



Office space

€ 15.50 - 23.00 / m<sup>2</sup> | CZK 392 - 582 / m<sup>2</sup>

Praha 4, Nusle, Hvězdova



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<b>Service price</b>	185 CZK monthly per m <sup>2</sup>
<b>Available area</b>	510 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 130 / pp / month
<b>PENB</b>	G
<b>Reference number</b>	38565

Office space for lease on the 24th floor in building which is one of the tallest buildings in the Czech Republic, and is one of the dominants of Prague's skyline. The author of the project is the important American architect Richard Meier. The building has also received BREEAM certification at the Very Good level. Up to 13 parking spaces on the 1st and 2nd underground floors.

**Location:**

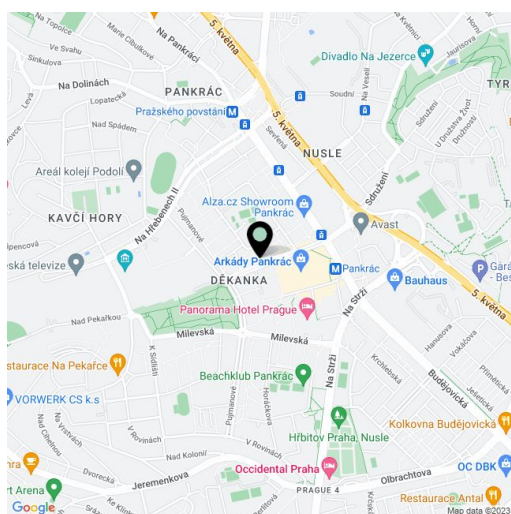
The building is situated in a developed administrative area in Prague 4, close to the Pankrác metro station (line C). Bus and tram stops are located within walking distance. Direct access to the city ring and other major highways.

**Features and Services:**

- 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
- A class office space, flexible layout (open space and partitioned offices)
- Fully air-conditioned
- Sprinklers
- Parking spaces

Images might not accurately reflect the current state of the premises.

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







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