

**Office space**

Prague 9, Vysočany, Českomoravská

**€ 16.50 / m<sup>2</sup> | CZK 414 / m<sup>2</sup>**

<b>Service price</b>	95 CZK monthly per m <sup>2</sup>
<b>Available area</b>	1 964 m <sup>2</sup>
<b>Cellar</b>	-
<b>Terrace</b>	289 m <sup>2</sup>
<b>Parking</b>	120 EUR / pp / month
<b>PENB</b>	A
<b>Reference number</b>	39126

Office space for lease on the 9th 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 is aiming to be LEED Silver certified. The space cannot be divided.

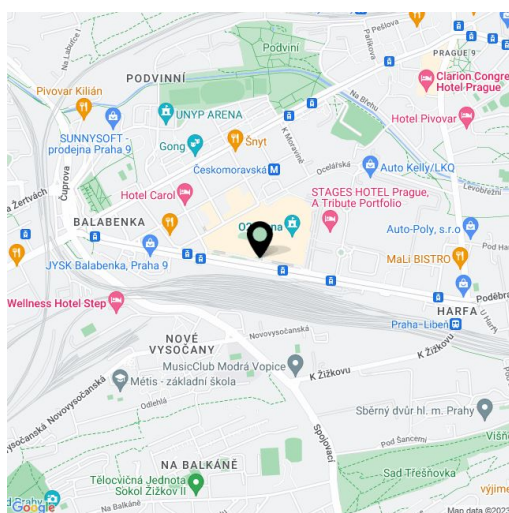
**Location:**

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.

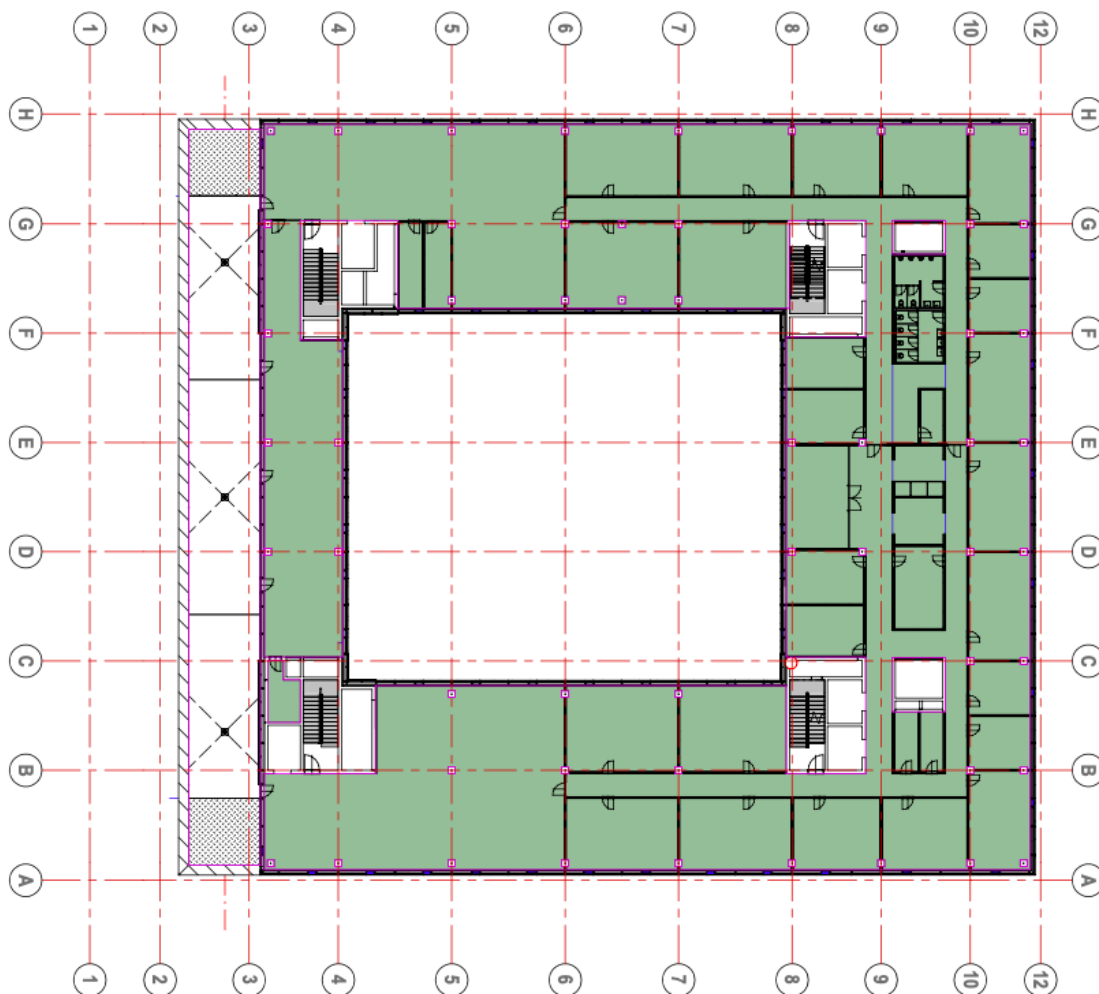




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9. patro / 9th floor

