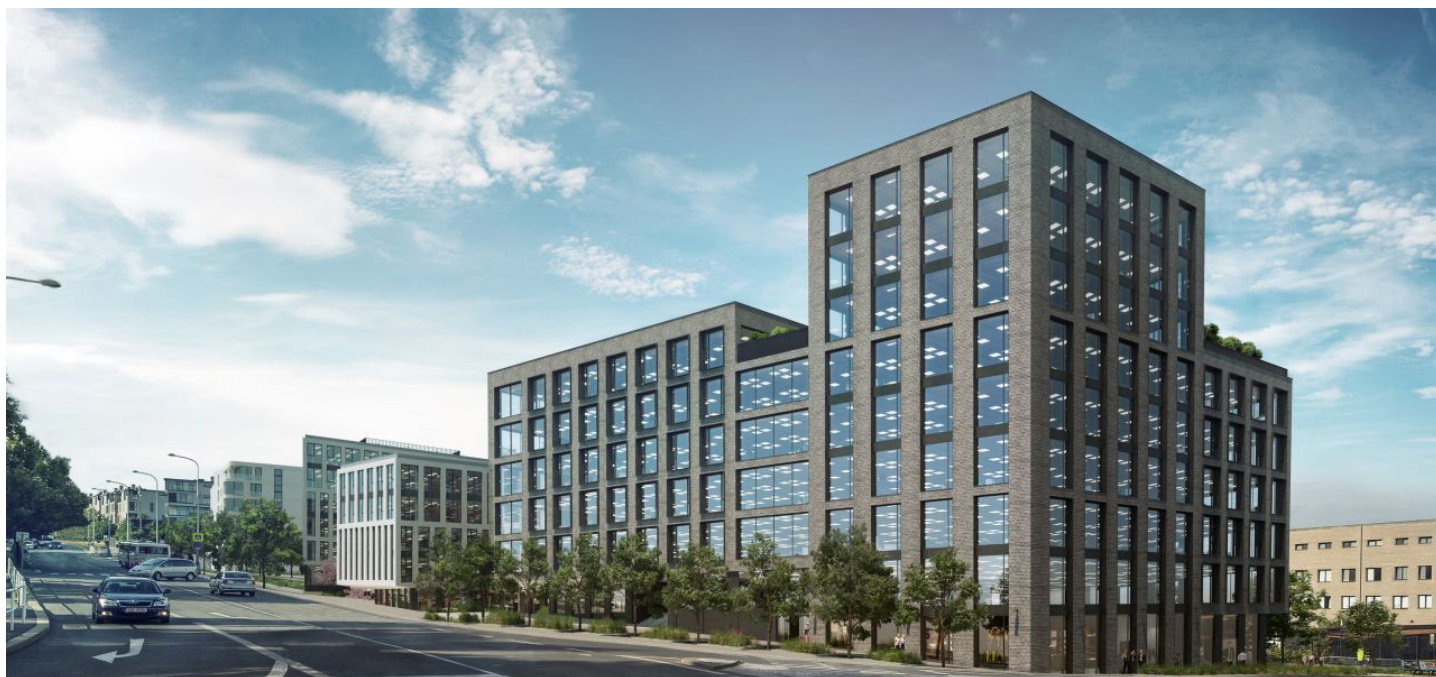




Office building

Prague 3, Žižkov, Italská

Rented





Office building

Prague 3, Žižkov, Italská

Rented

Service price	85 CZK monthly
Total building area	15 193 m ²
Tenant consumption	—
Parking	140 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	31297

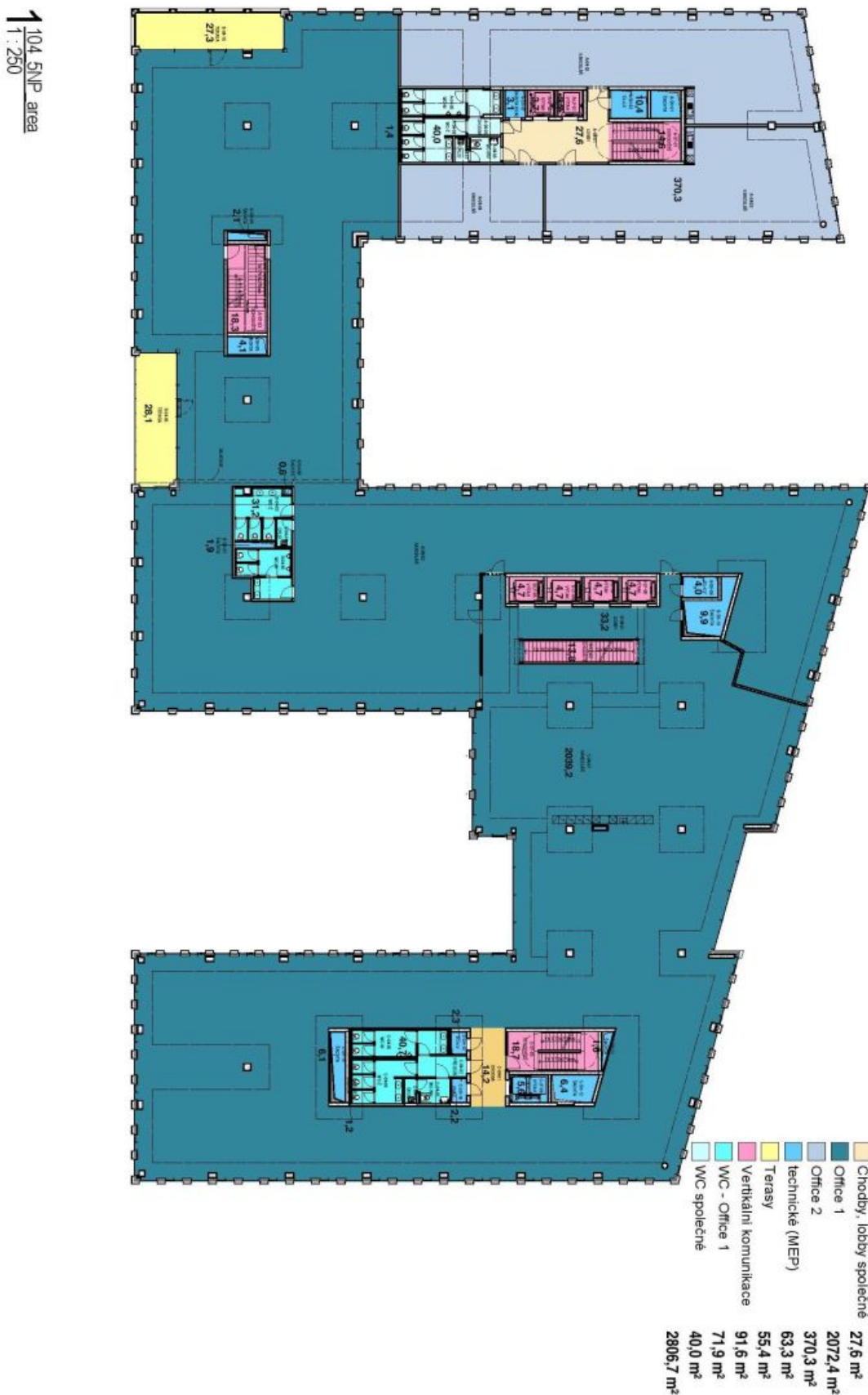
This new project of stately office buildings with good transport links, naturally connects with the existing residential development on Italska Street and complements the urban flow of Seifertova Street. The modern office buildings account for 30,100 m² of lettable space, of which 3,700 m² will be commercial premises.

The buildings are located in the vibrant district of Prague 3 with fast connections to the city center - only one tram stop to the Main Station (underground line C), within walking distance of Riegrovy sady park and Wenceslas Square.

Location:

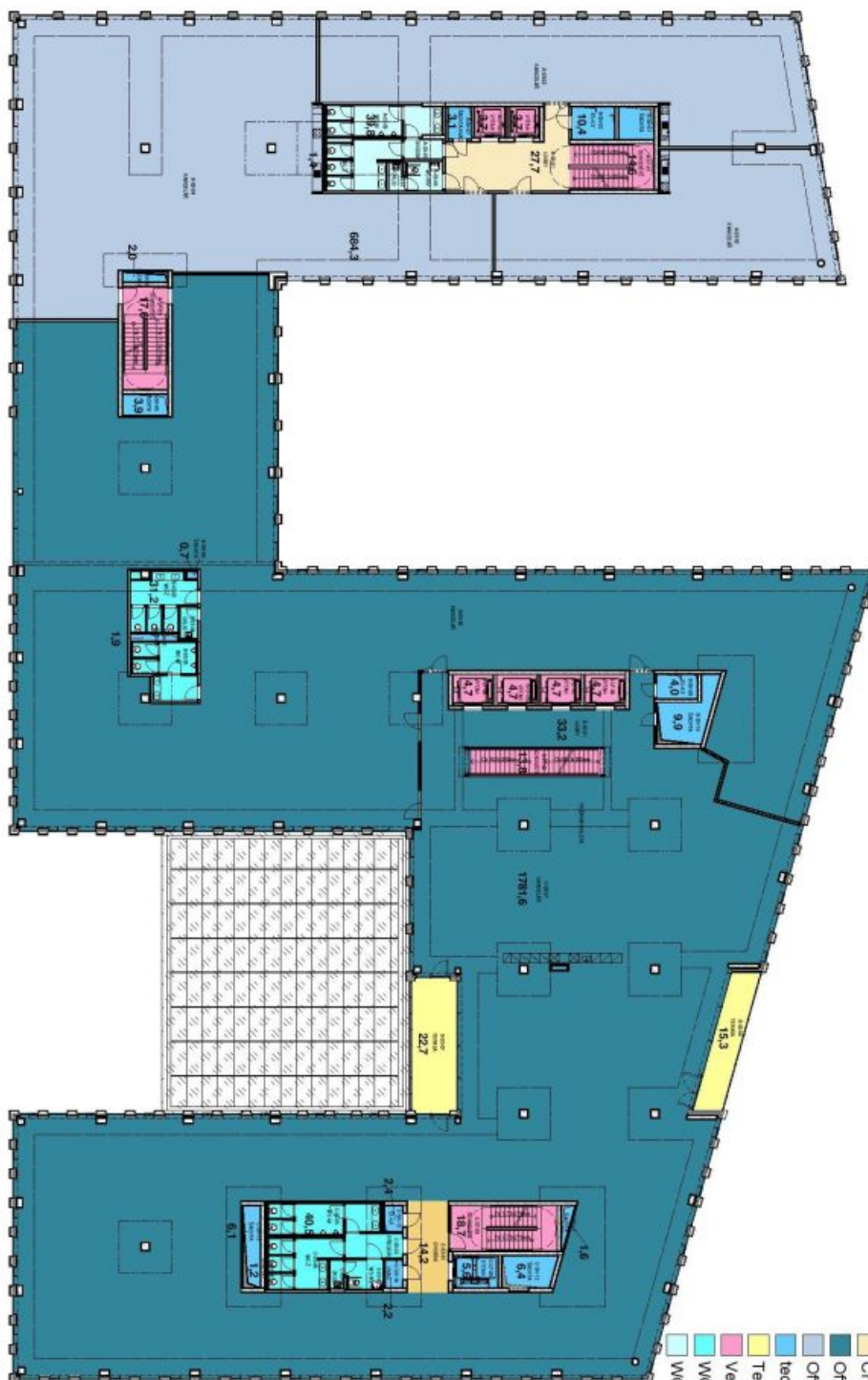
Within walking distance are the Main Train Station and Masarykovo nádraží and several tram and bus stops; the Florenc bus station is about 15 minutes walk. The historic city center is a few minutes by tram. Easy access to the D10, D11 motorways. All civic amenities are provided in the vicinity of the building.

Rents and fees are listed without VAT. Tenants do not pay a commission.





103,4NP area
1:250



Podlažni plochy

Chodby, lobby - Office 1	14,2 m ²
Chodby, lobby společné	27,7 m ²
Office 1	1814,8 m ²
Office 2	684,3 m ²
technické (MEP)	63,3 m ²
Terasy	38,0 m ²
Vertikální komunikace	91,0 m ²
WC - Office 1	71,7 m ²
WC společné	39,8 m ²
	2844,8 m ²



102 3NP area
1:250



Podlažní plochy

Chodby, lobby - Office 1	14,2 m ²
Chodby, lobby společné	27,7 m ²
Office 1	2158,9 m ²
Office 2	372,7 m ²
technické (MEP)	63,3 m ²
Vertikální komunikace	91,0 m ²
WC - Office 1	71,6 m ²
WC společné	40,0 m ²
	2839,3 m ²

