



Office building

Prague 2, Žižkov, Italská

Ask for price

Total building area	2 000 m ²
Tenant consumption	—
Parking	4 845 CZK
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	35796

Fully equipped office, coworking, and event space in a new office building provide flexible lease terms and services tailored to your needs.

Both fully equipped offices and event space with flexible lease terms are available. Clients can choose between different categories of space. A **private lockable office** is suitable for clients with a high demand for privacy and security. The coworking **hot desk** option has the advantage of a new environment and opportunities to meet new inspiring people every day. A **fixed desk** option provides its own dedicated table. There is also a **day office**, a **virtual office**, or you can rent a **fully equipped event space**.

The office space is located in a newly built complex of buildings with green LEED Gold certification. The complex includes two office buildings and a residential one. The buildings are connected by a central piazza with cafes and restaurants, and on the ground floor there is a shopping arcade with complex services available to the public.

Location:

The **Hlavní nádraží metro station (line C)** and several tram and bus stops are within walking distance and the **Masaryk Railway Station** is about a 10-minute walk away. The **Florenc (lines B and C)** bus station and metro station is about a 15-minute walk. The historic city center is a short tram ride away. Easy connection to the D10 and D11 highways. A full spectrum of civic amenities can be found in the vicinity of the building.

Shared offices facilities and services:

- Daily reception and manager services
- Receiving and sending mail
- Establishment of the company's registered office
- Equipped private offices
- Coworking
- Fully equipped meeting rooms
- Fully equipped event and training facilities
- Call boxes
- Lounge and relaxation area
- Fully equipped kitchenettes, including free drinks
- Multifunction printers
- High-speed Wi-Fi
- IT support
- Workshops and lectures

Equipment and building standards:

- Chip card access
- 2 elevators
- Raised floors
- Suspended ceilings with built-in LED lighting

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Clear height of 3m
 Chilled beams integrated in the ceilings
 Floor heating convectors
 Sprinklers
 Lights with motion sensors
 Back-up diesel generator
 Parking in an underground garage
 Outside relaxation zones
 Restaurant and cafe within the complex

The price list including services:**Coworking:**

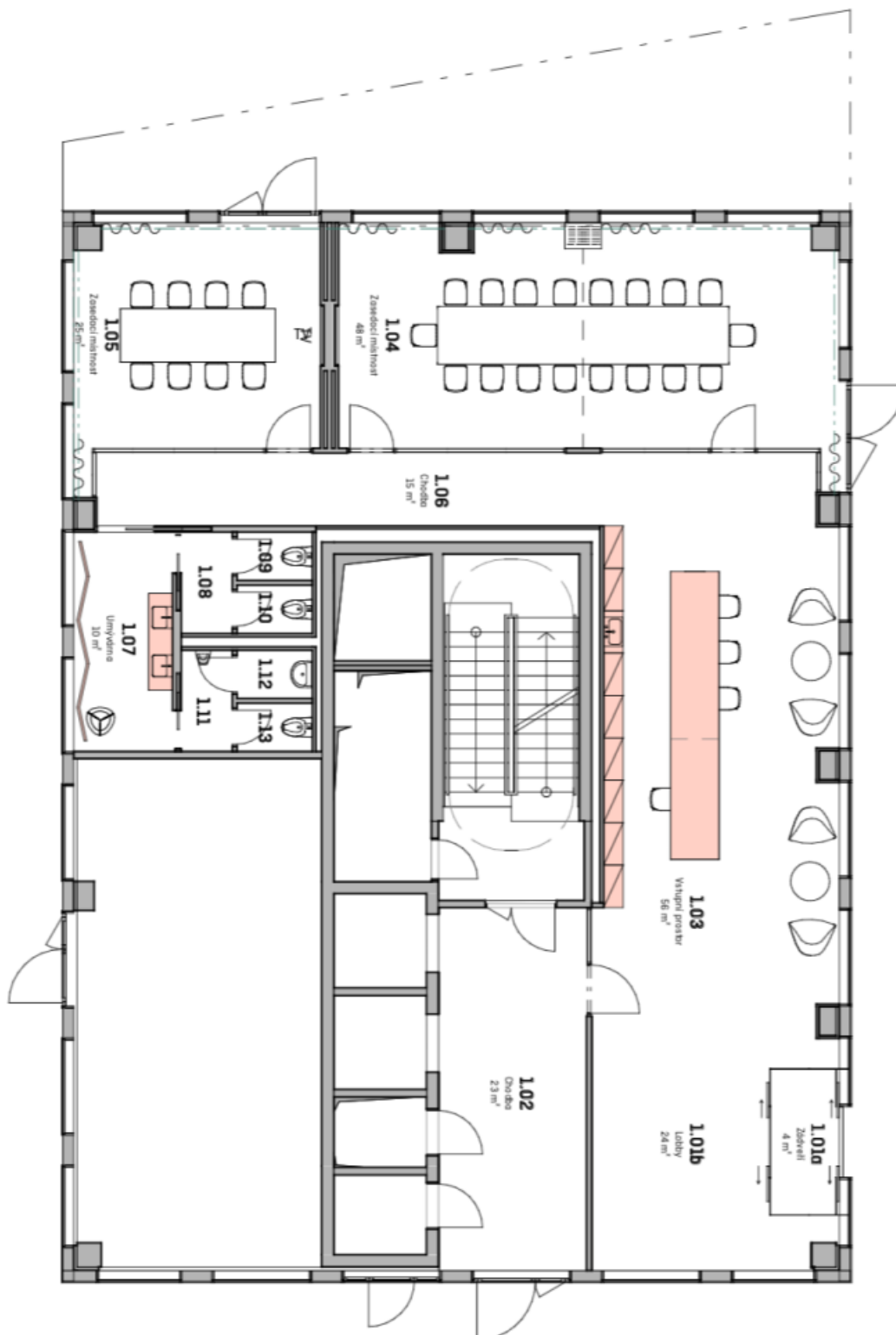
Hot desk CZK 6,100/month
 Fixed desk CZK 7,320/month
 Day Pass CZK 924/day
 Virtual Office CZK 4,080/month

Private offices:

Office for 3 people from CZK 24,405/month
 Office for 4 people from CZK 32,540/month
 Office for 6 people from CZK 48,810/month
 Office for 8 people from CZK 65,080/month
 Office for 12 people from CZK 97,620/month

10% discount when concluding a lease agreement for at least 1 year.

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







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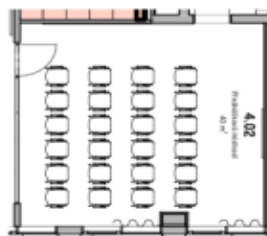
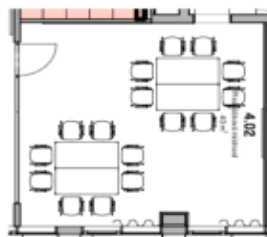
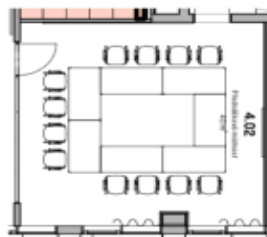
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Varianty uspořádání místnosti 4.02





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