

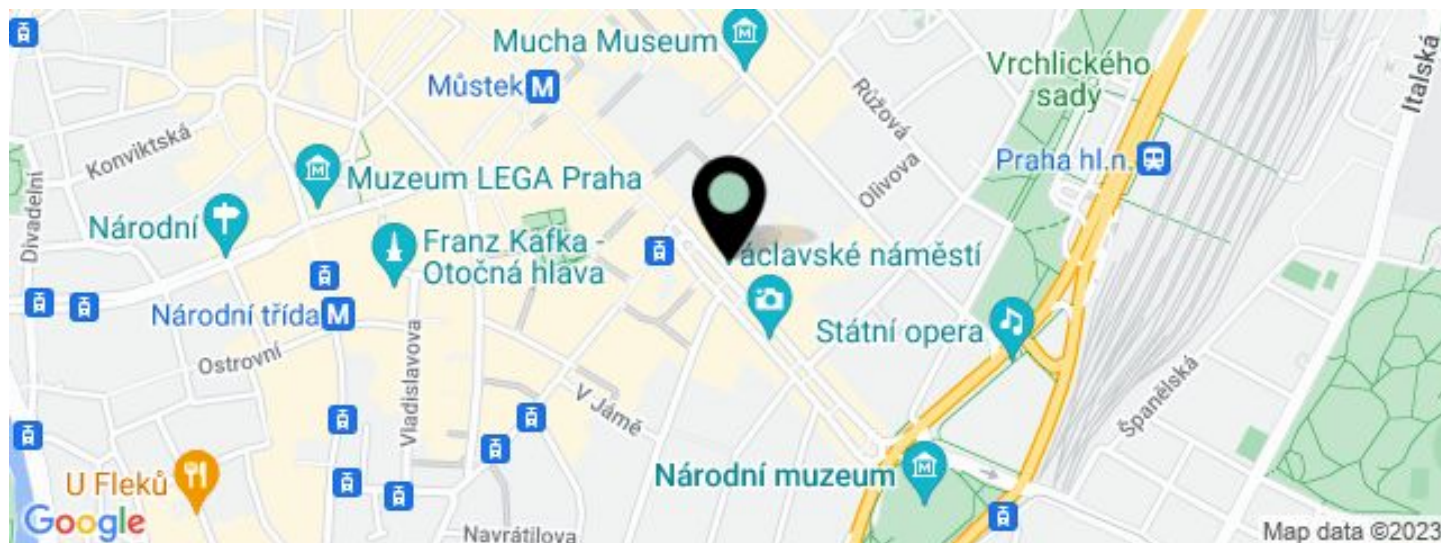


## Office building

€ 28.00 - 32.00 / m<sup>2</sup> | CZK 710 - 811 / m<sup>2</sup>

1140 m<sup>2</sup>, Praha 1, Nové Město, Václavské náměstí



**Office building****€ 28.00 - 32.00 / m<sup>2</sup> | CZK 710 - 811 / m<sup>2</sup>**1 140 m<sup>2</sup>, Praha 1, Nové Město, Václavské náměstí

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Sublease, Office space, 5th floor	148 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	No	€ 12.50 / m <sup>2</sup>
Office space, 4th floor	292 - 1 140 m <sup>2</sup>	95 CZK monthly per m <sup>2</sup>	EUR 350 / pp / month	€ 28 - 32 / m <sup>2</sup>

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Service price	95 CZK monthly per m <sup>2</sup>
Total building area	14 000 m <sup>2</sup>
Tenant consumption	—
Parking	350 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	31919

**This unique administrative and business complex situated on the corner of Václavské náměstí Square and Opletalova Street offers approx. 15,000 sq. m. of office space for lease, 7,000 sq. m. of commercial space for lease, and a sufficient number of parking spaces. The building by reputed Chapman Taylor architects is "design inclusive and accessible" and combines a 21st century design with the latest advances in technology. The result is a healthy and pleasant environment.**

The building's facilities include centrally controlled external blinds and openable windows, which help create an optimal environment and let in plenty of natural light. The double facade reduces noise and collects solar heat gains in the summer. Tenants will save on their utilities thanks to the building's passive standards that reduce energy consumption. The project is planning on achieving BREEAM EXCELLENT certification.

**Location:**

A premium business address in Prague. The building is easily accessible by public transport; it is near the Muzeum metro station (lines A and C), the Můstek metro station (lines A and B), the Prague Main Railway Station, and the tram stops on Vodičkova or Jindřišská street.

**Facilities and services:**

Elegant central reception with a ceiling height of 8 m  
 24/7 security  
 Parking in underground garages  
 Electric car charging stations  
 Bike storage  
 Dressing rooms and showers  
 Lower energy consumption and CO2 emissions  
 BREEAM EXCELLENT certification  
 Quality triple-glazed panes the decrease interior heat gains in summer and heat losses in winter  
 An abundance of natural light  
 Intelligent exterior blinds  
 Efficient elevators with energy recovery and a destination control system  
 Intelligent energy efficient LED lighting  
 Zone temperature control system  
 Complex system of regulation  
 Double floors  
 Interior fan coil units  
 Possibility to install up to 7 kitchenettes and sanitary facilities on each floor  
 Waste recycling  
 VRV system of heat pumps with the possibility of individual consumption measurement

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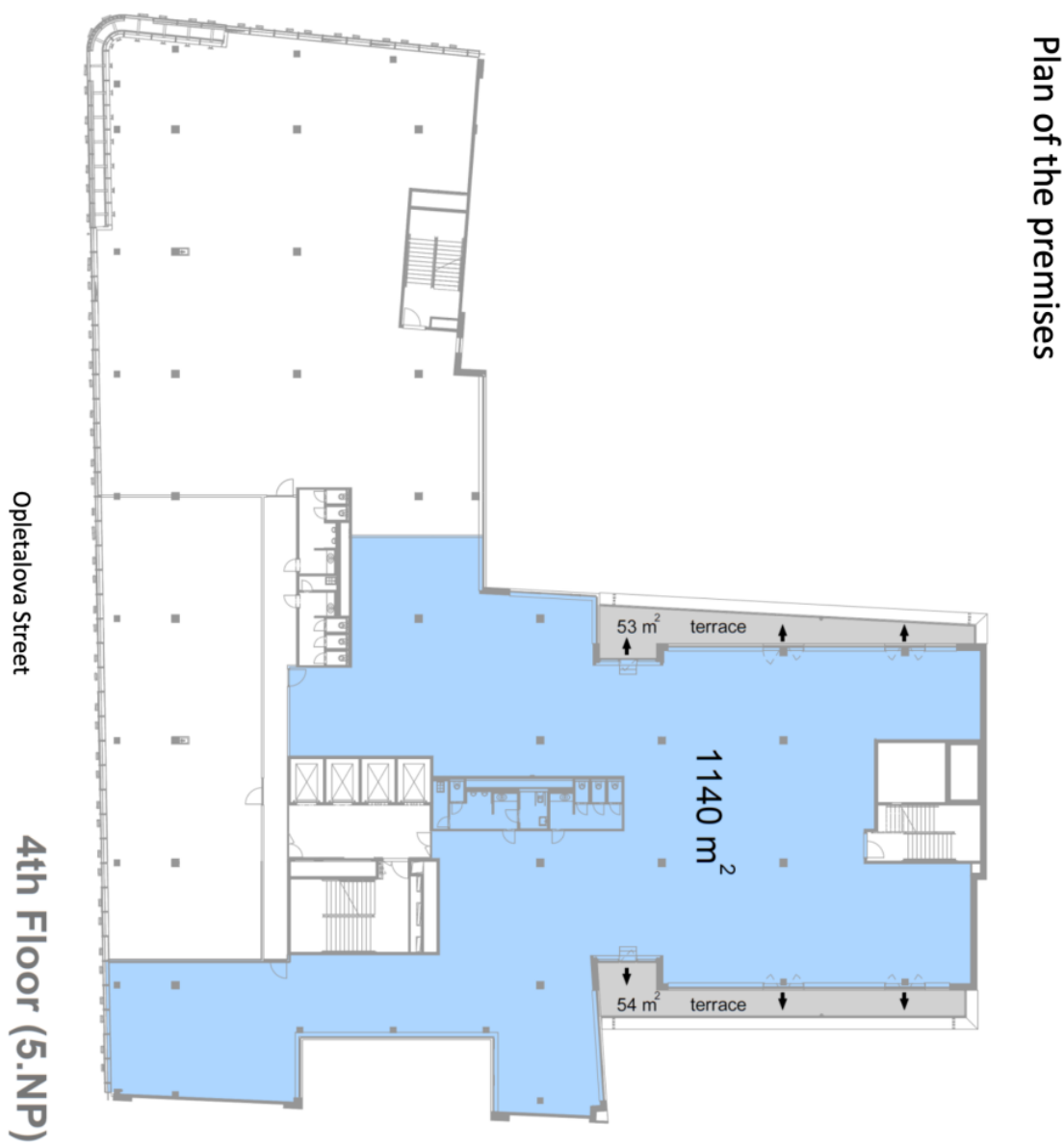
Central fresh air ventilation system on each floor

Camera system

Intelligent building access system

Entrance turnstiles by the reception connected to an access system

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





Plan of the existing fitout

