

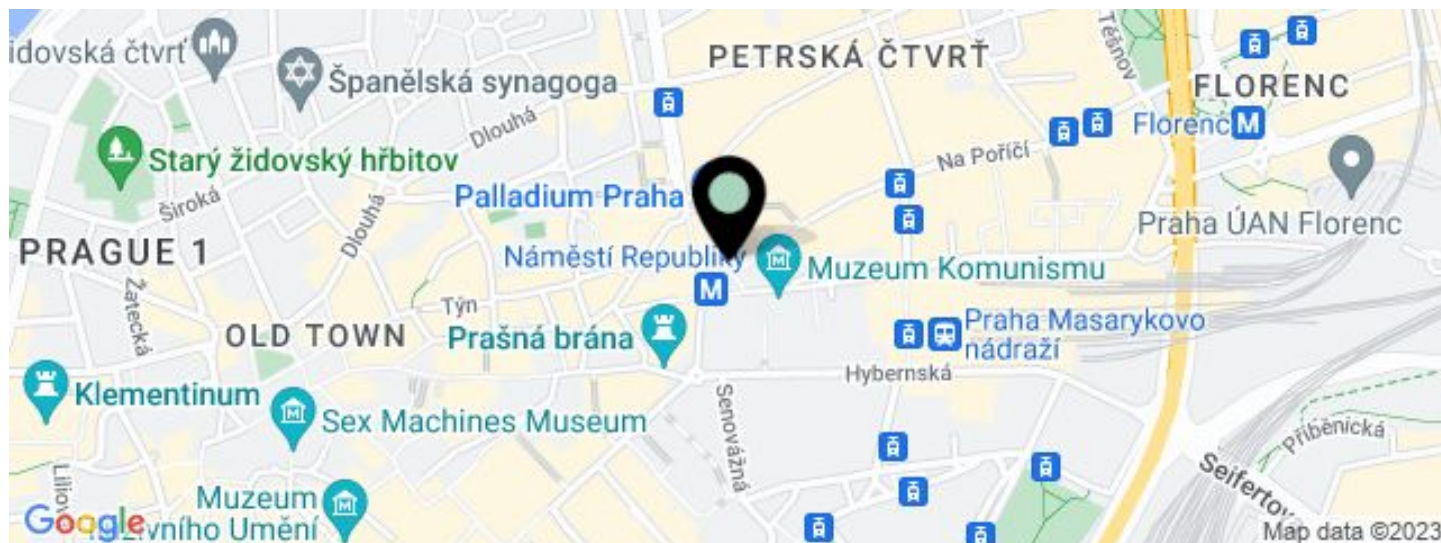


# Office building

€ 30.00 / m<sup>2</sup> | CZK 758 / m<sup>2</sup>

3 956 m<sup>2</sup>, Prague 1, Nové Město, náměstí Republiky



**Office building****€ 30.00 / m<sup>2</sup> | CZK 758 / m<sup>2</sup>**3 956 m<sup>2</sup>, Prague 1, Nové Město, náměstí Republiky

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 6th + 7th floor with terrace	83 - 387 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	No	€ 30 / m <sup>2</sup>
Office space, 5th floor with terrace	626 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	No	€ 30 / m <sup>2</sup>
Office space, 4th floor with terrace	716 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	No	€ 30 / m <sup>2</sup>
Office space, 3rd floor + terrace	709 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	No	€ 30 / m <sup>2</sup>
Office space, 2nd floor + terrace	710 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	No	€ 30 / m <sup>2</sup>
Office space, 1st floor	807 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	No	€ 30 / m <sup>2</sup>
Office space	83 - 3 956 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	No	€ 30 / m <sup>2</sup>



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Service price	130 CZK monthly per m <sup>2</sup>
Total building area	5 587 m <sup>2</sup>
Tenant consumption	—
Parking	—
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	30720

Office space for lease in an administrative building on Náměstí Republiky Square. The building represents a modern administrative background, which tastefully combines the original architectural elements with the current ones. The building has a central 24-hour reception and a spacious roof terrace overlooking the city center. The neoclassical building was built in 1905 by architects Adolf Foehr and Alfons Wertumuller and was originally used for banking purposes. It is located directly in the business and financial center of the city with direct connections to all important nodes of local and long-distance transport.

### Location:

The building is located right next to a tram stop, close to the Namesti Republiky metro station (line B), the Masaryk train station, and the Na Florenci central bus station. It also has very good connections to the Václav Havel International Airport Prague and the D1 and D8 motorways. The Palladium shopping center and the Kotva department store are close-by.

### Facilities and services:

- 24/7 reception
- 2 passenger lifts
- Available storage space
- Raised floors with floor boxes
- Openable windows
- Modern LED backlight
- Terrace
- Parking in the adjacent shopping centers

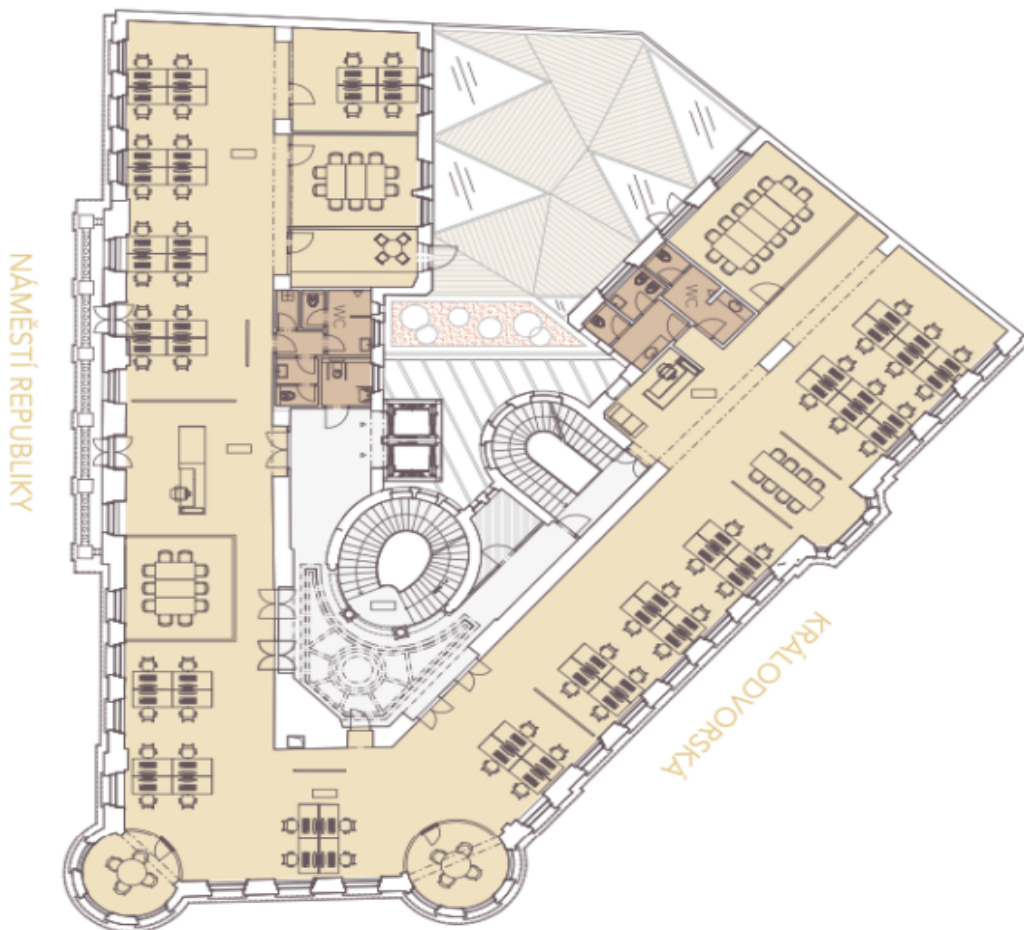
### Available from Q4 2024.

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



OFFICE 608 sqm  
TERRACE 105 sqm

# Second floor





# Office building

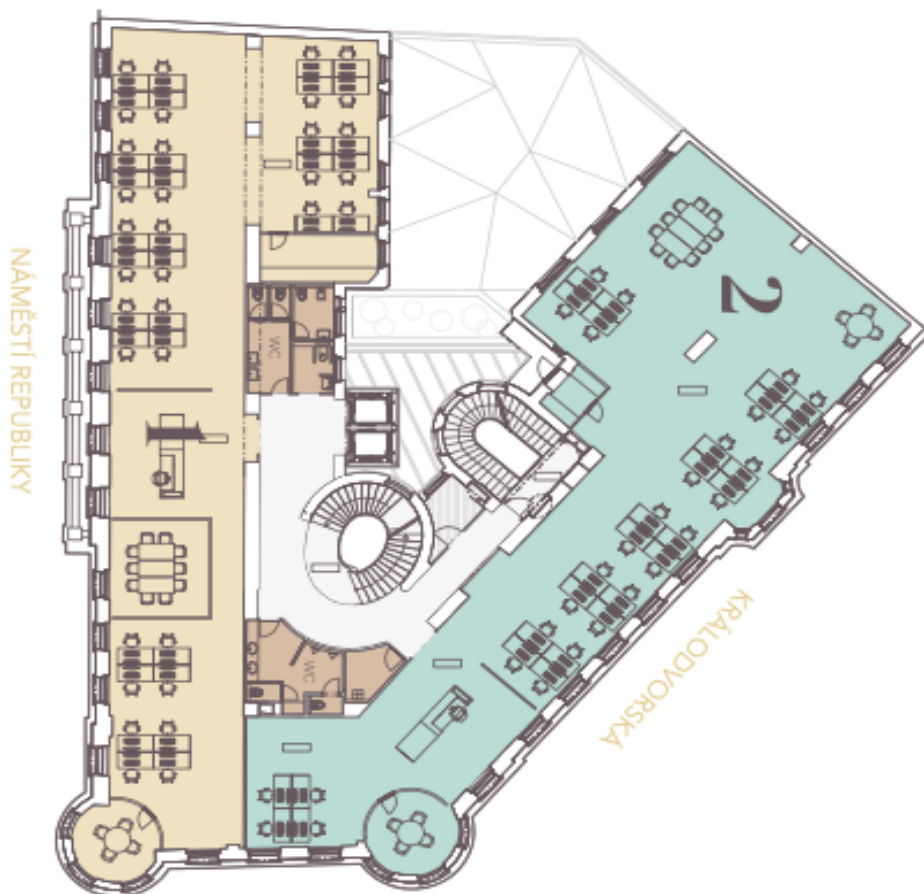
3 956 m<sup>2</sup>, Prague 1, Nové Město, náměstí Republiky

€ 30.00 / m<sup>2</sup> | CZK 758 / m<sup>2</sup>



## Third floor

OFFICE 1	306 sqm
OFFICE 2	328 sqm





## Office building

3 956 m<sup>2</sup>, Prague 1, Nové Město, náměstí Republiky

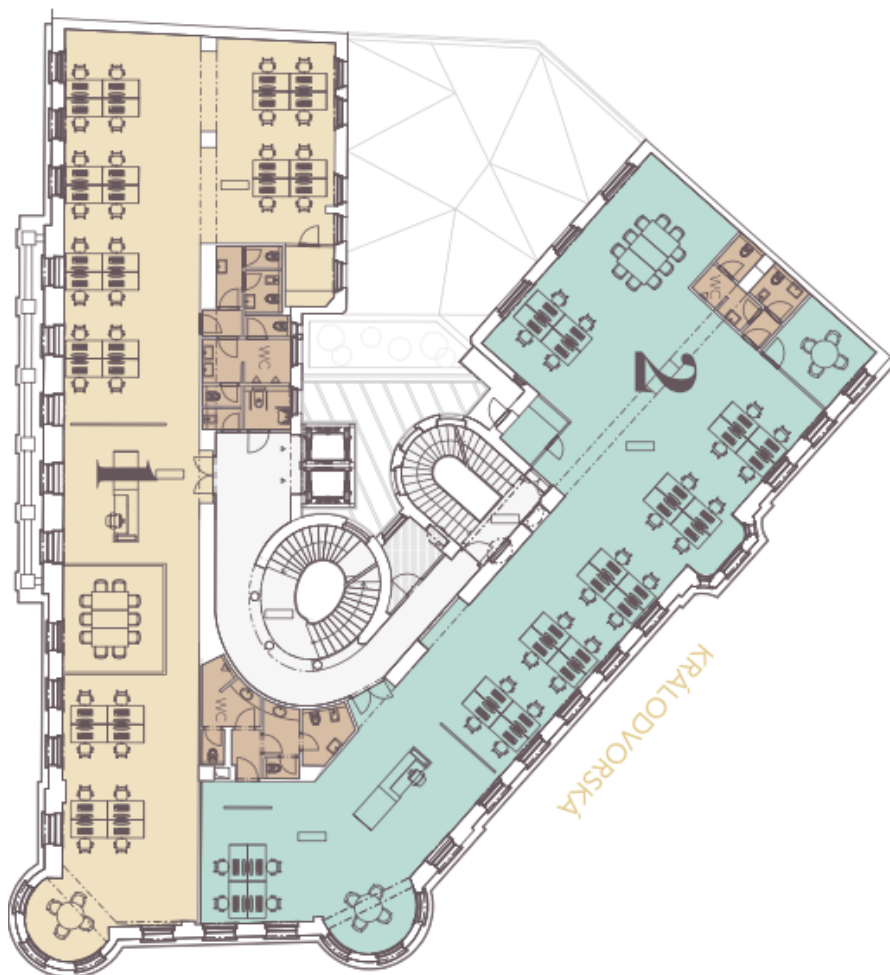
€ 30.00 / m<sup>2</sup> | CZK 758 / m<sup>2</sup>



OFFICE 1  
OFFICE 2

298 sqm  
316 sqm

# Fourth floor





# Fifth floor

OFFICE 1	150 sqm
OFFICE 2	214 sqm
OFFICE 3	133 sqm

