



## Office space

€ 12.50 / m<sup>2</sup> | CZK 316 / m<sup>2</sup>

Prague 1, Nové Město, Václavské náměstí





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Available area	148 m <sup>2</sup>
Cellar	-
Parking	-
PENB	G
Reference number	33058

Office space for sublease until February 2026 on the 1st floor in an unique administrative and business complex situated on the corner of Václavské náměstí Square and Opletalova Street. The building combines 21st century design with the latest advances in technology. The result is a healthy and pleasant environment.

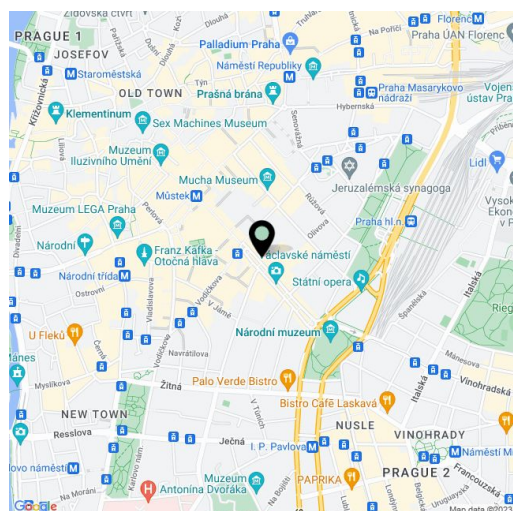
The building's facilities include centrally controlled external blinds and openable windows, which help create an optimal environment and let in plenty of natural light. The double facade reduces noise and collects solar heat gains in the summer. Tenants will save on their utilities thanks to the building's 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
- Central fresh air ventilation system on each floor
- Camera system



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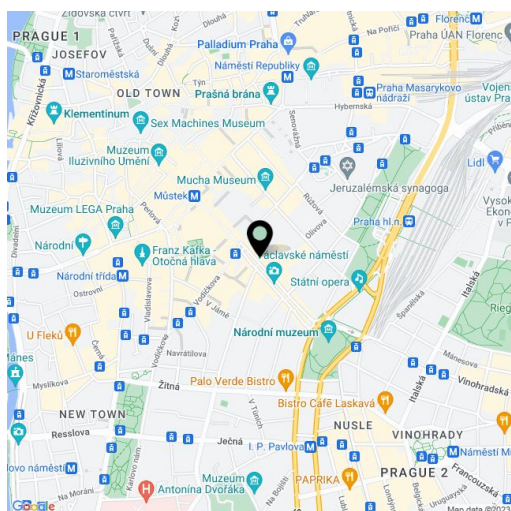
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Intelligent building access system

Entrance turnstiles by the reception connected to an access system

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





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