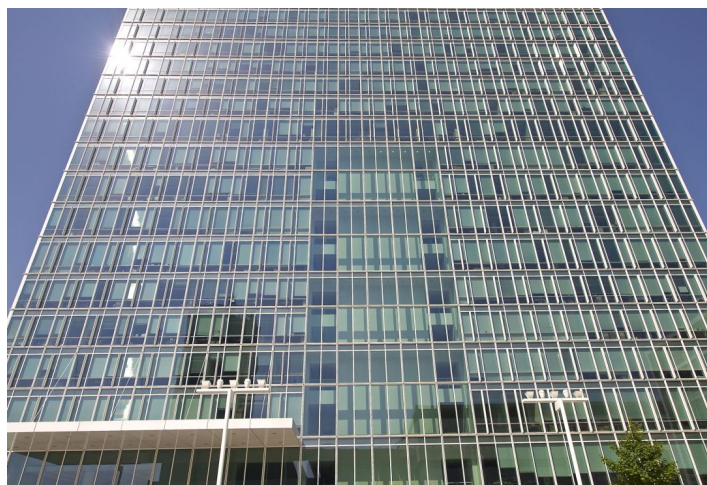
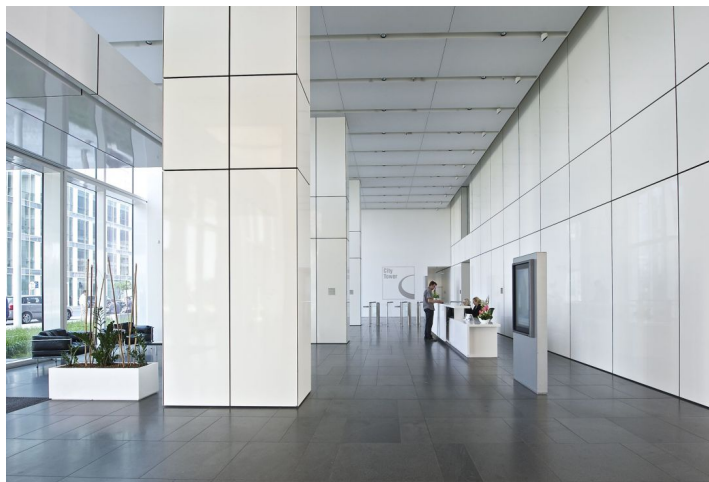




## Office space

Prague 4, Nusle, Hvězdova

€ 15.00 - 20.00 / m<sup>2</sup> | CZK 371 - 494 / m<sup>2</sup>





## Office space

Prague 4, Nusle, Hvězdova

€ 15.00 - 20.00 / m<sup>2</sup> | CZK 371 - 494 / m<sup>2</sup>

|                  |                                    |
|------------------|------------------------------------|
| Service price    | 131 CZK monthly per m <sup>2</sup> |
| Available area   | 283 m <sup>2</sup>                 |
| Cellar           | -                                  |
| Parking          | EUR 130 / ps / month               |
| PENB             | G                                  |
| Reference number | 38077                              |

Office premises for lease on the 3rd floor of a modern administrative building, with amazing views of Prague and its vicinity.

**Location:**

Building is situated in developed 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:**

A class office space, flexible layout (open space and partitioned offices)

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.

