



## Office space

Prague 4, Nusle, Hvězdova

**Rented**

Service price	131 CZK monthly per m <sup>2</sup>
Available area	130 m <sup>2</sup>
Cellar	-
Parking	EUR 130 / ps / month
PENB	G
Reference number	37555

Office premises for lease on the 22nd floor of a modern administrative building, with amazing views of Prague and its vicinity.

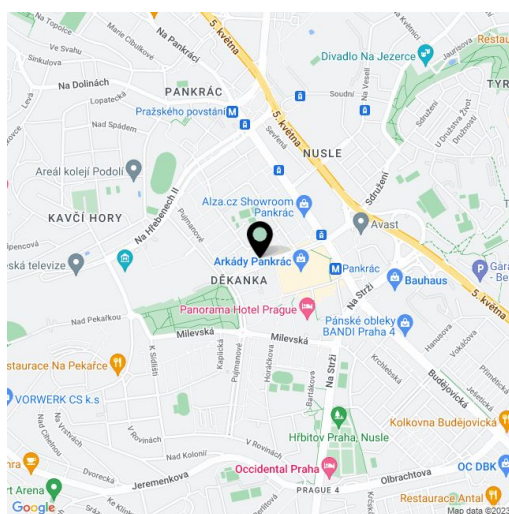
**Location:**

Building is situated in developing administrative area in Prague 4, close to Pankrác metro station (line C). Bus and tram stops are located in walking distance. Direct access to the city ring, conveniently connected to the D1 highway (Prague-Brno-Vienna).

**Features and Services:**

- Fully air-conditioned
- Sprinklers
- Attractive reception area
- 18 elevators including 15 high-speed lifts
- Card access system for entrance
- ESS, CCTV
- 24-hour security building
- Modern system of building management and operation
- Luxury restaurant and conference rooms on the top floor of the building
- Canteen and coffee shop for employees
- Fibre optic backbone with possibility to install telecommunication equipment on building roof
- Visitors parking and car wash in garages
- Indoor parking 795 spaces

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





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