

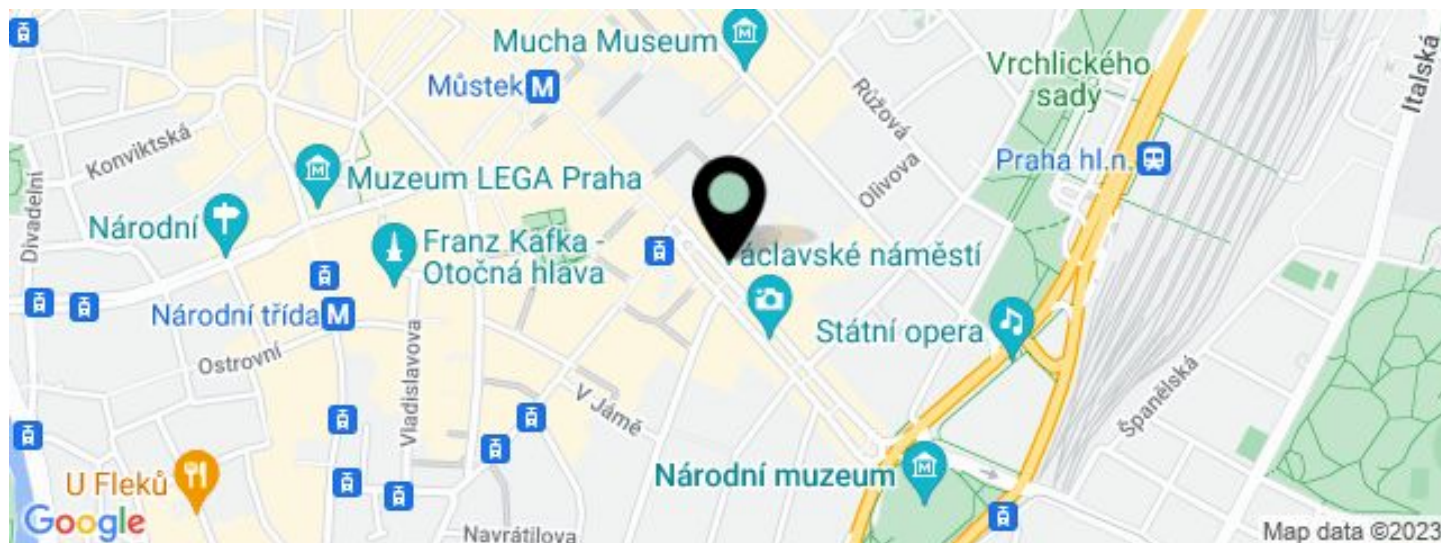


Office building

€ 28.00 - 32.00 / m² | CZK 704 - 805 / m²

1140 m², Prague 1, Nové Město, Václavské náměstí



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| UNIT | AVAILABLE AREA | SERVICES | PARKING | MONTHLY RENT |
|-----------------------------------|---------------------------|--------------------------------------|----------------------|----------------------------|
| Sublease, Office space, 5th floor | 148 m ² | 0 CZK monthly per m ² | No | € 12.50 / m ² |
| Office space, 4th floor | 292 - 1140 m ² | 95 CZK monthly per m ² | EUR 350 / pp / month | € 28 - 32 / m ² |

**Office building****€ 28.00 - 32.00 / m² | CZK 704 - 805 / m²**1 140 m², Prague 1, Nové Město, Václavské náměstí

| | |
|-------------------------|-----------------------------------|
| Service price | 95 CZK monthly per m ² |
| Total building area | 14 000 m ² |
| 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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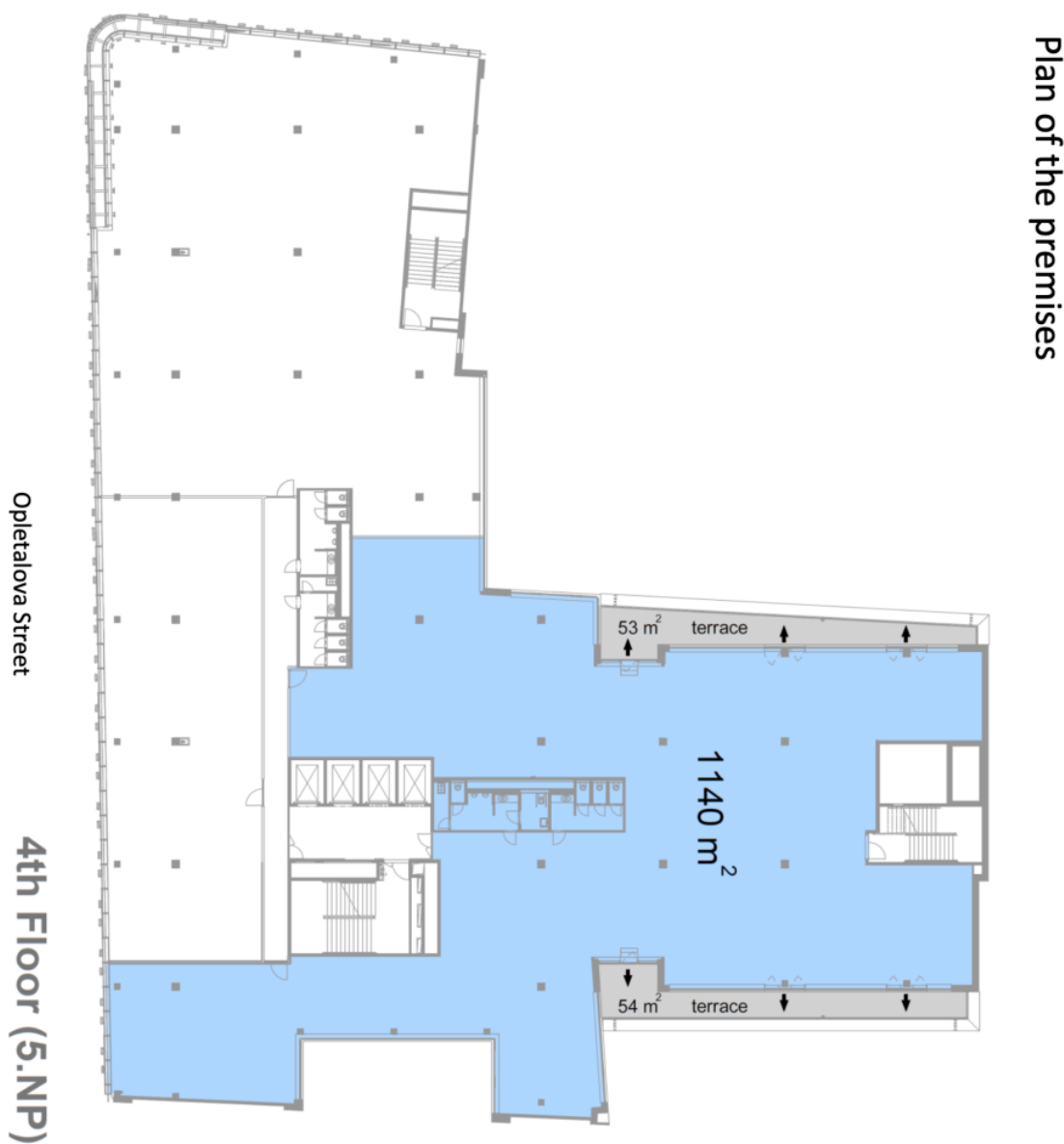
Central fresh air ventilation system on each floor

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

