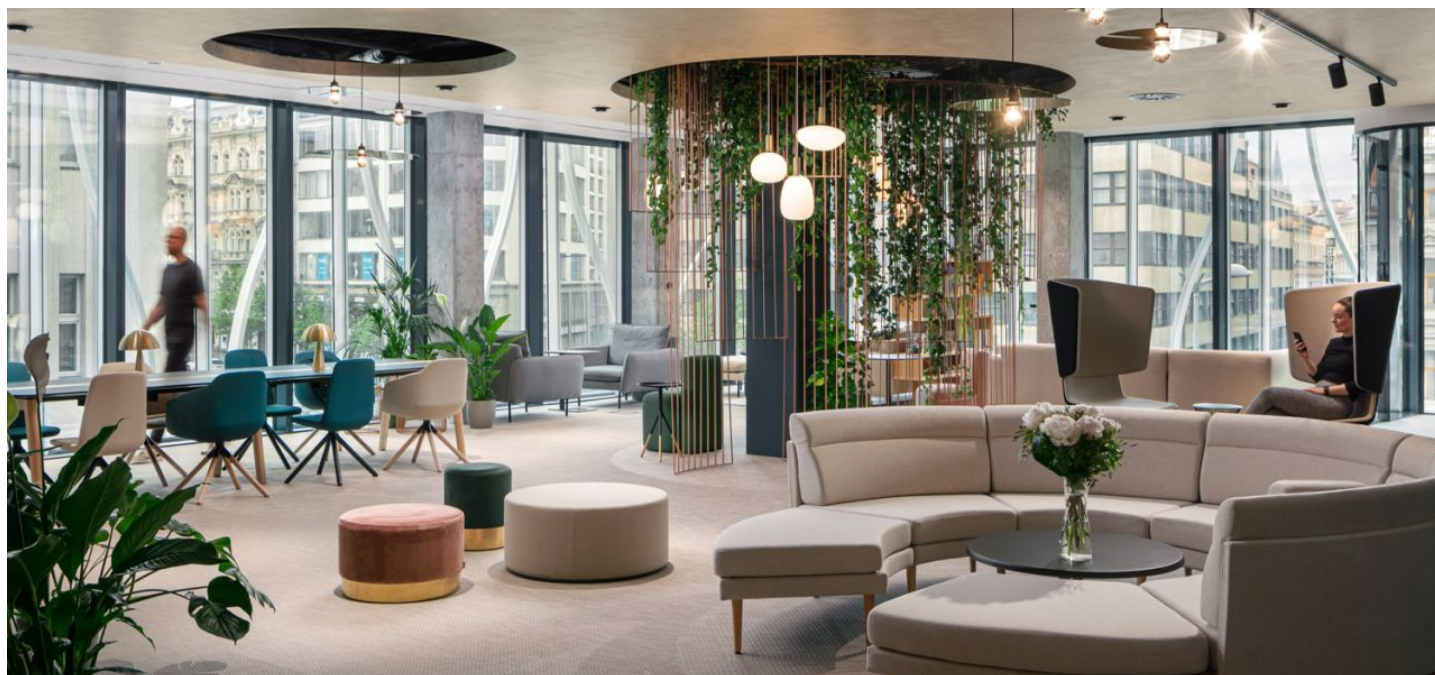


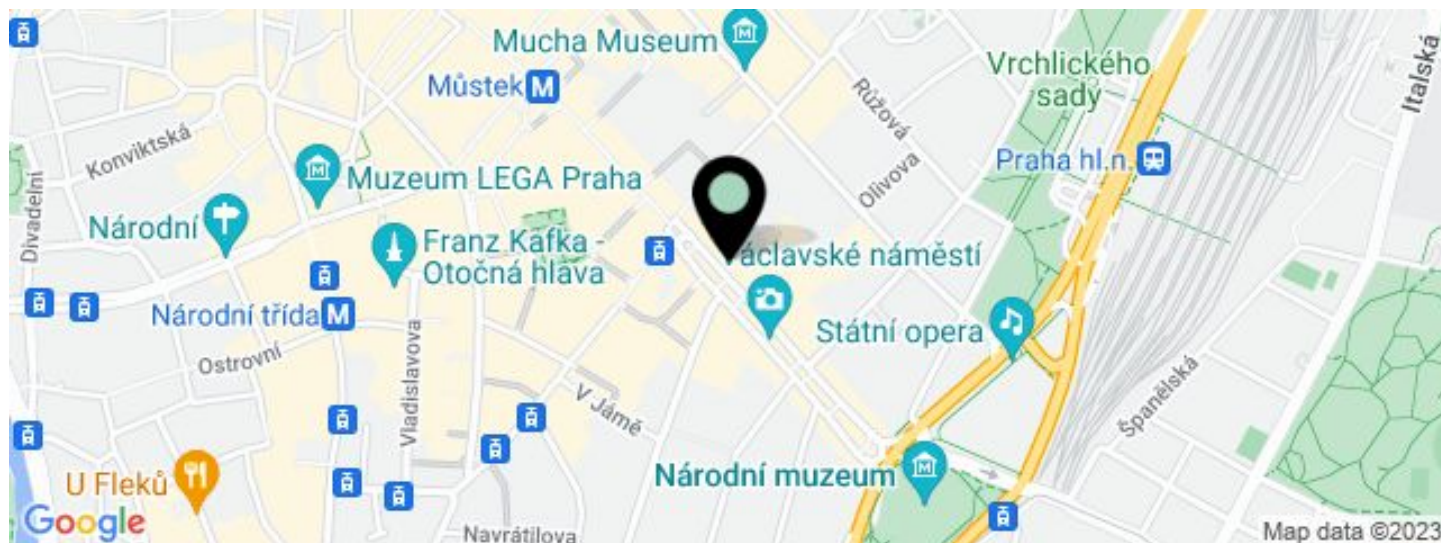


Office building

€ 30.00 - 35.00 / m² | CZK 754 - 879 / m²

2 600 m², Prague 1, Nové Město, Václavské náměstí



**Office building****€ 30.00 - 35.00 / m² | CZK 754 - 879 / m²**2 600 m², Prague 1, Nové Město, Václavské náměstí

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
private serviced offices	20 - 200 m ²	0 CZK monthly per m ²	Yes	€ 30 - 35 / m ²



Office building

€ 30.00 - 35.00 / m² | CZK 754 - 879 / m²

2 600 m², Prague 1, Nové Město, Václavské náměstí

Total building area	2 600 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	36165

Private serviced offices in one of the most distinctive buildings on Wenceslas Square offering flexible office solutions for small companies or corporate clients, complemented by boutique coworking space.

The fully equipped premium offices for lease come with the possibility of arranging flexible lease terms and flexible office space even during the lease term. The serviced offices are complemented by **boutique coworking space**, shared meeting rooms, and professional reception services.

The offices are located in a unique administrative and commercial complex on the corner of Wenceslas Square and Opletalova Street. Designed by the the world-famous Chapman Taylor architectural studio, the building boasts a 21st century design combined with the latest technical solutions. Its BREEAM EXCELLENT certification ensures a healthy indoor environment and respect for the environment.

Location:

A first-class business and administrative address in Prague. The building is easily accessible by public transport, close to the **Muzeum (line A, C)** and **Můstek (line A, B)** metro stations. The trams stops on Vodičkova and Jindřišská streets are within walking distance. The Main Railway Station is a 5-minute walk away.

Shared offices facilities and services:

- Daily reception
- Mail and packages reception
- Accepting phone calls
- Business manager services
- Equipped private offices
- Company headquarters registration and virtual office
- Shared meeting and conference rooms
- Call boxes
- Lounge and shared areas
- Fully equipped kitchenettes including free snacks
- Printers and copy center
- High-speed Internet
- IT help

Equipment and building standards:

- Elegant central reception
- 24/7 security
- Parking in underground garages
- Electric car charging station
- Bike storage room
- Changing rooms and showers
- BREEAM EXCELLENT certification

**Office building****€ 30.00 - 35.00 / m² | CZK 754 - 879 / m²**2 600 m², Prague 1, Nové Město, Václavské náměstí

Total building area	2 600 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	36165

Abundance of daylight
 Smart exterior blinds
 Energy-efficient elevators with recuperation
 Intelligent energy-saving LED lighting
 Zone temperature control
 Comprehensive measurement and control system
 Raised floors
 Indoor fan-coil units
 Central fresh air supply and exhaust on each floor
 Intelligent access system

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