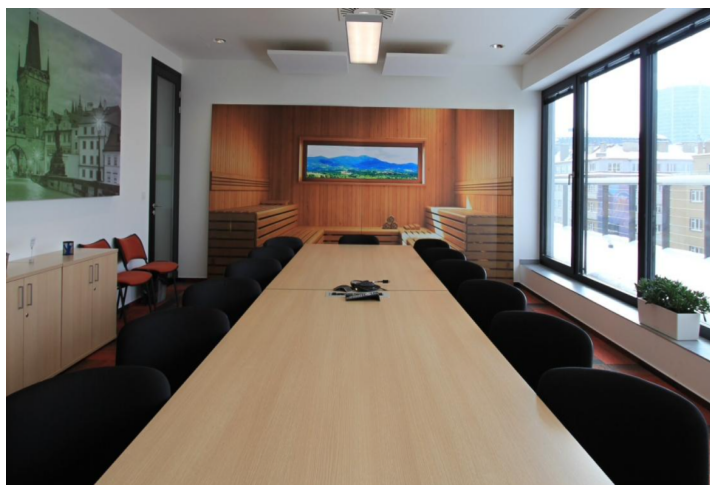
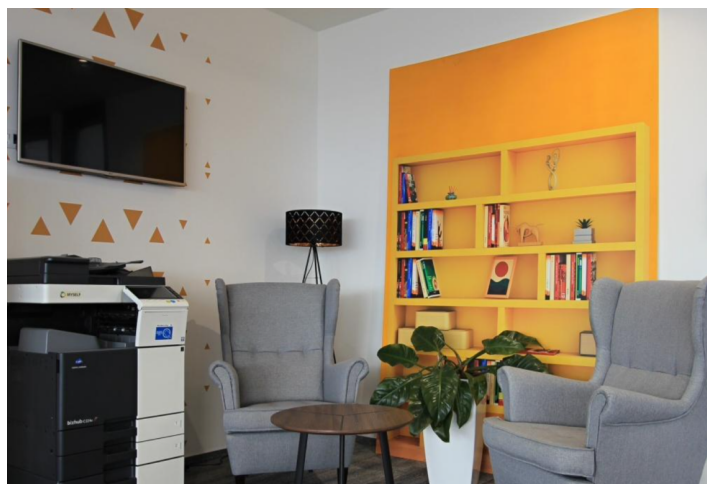
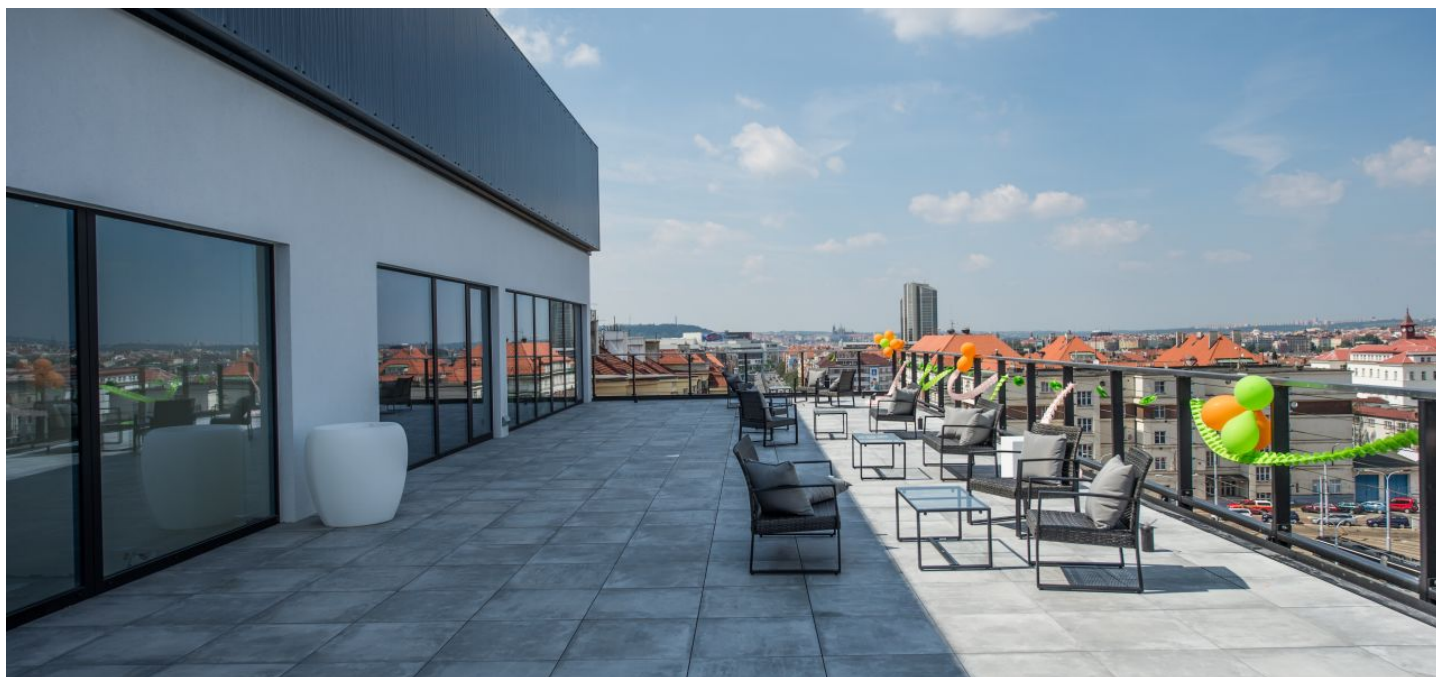




## Office space

Prague 4, Nusle, 5. Května

Rented





## Office space

Prague 4, Nusle, 5. Května

**Rented**

<b>Service price</b>	80 CZK monthly per m <sup>2</sup>
<b>Available area</b>	550 m <sup>2</sup>
<b>Cellar</b>	-
<b>Terrace</b>	222 m <sup>2</sup>
<b>Parking</b>	EUR 165 / ps / month
<b>PENB</b>	B
<b>Reference number</b>	39755

Office space for sublease till 31st May 2025 on the 5th floor in ambitious five-story modern office building. Tenants have the option of flexible division of offices, in addition, they can use a common terrace. The offices offer an above-standard clear height (3 m), non-stop access or outdoor blinds, the building includes underground garages with a charging station for electric cars, a bicycle shed with showers and retail space on the ground floor.

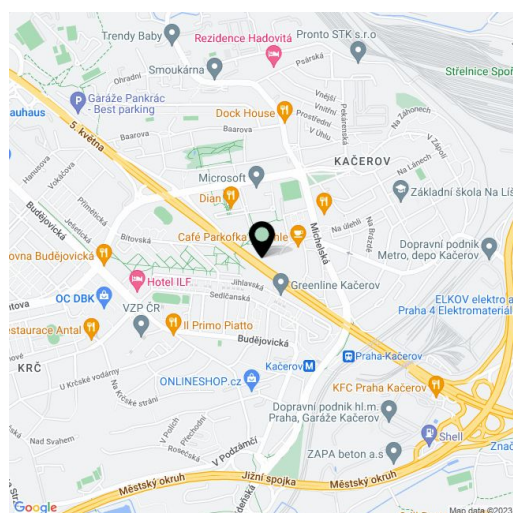
### Location:

The building will be located in a prime location in Prague 4 that is the fastest growing commercial area in the Czech capital with great potential for development. The building will be located between the Pankrác and Pražského povstání metro stations on line C, near several tram stations and close to the Highway D1 exit, which connects Prague to Brno and Vienna.

### Features and Services:

- Openable windows
- Ventilation and air conditioning
- Lowered ceiling with lighting
- Clear height 3 m
- External blinds
- Double floors
- Structured cabling
- Wheelchair access
- Parking

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





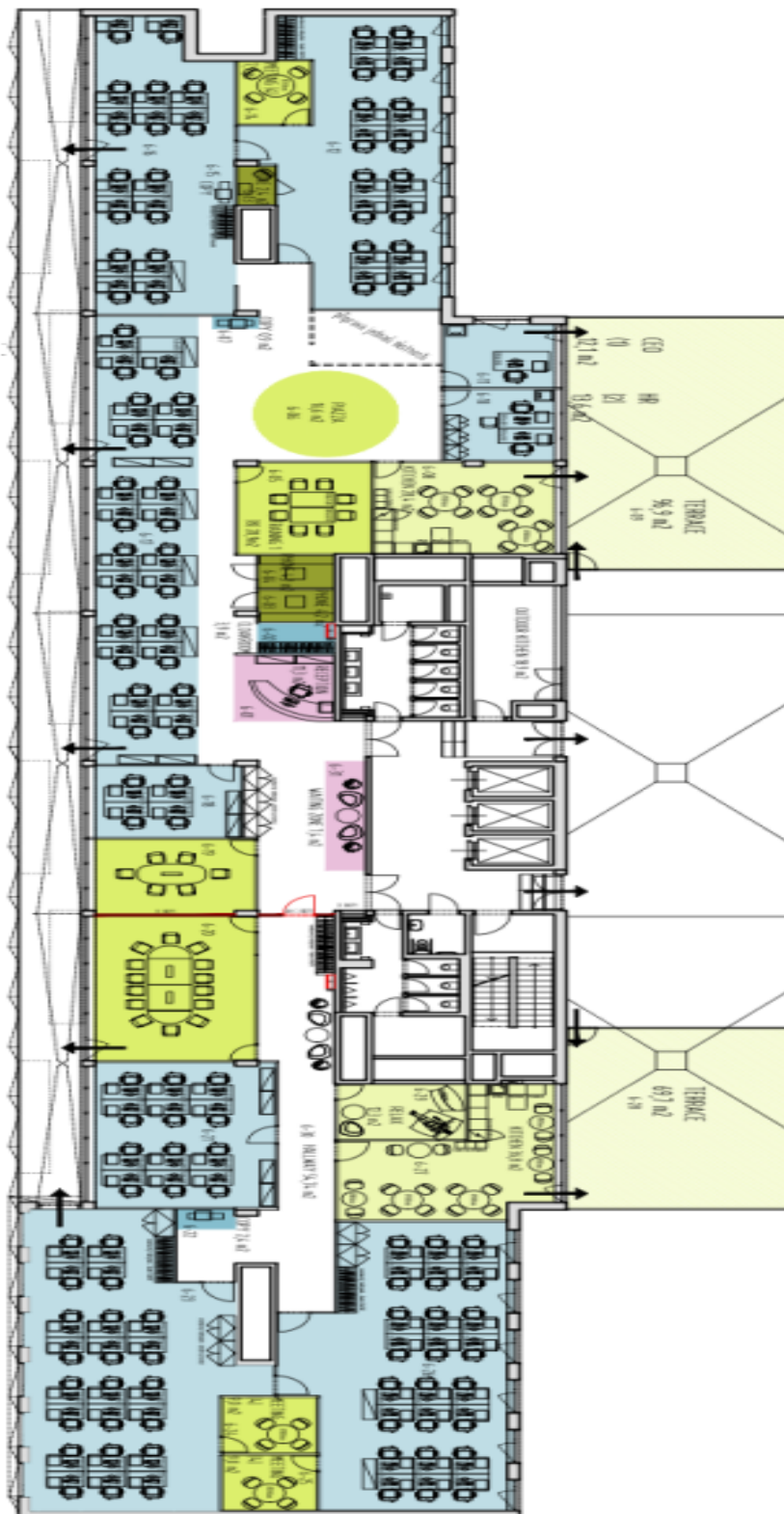
Office space

Prague 4, Nusle, 5. Května

Rented

working places: 121  
meeting rooms capacity: 44  
phone booths: 3

6 NP



- WORKSTATION
- MEETING ROOM
- PRIVATE OFFICE
- COMMON AREA
- SERVICE AREA
- ENTRANCE