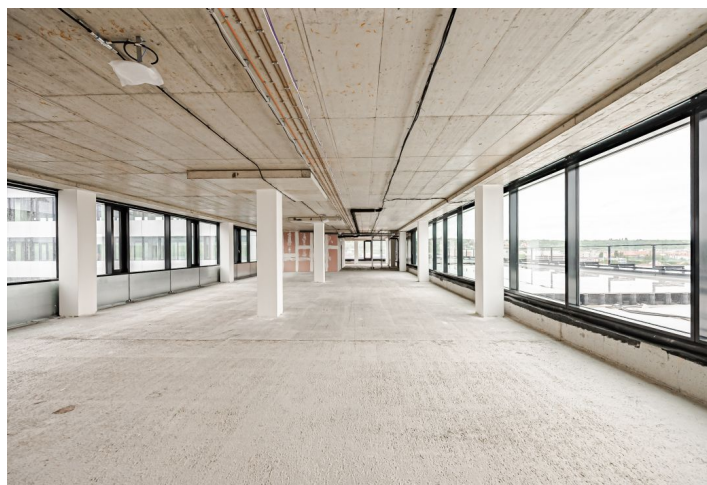
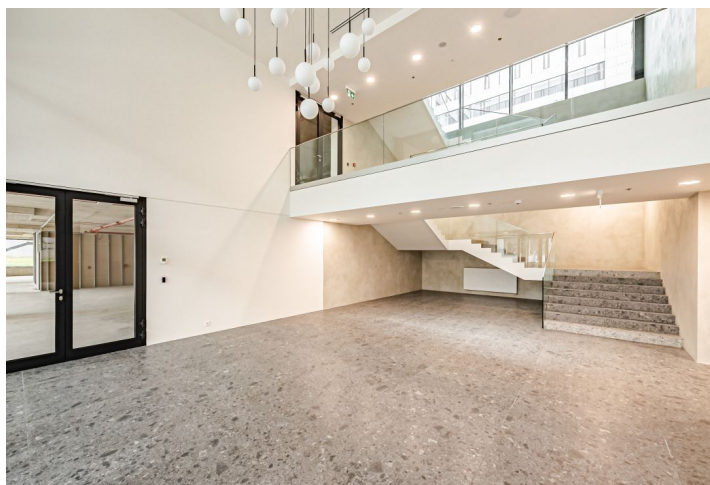
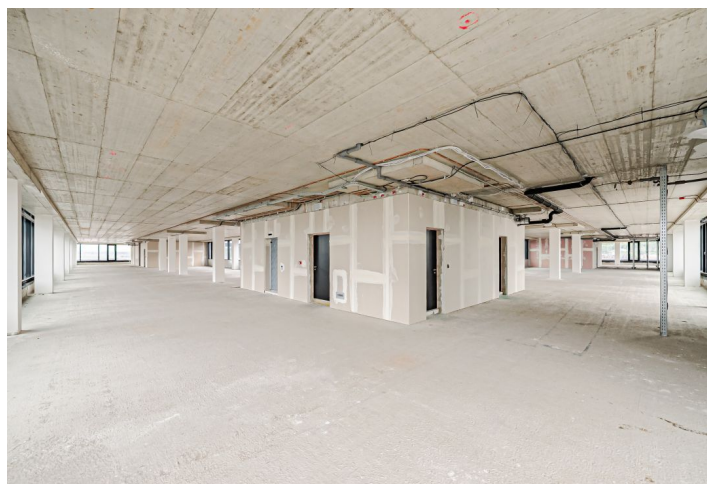




## Office space

Prague 9, Libeň, Českomoravská

€ 15.00 / m<sup>2</sup> | CZK 377 / m<sup>2</sup>



**Office space**

Prague 9, Libeň, Českomoravská

**€ 15.00 / m<sup>2</sup> | CZK 377 / m<sup>2</sup>**

<b>Service price</b>	95 CZK monthly per m <sup>2</sup>
<b>Available area</b>	170 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	120 EUR / pp / month
<b>PENB</b>	A
<b>Reference number</b>	39122

Office space for lease on the 2nd floor in new administrative complex located in the Vysočany part of Prague. The building consists of 10 above-ground and 2 underground floors. Each unit has a separate access hallway and elevator. There is a spacious lobby spread out over 2 floors. The complex also has 300 parking spaces. The building has received LEED Silver certified.

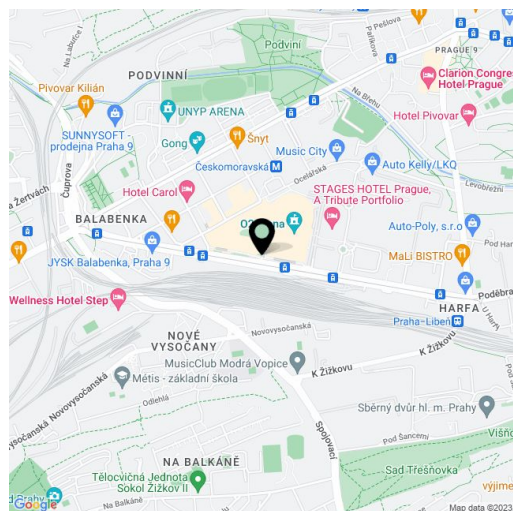
**Location:**

Good accessibility by public transport. You can walk to the Českomoravská (line B) metro station in 7 minutes. The Ocelářská bus and tram stop are right next to the building. The Galerie Harfa shopping center is nearby.

**Features and services:**

- Wheelchair access
- 4 access corridors
- 6 elevators
- Clear height of 3 m
- Cafeteria in the building
- Security cameras
- 24/7 security
- Self-opening windows
- Floor load of 350 kg/sq. m.
- Double floors with floor boxes
- Ventilation by a central unit with recuperation
- Internal blinds + glass with a shading coefficient
- Optical cable
- Sprinklers
- Building Control System
- Central server room
- Central heating and air-conditioning

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





2. patro / 2nd floor