





Service price	110 CZK monthly per m <sup>2</sup>
Available area	189 m <sup>2</sup>
Cellar	-
Parking	EUR 140 / ps / month
PENB	G
Reference number	35024

Modern fully air-conditioned offices for lease on the 27th floor in an administrative building, which is part of the CITY urban complex. Its exceptional location and 104-meter height dominates Prague's panorama.

**Location:**

Building is situated in developing area in Prague 4, directly on Pankrac metro station (line C). Bus and tram stops are located in walking distance. Direct access to the city ring and other major highways.

**Features and Services:**

- 8 high-speed lifts
- 1 cargo and 1 evacuation lift
- Modern entrance lobby
- All-glass facade
- Main reception
- Conference center with capacity for up to 500 attendees
- Self-service restaurant for tenants
- 24-hour security of building and reception service
- Card access system
- Sprinklers
- ESS, CCTV
- Fiber optic backbone with possibility to install telecommunication equipments on building roof
- 270 indoor parking

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

