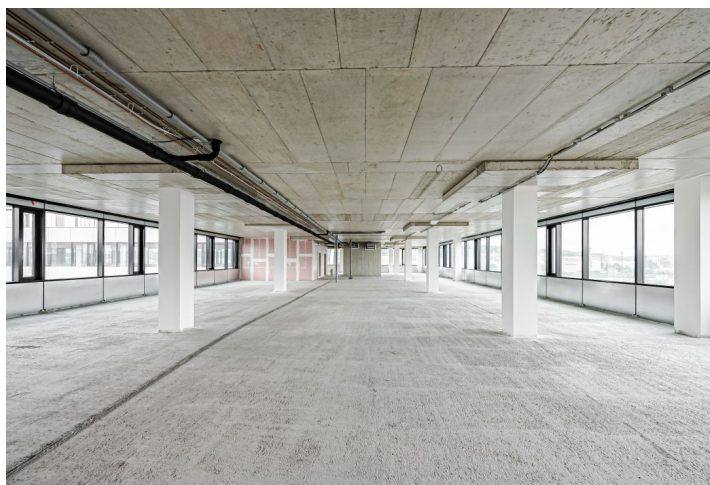
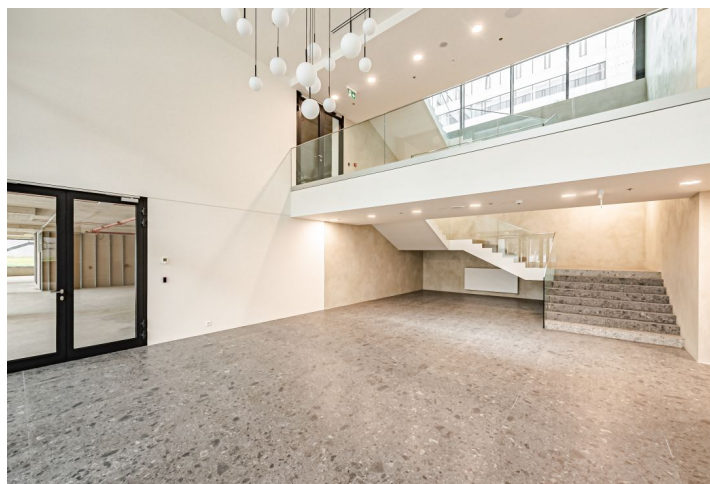




# Office space

Prague 9, Libeň, Českomoravská

€ 15.00 / m<sup>2</sup> | CZK 376 / m<sup>2</sup>



**Office space**

Prague 9, Libeň, Českomoravská

**€ 15.00 / m<sup>2</sup> | CZK 376 / m<sup>2</sup>**

|                  |                                   |
|------------------|-----------------------------------|
| Service price    | 95 CZK monthly per m <sup>2</sup> |
| Available area   | 500 m <sup>2</sup>                |
| Cellar           | -                                 |
| Parking          | 120 EUR / pp / month              |
| PENB             | A                                 |
| Reference number | 41254                             |

This new administrative complex located in the Vysočany part of Prague offers a total of 12,700 sq. m. of modern Class A office space for lease. 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. LEED Silver certification.

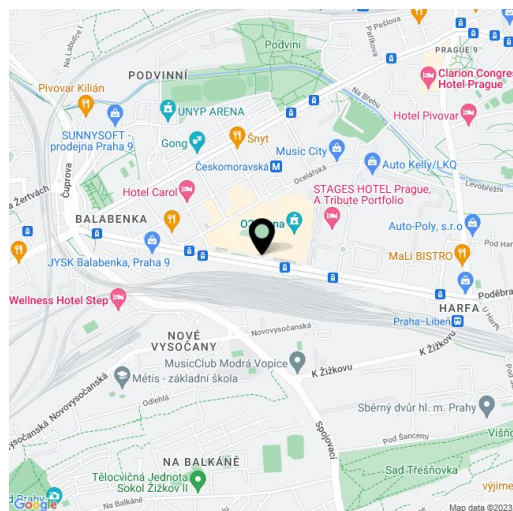
**Location:**

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

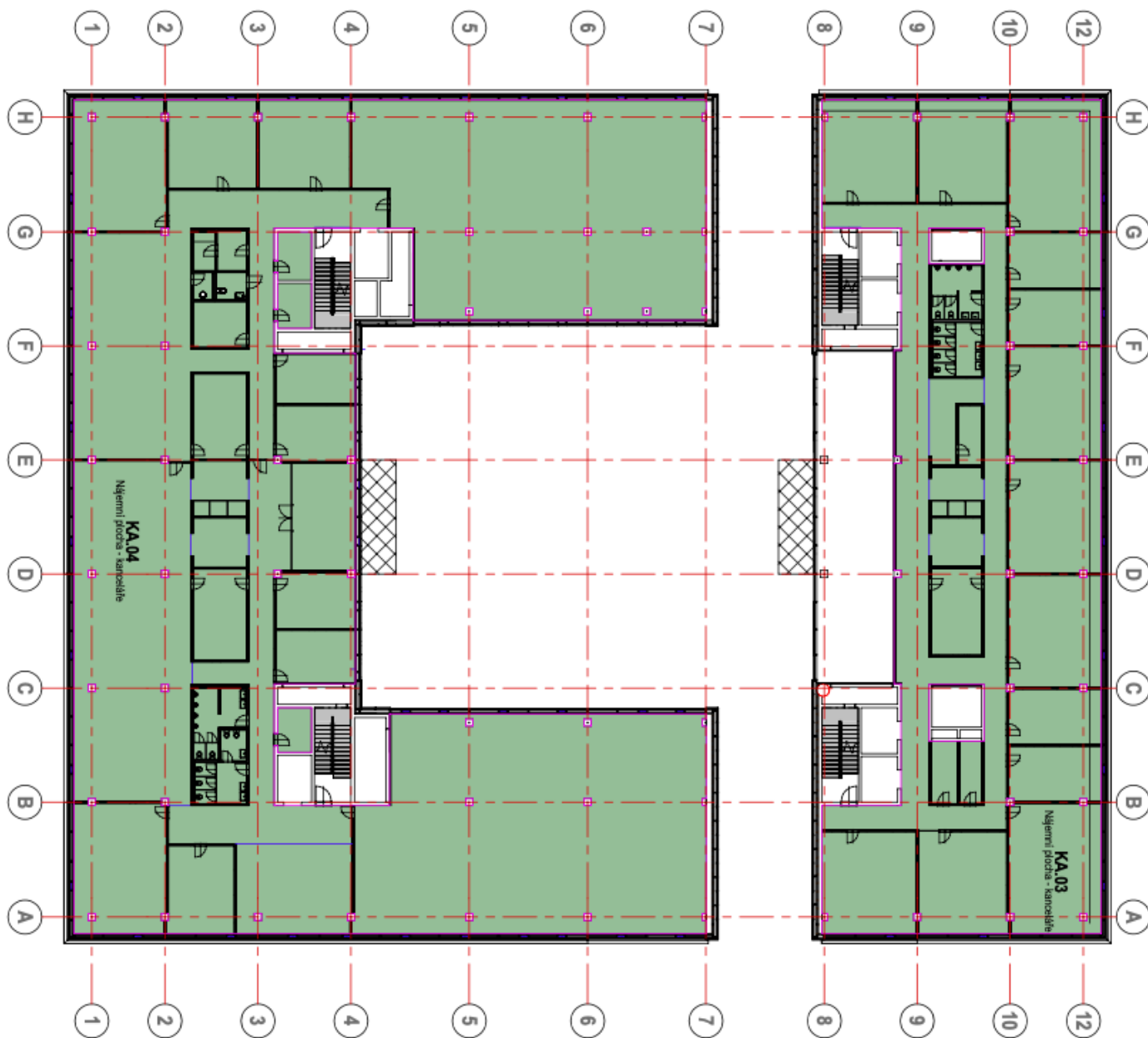
Rental and service charges are listed without VAT. Lessee pays no commission.





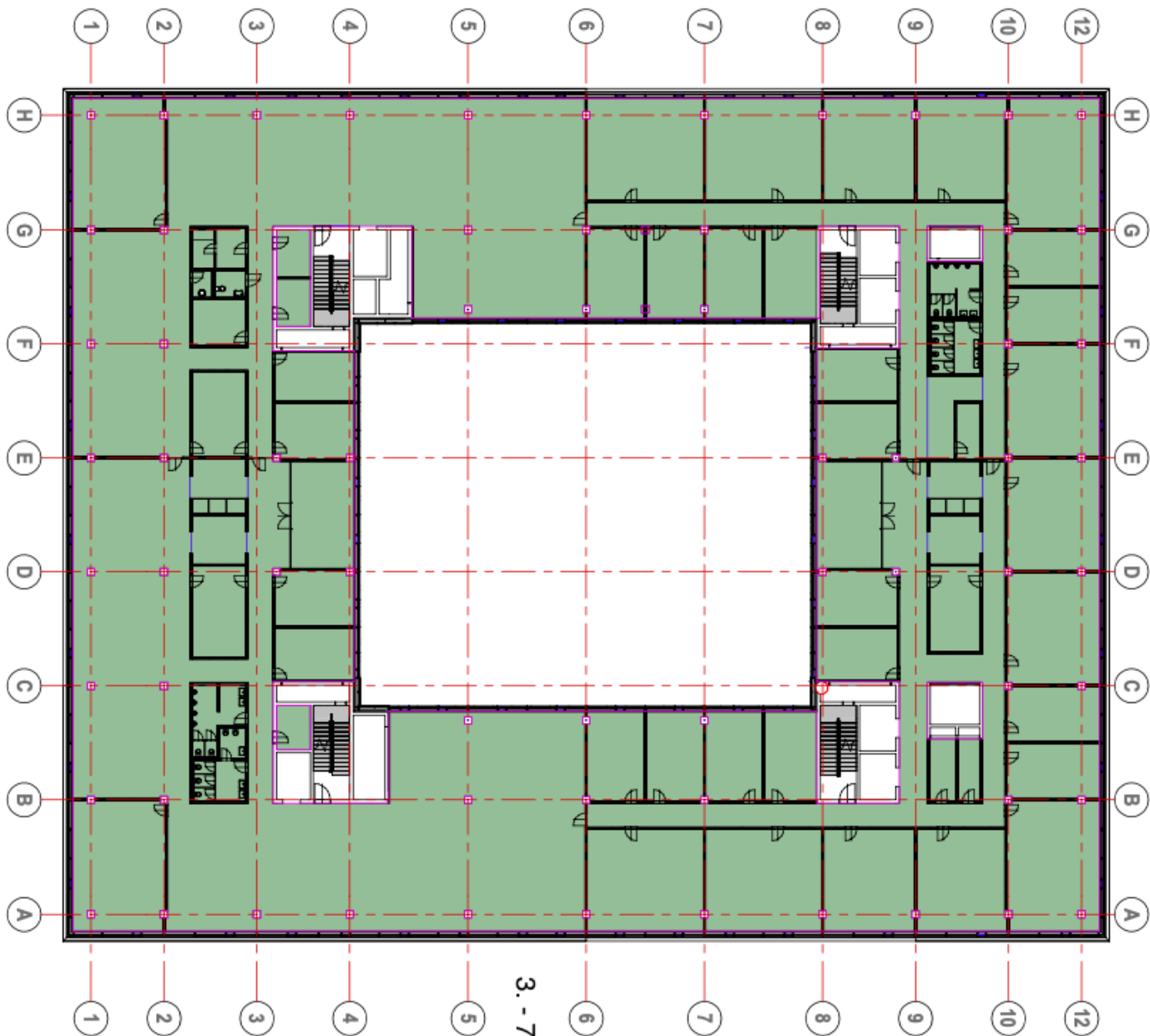
1. patro / 1st floor





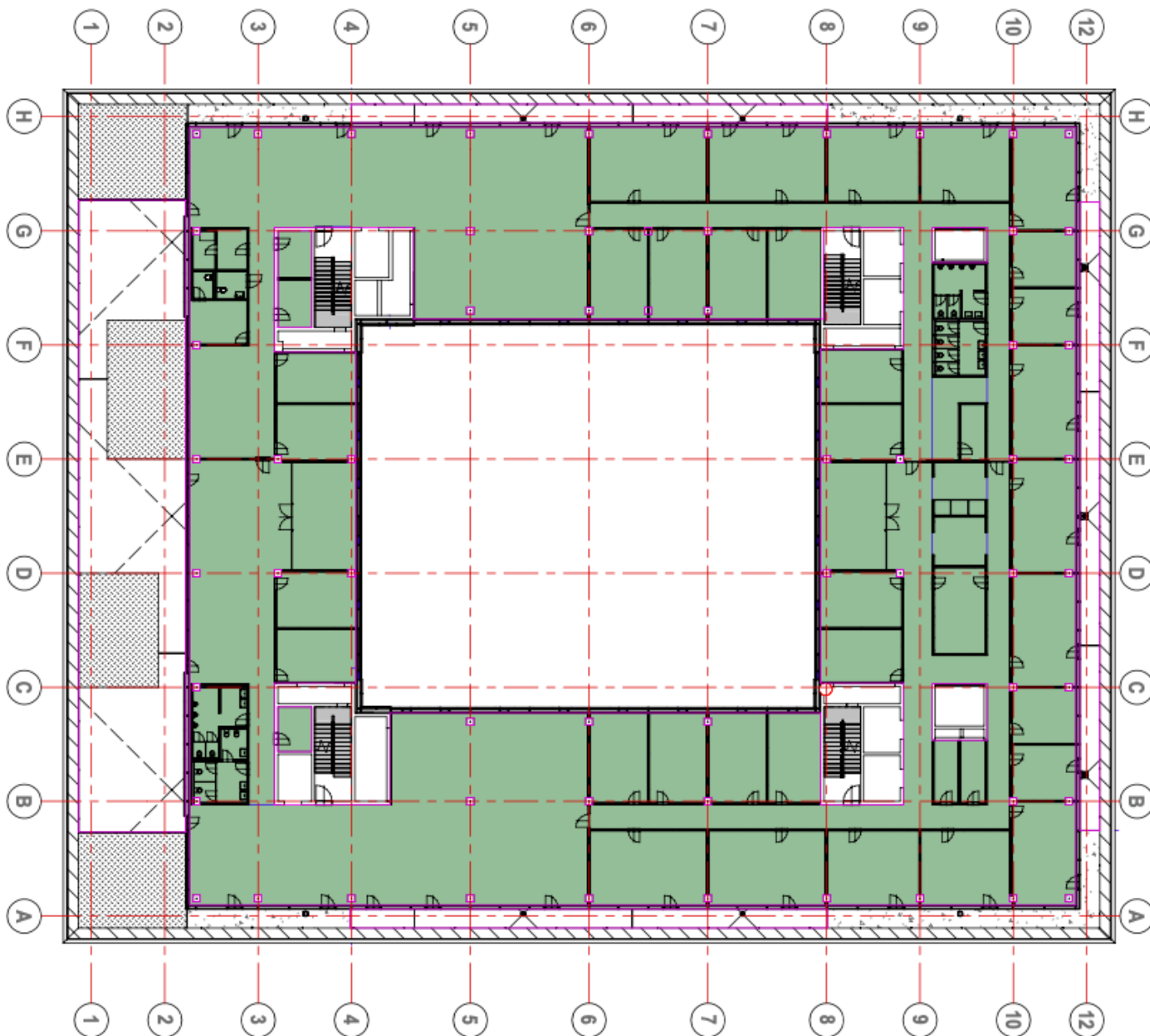
2. patro / 2nd floor





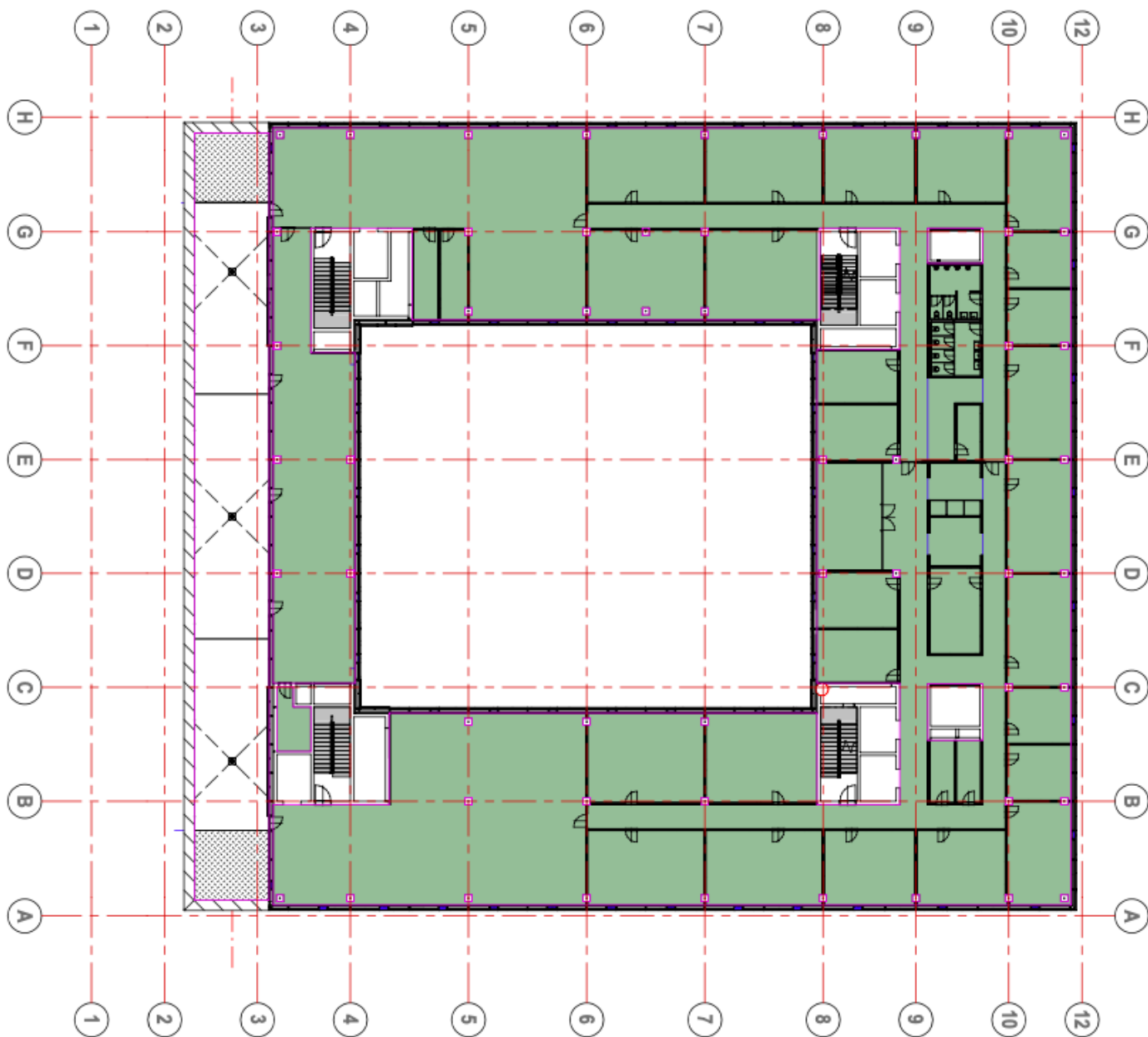
3. - 7. patro / 3rd - 7th floor





8. patro / 8th floor





9. patro / 9th floor

