



# Office building

Praha 5, Stodůlky, Klementova

Ask for price





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Total building area	14 153 m <sup>2</sup>
Tenant consumption	—
Parking	90 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	31907

**This new office building offers modern office space for lease in the still-developing area of Stodůlky in Prague. The building is part of a large complex with a pedestrian zone surrounded on all sides by greenery.**

### Location:

Excellent accessibility by public transport and by car – directly on the Stodůlky (line B) metro station, with a direct connection to the D5 highway, the Prague Ring Road, and the main roads linking the administrative complex to the city center and the Vaclav Havel Airport Prague.

### Facilities and services:

- central reception and 24/7 security service
- CCTV system monitoring the building and its surroundings
- magnetic card-controlled access to the building, within the building and elevators
- atrium with green areas
- flexible layout on each floor
- central ventilation and air conditioning in all spaces of the building
- external sun blinds
- raised floor including floor boxes for electrical cables
- connection to an Internet service provider, ISDN telephone lines, fiber optic cables
- possibility of backup power source in case of a power failure
- electronic smoke detectors and automated sprinkler system
- LEED Core & Shell GOLD Certification
- cafeteria and restaurant within the complex
- parking spaces in the underground garage

**Available from Q4 2021.**

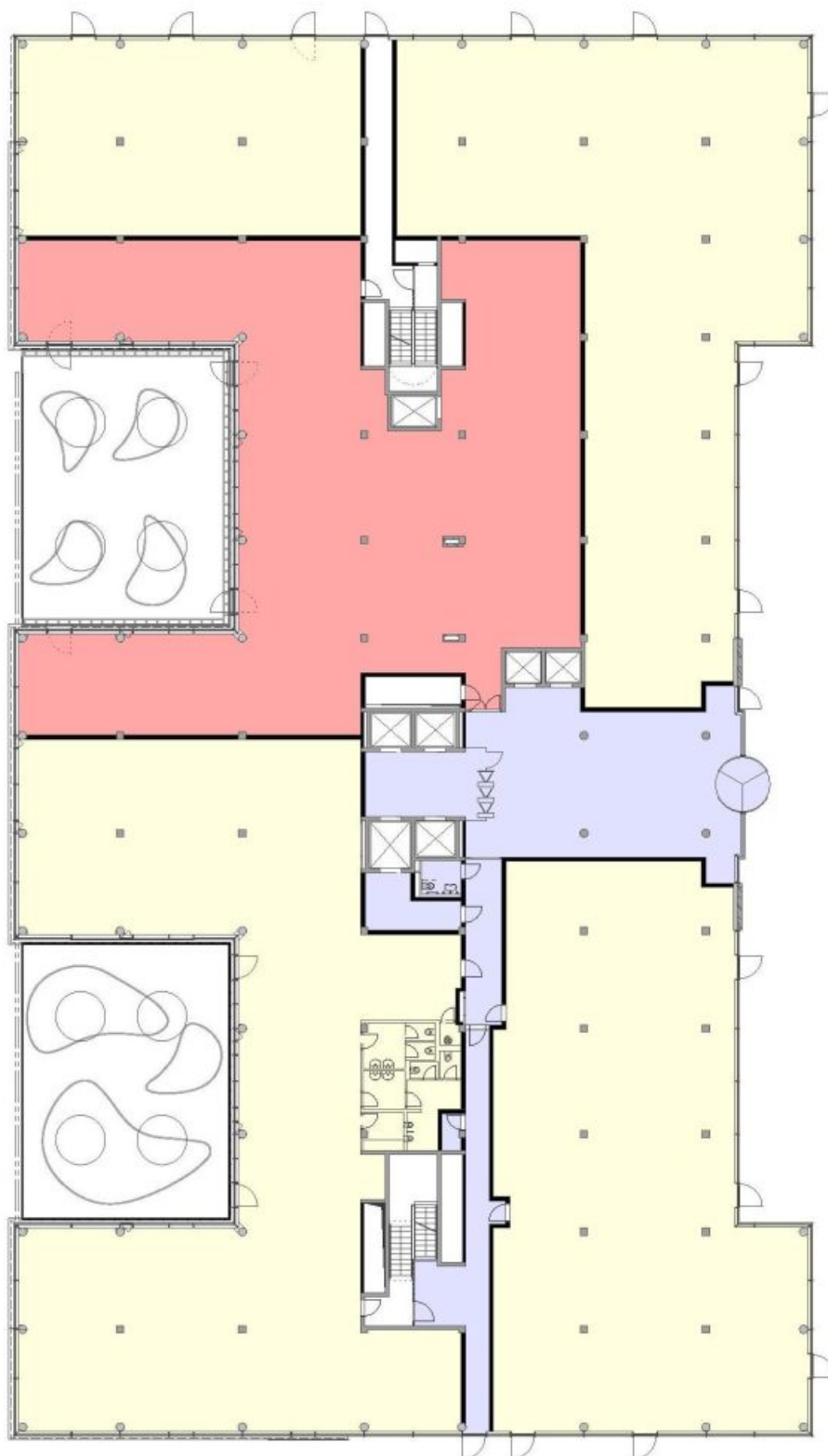
Rental and service charges listed without VAT. Lessee pays no commission.



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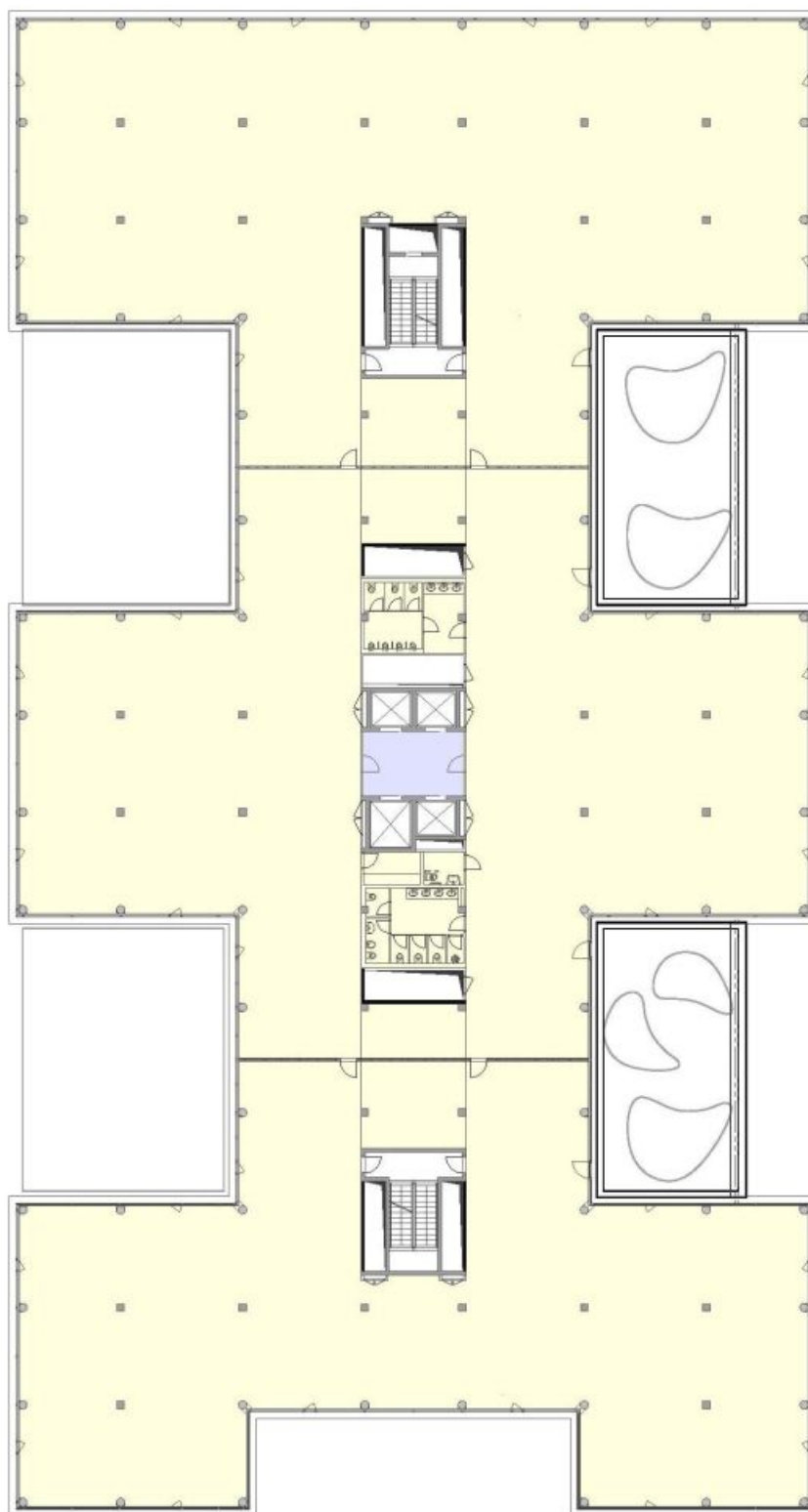




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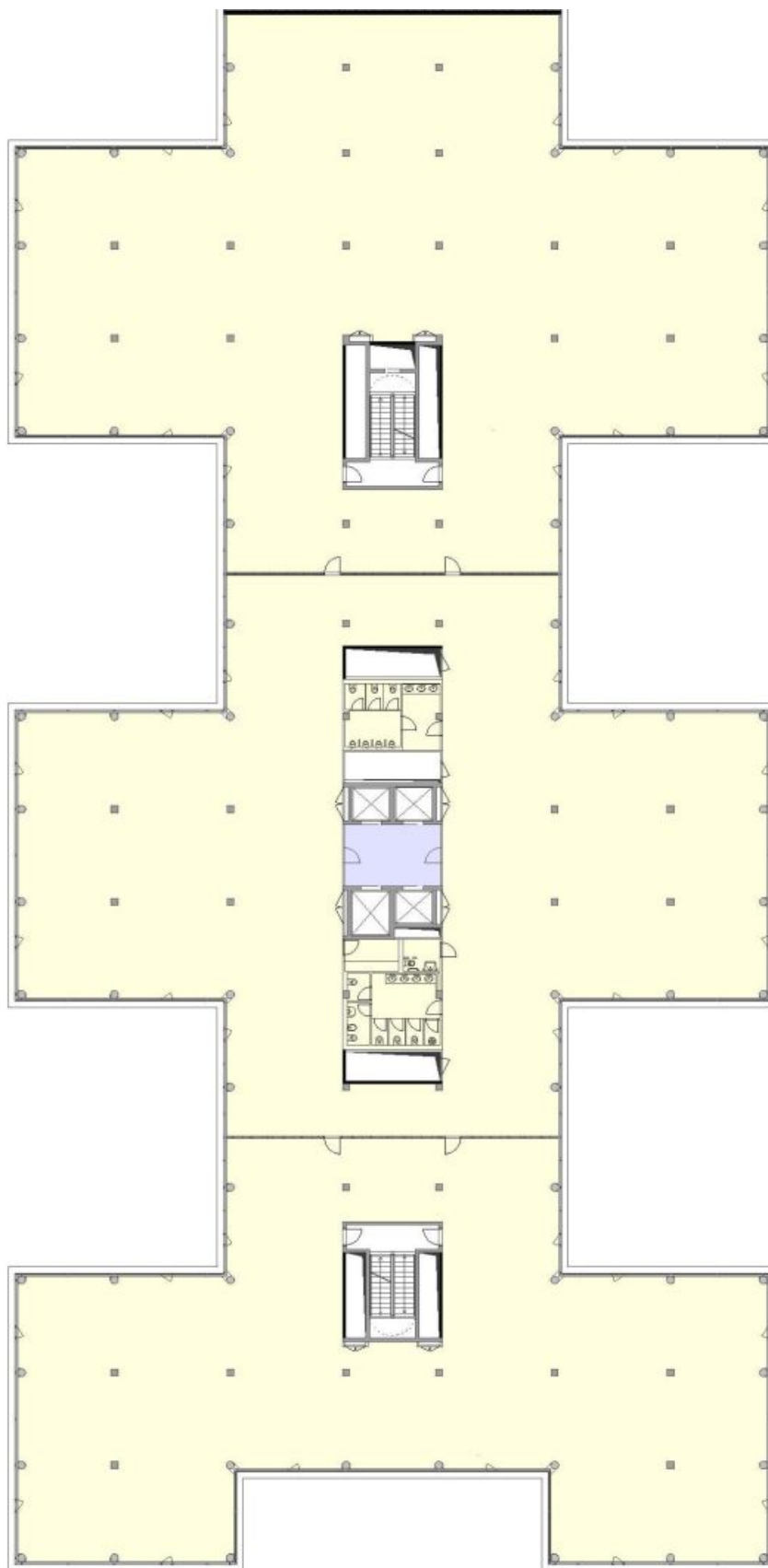




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