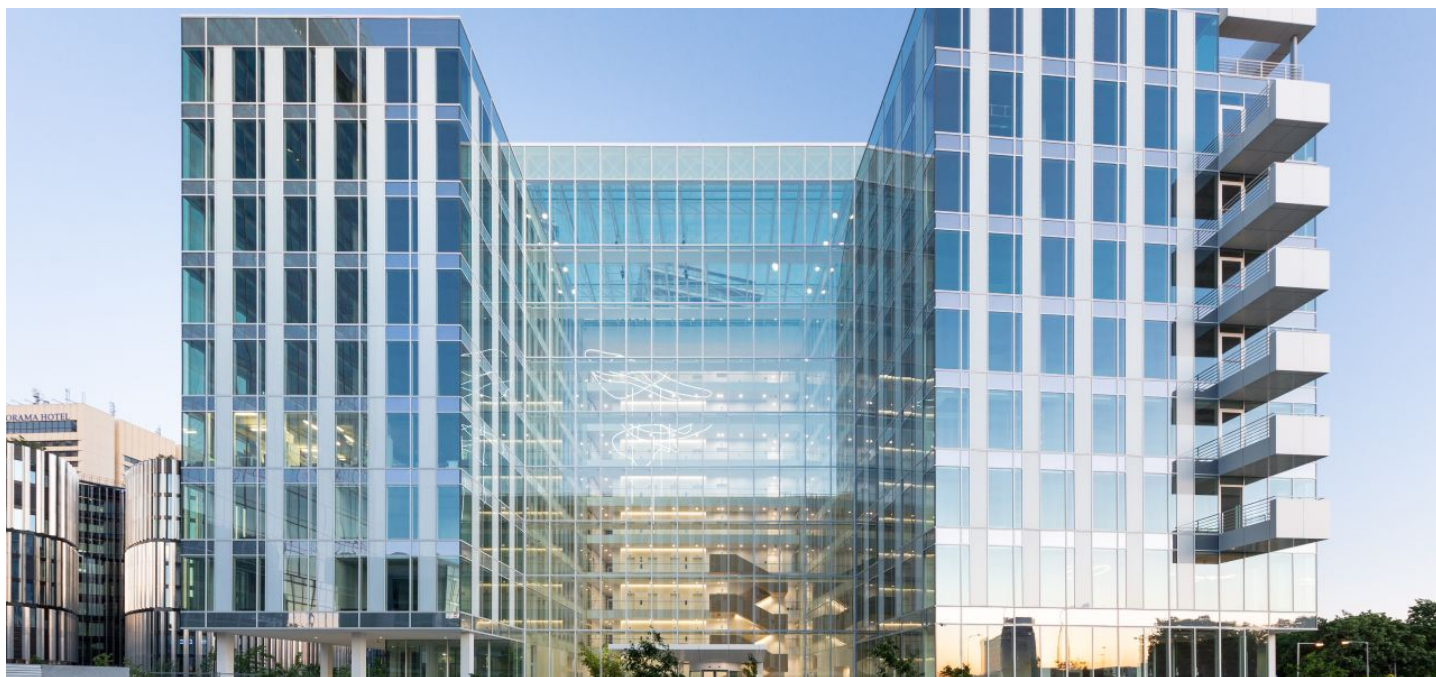




# Office building

Prague 4, Nusle, Pujmanové

Rented



**Office building**

Prague 4, Nusle, Pujmanové

**Rented**

Service price	105 CZK monthly per m <sup>2</sup>
Total building area	15 000 m <sup>2</sup>
Tenant consumption	—
Parking	120 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	30046

**Modern office space for lease in a building with a rooftop terrace, balconies, and spacious & bright rooms, designed by the world-renowned American architectural studio Richard Meier & Partners and CUBOID Architects.**

This administrative center offers not only the use of all services via a mobile application (e.g. ordering lunch, booking an electric bike or electric car, etc.), but also a number of innovative elements that contribute to creating a healthy working environment. There is also a bike room with showers and an all-day restaurant. In addition, the building has an advanced ventilation and air conditioning system, cooling beams, LED lighting, and a range of other energy-saving solutions to minimize its environmental footprint and operating costs.

**Location:**

The location, where one of the most modern administrative districts of Prague is being built, offers a range of services: the Arkády Pankrác shopping center, restaurants, cafes, a congress center, hotels, banks. Easy access by car and public transport, direct connection to the Prague Ring Road and D1 highway – within walking distance of the Pankrác (line C) metro station and Sídlíště Pankrác bus and tram stop.

**Features and services:**

The project plans to achieve LEED Platinum and WELL Gold certification

- Accessible rooftop terrace
- Use of services via mobile application
- Use of environmentally friendly materials
- LED lighting
- Advanced ventilation and air conditioning system
- Cooling beams
- Central reception
- 24/7 security
- Magnetic card access
- Lowered ceilings
- Raised floors
- Storage space, showers, changing rooms
- Restaurant in the building
- Underground parking with intelligent parking system

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



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