

**Office space**

Prague 4, Nusle, Lomnického

€ 11.11 / m² | CZK 279 / m²

Service price	165 CZK monthly per m ²
Available area	162 m ²
Cellar	-
Parking	EUR 110 / ps / month
PENB	A
Reference number	38011

Serviced offices with flexible lease terms located in the sought-after business district of Pankrác (Prague 4), directly across the street from a metro station.

The total leasable area of 161.9 sq. m. consists of a net office unit area of 95.14 sq. m. and a shared area on the same floor (reception, lounge, corridors, kitchenettes, toilets, utility rooms), including the building add-on factor. Office for lease in **Flexi Balance mode** with discounts of up to 40% on the rent, a furniture rental discount of 50%, and flexible lease terms with a notice period of 14 or 30 days.

myhive Flexi Offices are perfect for anyone looking to lease stylish, furnished offices for several days, weeks, or months. The project offers **private offices** (from 11 sq. m. to 95 sq. m.), **coworking space**, fully equipped **conference rooms**, and a wide spectrum of services designed to make sure your business runs smoothly. The modern facilities of the Pankrác House building, which include garage parking, a restaurant, a cafe, and conference rooms are at your disposal.

Location:

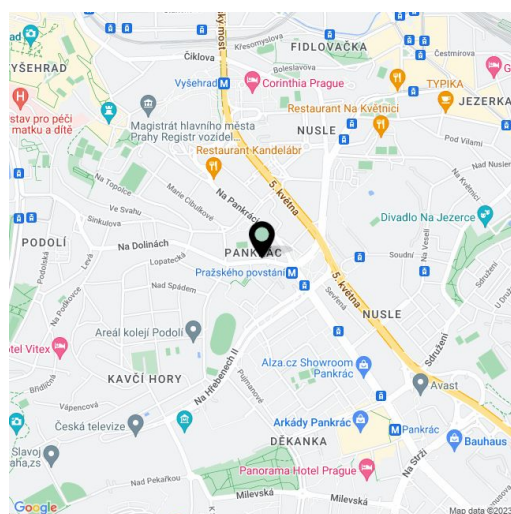
myhive Flexi Offices are easily accessible by car as well as public transportation – the building is **across the street from the Pražského povstání metro station (only 3 stops from Muzeum)**, close to the north-south arterial road (connected to the D1 highway) and several bus and tram stops. Complete civic amenities, Vyšehrad Park, and the popular Náplavka embankment are all within walking distance.

myhive Flexi Offices services:

- Daytime reception
- Receiving mail and packages
- Fully equipped conference rooms (leasable separately)
- Lounge for clients
- Daily office/ Coworking
- Furnished kitchenettes
- Office furniture rental: Basic (IKEA), or Premium (VITRA) standard
- Smart printer
- High speed Wi-Fi
- Personal assistant services
- IT support, legal advice

Equipment and building standards:

- Modern reception and lounge
- Underground parking
- Magnetic card access
- 24/7 security
- Restaurant, cafe, and conference room on the ground floor



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Multifunction control and safety equipment

Raised floors

Openable windows

Fitness room, dressing room, showers, bike storage

Warehouse space

myhive Flexi Offices price list including services:**Coworking:**

Promo - 1 day free!

Hot desking CZK 250/day (from 8:30 a.m. to 6:30 p.m.)

Hot desking CZK 2,500/month (weekdays from 8:30 a.m. to 6:30 p.m.)

Hot desking 24/7 CZK 3,000/month

Daily office:

Office for 4 people from CZK 2,000/day

Private offices:

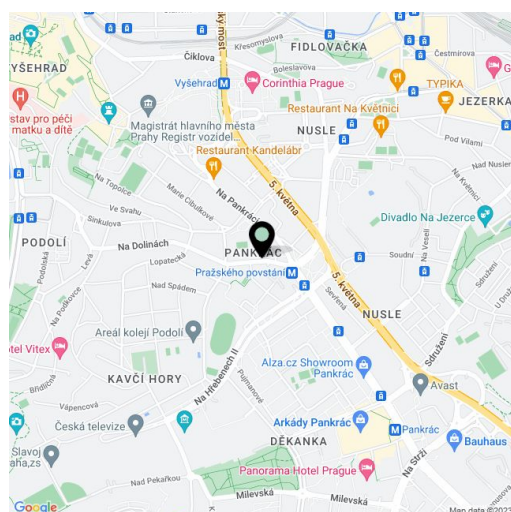
Office for 4 people from CZK 12,900/month / from CZK 11,700/mon. in Flexi Balance mode

Office for 6 people from CZK 26,900/month / from CZK 15,700/mon. in Flexi Balance mode

Office for 8 people from CZK 33,900/month / currently not offered under our Flexi Balance mode

Office for 12 people from CZK 37,900/month / from CZK 16,400/mon. in Flexi Balance mode

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

For more about **myhive Flexi Offices**, see www.myhiveflexi.cz/en.In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.





místnost	typ	užitná plocha m ²	sdílená plocha m ²	celková plocha m ²	osoby
2.03	soukromá kancelář	12,77	9,03	21,80	4
2.04	denní kancelář	15,65	11,05	26,70	4
2.05	soukromá kancelář	11,11	7,79	18,90	4
2.06	soukromá kancelář	11,30	8,00	19,30	4
2.07	soukromá kancelář	44,12	30,98	75,10	9
2.08	soukromá kancelář	21,26	14,94	36,20	6
2.09	soukromá kancelář	13,41	9,49	22,90	4
2.10	soukromá kancelář	13,74	9,66	23,40	4
2.11	soukromá kancelář	14,06	9,94	24,00	4
2.12	soukromá kancelář	13,13	9,27	22,40	4
2.13	soukromá kancelář	30,53	21,47	52,00	6
2.14	soukromá kancelář	28,25	19,85	48,10	6
2.15	soukromá kancelář	28,77	20,23	49,00	6
2.16	soukromá kancelář	21,10	14,80	35,90	6
2.17	soukromá kancelář	21,80	15,30	37,10	6
2.18	soukromá kancelář	22,50	15,80	38,30	6
2.19	soukromá kancelář	29,78	20,92	50,70	9
2.25	soukromá kancelář	16,77	11,83	28,60	4
2.27	soukromá kancelář	34,95	24,55	59,50	12
2.29	soukromá kancelář	13,06	9,24	22,30	4
2.30	soukromá kancelář	12,82	9,08	21,90	4
2.31	soukromá kancelář	12,82	9,08	21,90	4
2.32	soukromá kancelář	12,82	9,08	21,90	4
2.33	soukromá kancelář	22,49	15,81	38,30	4
2.35	soukromá kancelář	27,46	19,34	46,80	6
2.36	soukromá kancelář	42,23	29,67	71,90	11
2.37	soukromá kancelář	43,94	30,86	74,80	11
2.38	coworking	95,14	66,76	161,90	20
2.39	soukromá kancelář	25,15	17,65	42,80	6
2.40	soukromá kancelář	17,14	12,06	29,20	3
2.41	soukromá kancelář	17,04	11,96	29,00	3
2.42	soukromá kancelář	26,04	18,26	44,30	6
2.43	soukromá kancelář	25,78	18,12	43,90	6
2.44	soukromá kancelář	32,03	22,47	54,50	8
2.45	soukromá kancelář	40,75	28,65	69,40	8
2.46	soukromá kancelář	24,76	17,44	42,20	6

Podíl na společných prostorech budovy je 6,5%.