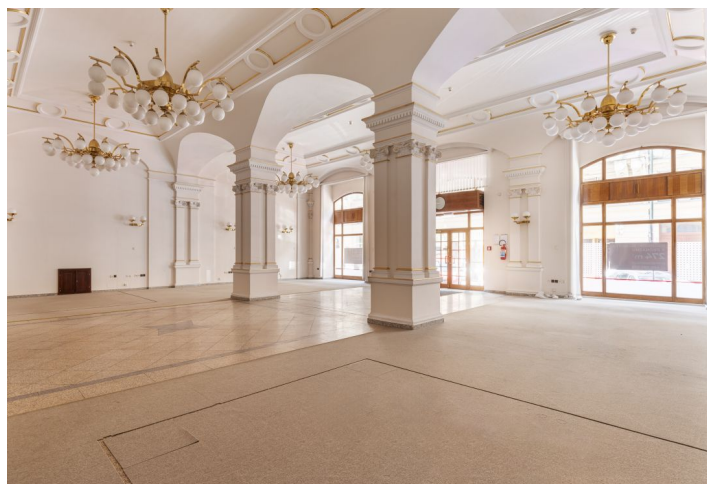
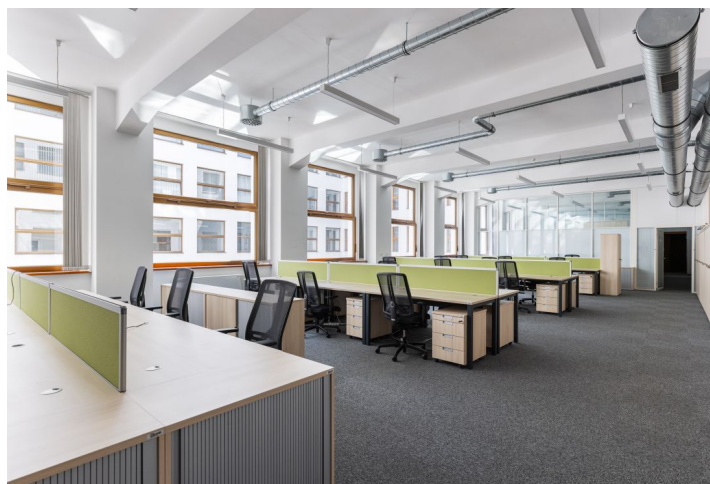


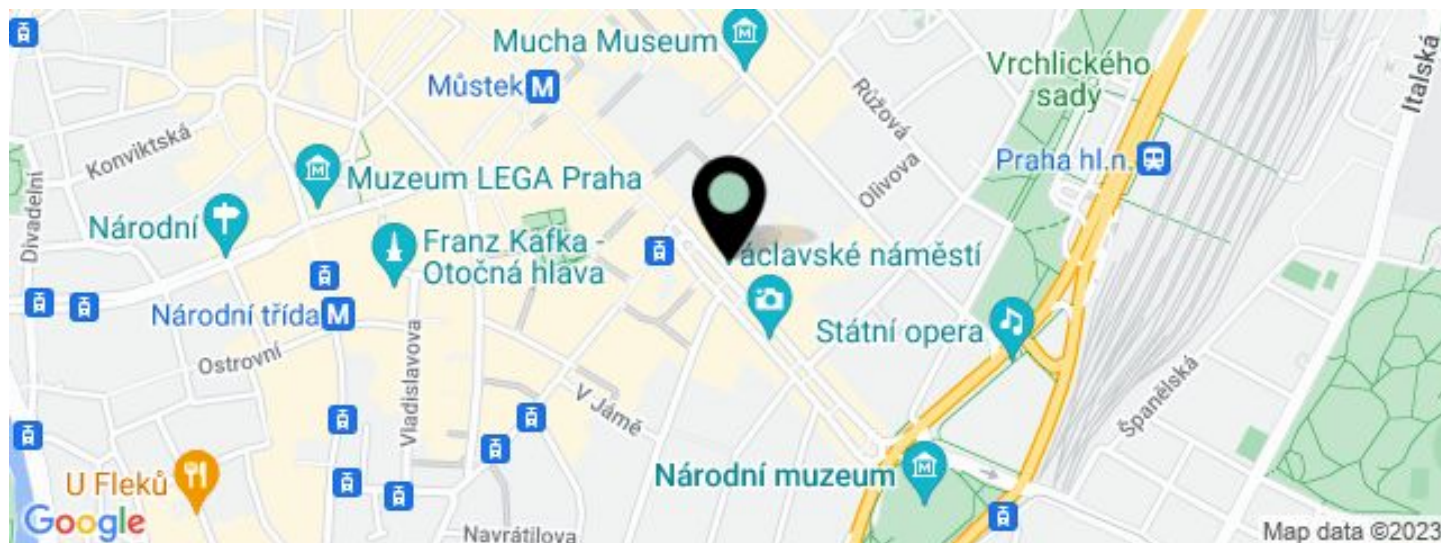


# Office building

€ 12.00 - 22.00 / m<sup>2</sup> | CZK 301 - 552 / m<sup>2</sup>

2 947 m<sup>2</sup>, Prague 1, Nové Město, Václavské náměstí



**Office building****€ 12.00 - 22.00 / m<sup>2</sup> | CZK 301 - 552 / m<sup>2</sup>**2 947 m<sup>2</sup>, Prague 1, Nové Město, Václavské náměstí

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
<b>Building C, Office space</b>	300 m <sup>2</sup>	140 CZK monthly per m <sup>2</sup>	CZK 6 000 / pp / month	€ 12 - 22 / m <sup>2</sup>
<b>Building B, Office space</b>	907 m <sup>2</sup>	140 CZK monthly per m <sup>2</sup>	Yes	€ 12 - 22 / m <sup>2</sup>
<b>Building A, Office space</b>	1 740 m <sup>2</sup>	140 CZK monthly per m <sup>2</sup>	CZK 6 000 / pp / month	€ 12 - 22 / m <sup>2</sup>

**Office building****€ 12.00 - 22.00 / m<sup>2</sup> | CZK 301 - 552 / m<sup>2</sup>**2 947 m<sup>2</sup>, Prague 1, Nové Město, Václavské náměstí

Service price	140 CZK monthly per m <sup>2</sup>
Total building area	20 000 m <sup>2</sup>
Tenant consumption	—
Parking	CZK 6 000 / pp / month
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	39255

**Modern office space for lease in a building located in the historic city center on Wenceslas Square. The listed building was built in the 1930s by Czech architect Ing. František Roith. The size of a typical floor is 1,700 sq. m. The premises are equipped with office furniture and there is a terrace and garage parking available.**

**Maximum lease term: end of 2026****Location:**

Excellent accessibility by public transport. All metro lines are within a 2-minute walking distance—the Muzeum (line A, C), Můstek (line A, B) metro stations and the Václavské náměstí and Vodičkova tram stops. In the vicinity of the building are also all civic amenities, boutiques, cafes, restaurants, banks, and a shopping center.

**Features and services:**

Reception  
Air-conditioning  
Computer network, optical cabling  
24/7 access via cards  
Bike parking  
Canteen  
Office furniture  
Shower  
Parking spaces in the garage  
Storage space  
Terraces

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