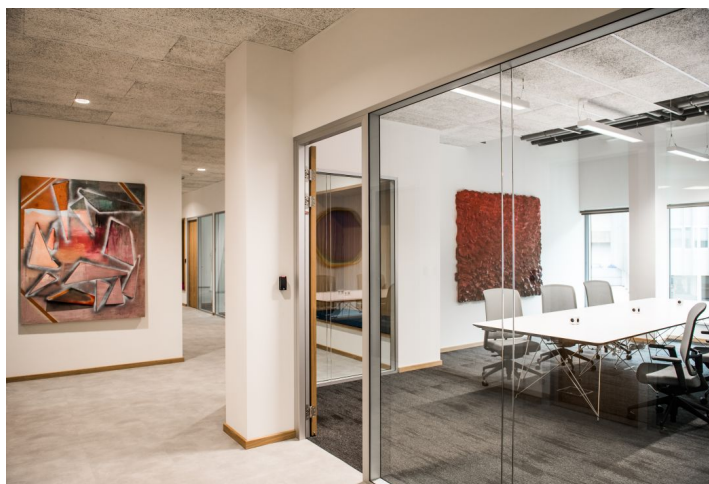
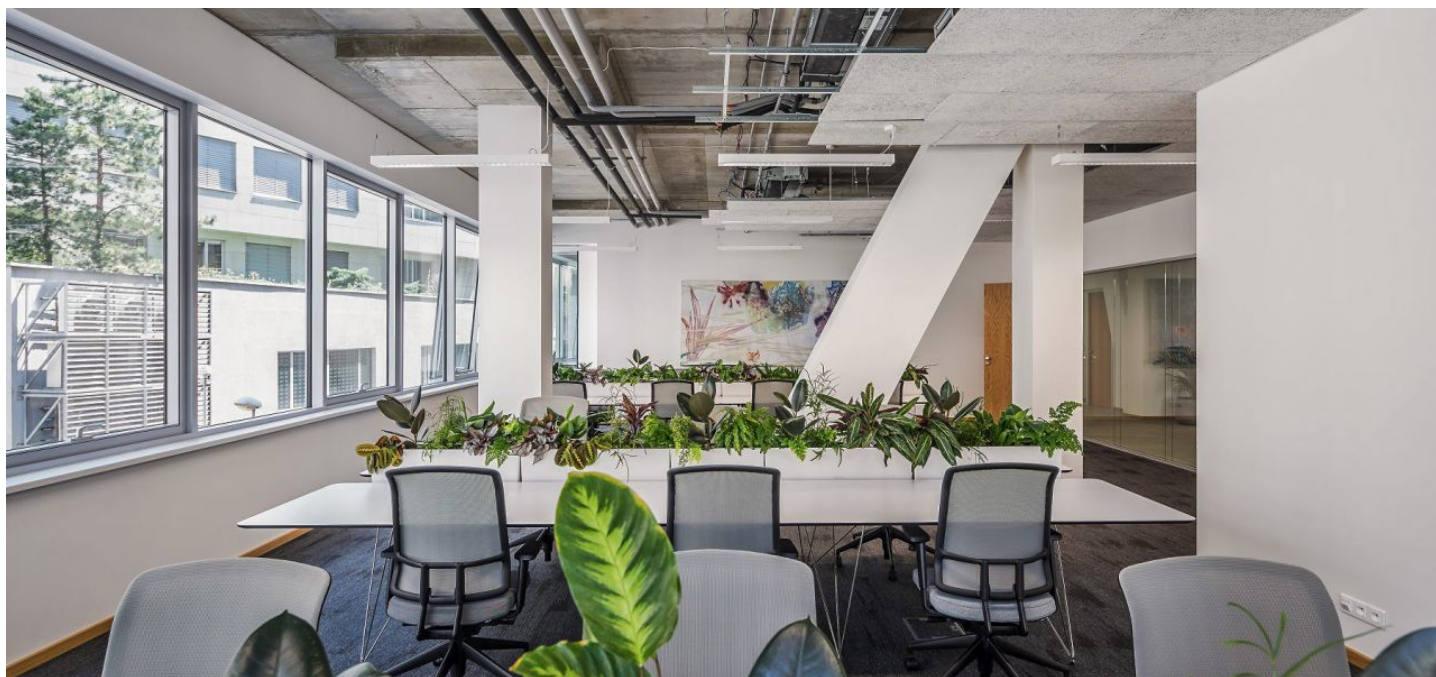




Office space

Prague 4, Nusle, Lomnického

€ 17.00 / m² | CZK 425 / m²





Office space

Prague 4, Nusle, Lomnického

€ 17.00 / m² | CZK 425 / m²

Service price	160 CZK monthly per m ²
Available area	75 m ²
Cellar	-
Parking	CZK 2900 / ps / month
PENB	A
Reference number	31514

Serviced offices with flexible lease terms located in the sought-after business district of Pankrác (Prague 4), directly across the street from a metro station.

The total leasable area of 74.80 m² consists of net unit area of 43.94 m² and shared area on the floor (reception, lounge, corridors, kitchenettes, toilets, technical areas). The building add-on factor is 6.5%.

myhive Flexi Offices are perfect for anyone looking to lease stylish, furnished offices for several days, weeks, or months. The project offers **private offices** (from 11 sq. m. to 50 sq. m.), **coworking space**, fully equipped **conference rooms**, and a wide spectrum of services designed to make sure your business runs smoothly. The modern facilities of the Pankrác House building, which include garage parking, a restaurant, a cafe, and conference rooms are at your disposal.

Location:

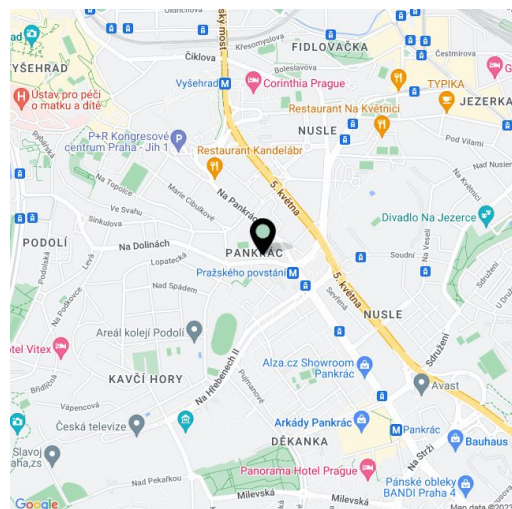
myhive Flexi Offices are easily accessible by car as well as public transportation – the building is **across the street from the Pražského povstání metro station (only 3 stops from Muzeum)**, close to the north-south arterial road (connected to the D1 highway) and several bus and tram stops. Complete civic amenities, Vyšehrad Park, and the popular Náplavka embankment are all within walking distance.

myhive Flexi Offices services:

Daytime reception
 Receiving mail and packages
 Fully equipped conference rooms (leasable separately)
 Lounge for clients
 Daily office/ Coworking
 Furnished kitchenettes
 Office furniture rental: Basic (IKEA), or Premium (VITRA) standard
 Smart printer
 High speed Wi-Fi
 Personal assistant services
 IT support, legal advice

Equipment and building standards:

Modern reception and lounge
 Underground parking
 Magnetic card access
 24/7 security
 Restaurant, cafe, and conference room on the ground floor
 Multifunction control and safety equipment
 Raised floors
 Openable windows





Office space

Prague 4, Nusle, Lomnického

€ 17.00 / m² | CZK 425 / m²

Service price	160 CZK monthly per m ²
Available area	75 m ²
Cellar	-
Parking	CZK 2900 / ps / month
PENB	A
Reference number	31514

Fitness room, dressing room, showers, bike storage
Warehouse space

myhive Flexi Offices price list including services:

Coworking:

Promo - 1 day free!

Hot desking CZK 500/day (from 8:30 a.m. to 6:30 p.m.)

Hot desking CZK 2,500/month (weekdays from 8:30 a.m. to 6:30 p.m.)

Hot desking 24/7 CZK 3,000/month

Daily office:

Daily office for 4 people from CZK 2,000/day

Private offices:

Office for 4 people from CZK 9,900/month

Office for 6 people from CZK 23,900/month

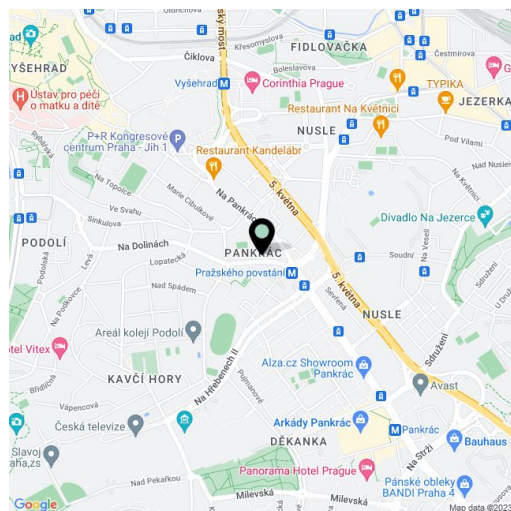
Office for 8 people from CZK 29,900/month

Office for 12 people from CZK 32,000/month

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

For more about myhive Flexi Offices, see www.myhiveflexi.cz/en.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.





Office space

Prague 4, Nusle, Lomnického

€ 17.00 / m² | CZK 425 / m²



místnost	typ	užitná plocha m ²	sdílená plocha m ²	celková plocha m ²	osoby
2.03	soukromá kancelář	12.77	9.03	21.80	4
2.04	denní kancelář	15.65	11.05	26.70	4
2.05	soukromá kancelář	11.11	7.79	18.90	4
2.06	soukromá kancelář	11.30	8.00	19.30	4
2.07	soukromá kancelář	44.12	30.98	75.10	9
2.08	soukromá kancelář	21.26	14.94	36.20	6
2.09	soukromá kancelář	13.41	9.49	22.90	4
2.10	soukromá kancelář	13.74	9.66	23.40	4
2.11	soukromá kancelář	14.06	9.94	24.00	4
2.12	soukromá kancelář	13.13	9.27	22.40	4
2.13	soukromá kancelář	30.53	21.47	52.00	6
2.14	soukromá kancelář	28.25	19.85	48.10	6
2.15	soukromá kancelář	28.77	20.23	49.00	6
2.16	soukromá kancelář	21.10	14.80	35.90	6
2.17	soukromá kancelář	21.80	15.30	37.10	6
2.18	soukromá kancelář	22.50	15.80	38.30	6
2.19	soukromá kancelář	29.78	20.92	50.70	9
2.25	soukromá kancelář	16.77	11.83	28.60	4

Podíl na společných prostorech budovy je 6,5%.

místnost	typ	užitná plocha m ²	sdílená plocha m ²	celková plocha m ²	osoby
2.27	soukromá kancelář	34.95	24.55	59.50	12
2.29	soukromá kancelář	13.06	9.24	22.30	4
2.30	soukromá kancelář	12.82	9.08	21.90	4
2.31	soukromá kancelář	12.82	9.08	21.90	4
2.32	soukromá kancelář	12.82	9.08	21.90	4
2.33	soukromá kancelář	22.49	15.81	38.30	4
2.35	soukromá kancelář	27.46	19.34	46.80	6
2.36	soukromá kancelář	42.23	29.67	71.90	11
2.37	soukromá kancelář	43.94	30.86	74.80	11
2.38	coworking	95.14	66.76	161.90	20
2.39	soukromá kancelář	25.15	17.65	42.80	6
2.40	soukromá kancelář	17.14	12.06	29.20	3
2.41	soukromá kancelář	17.04	11.96	29.00	3
2.42	soukromá kancelář	26.04	18.26	44.30	6
2.43	soukromá kancelář	25.78	18.12	43.90	6
2.44	soukromá kancelář	32.03	22.47	54.50	8
2.45	soukromá kancelář	40.75	28.65	69.40	8
2.46	soukromá kancelář	24.76	17.44	42.20	6