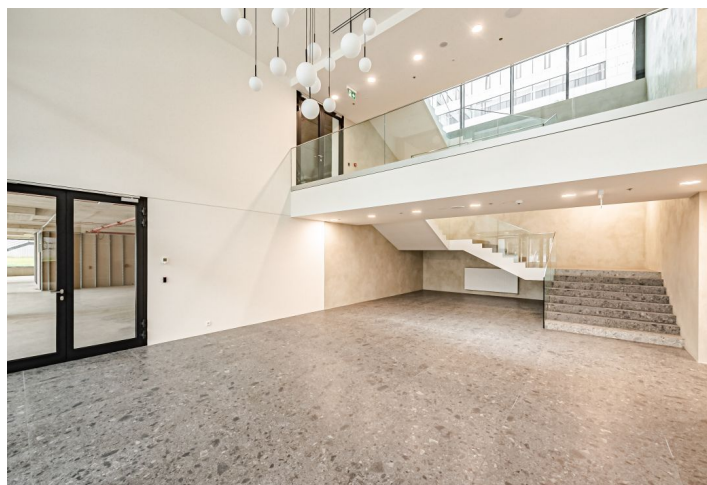
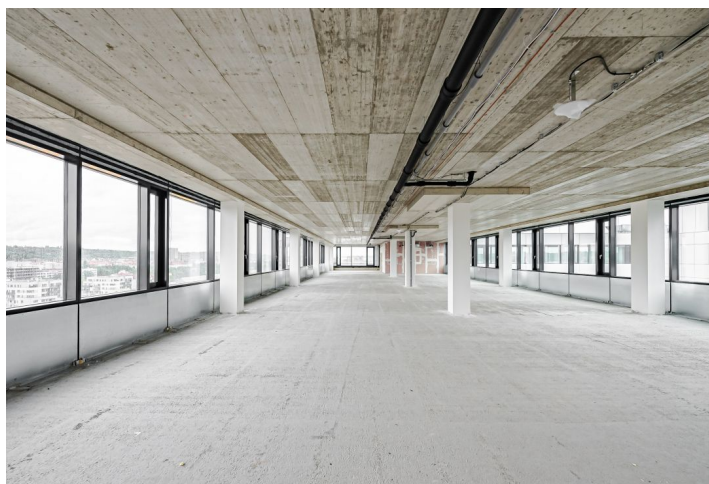




## Office space

Rented

Prague 9, Libeň, Českomoravská





Prague 9, Libeň, Českomoravská

Service price	95 CZK monthly per m <sup>2</sup>
Available area	800 m <sup>2</sup>
Cellar	-
Parking	EUR 100 / pp / month
PENB	A
Reference number	41255

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.

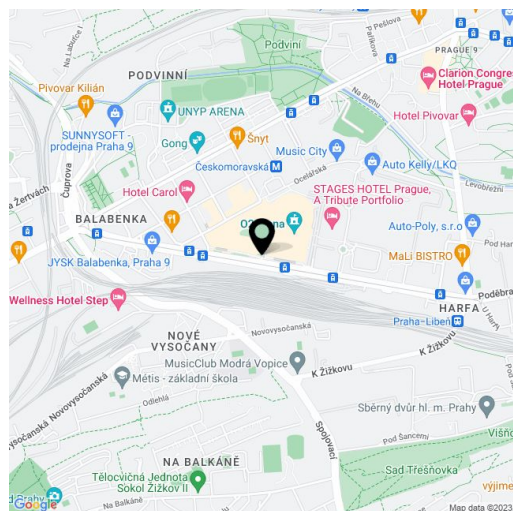
**Location:**

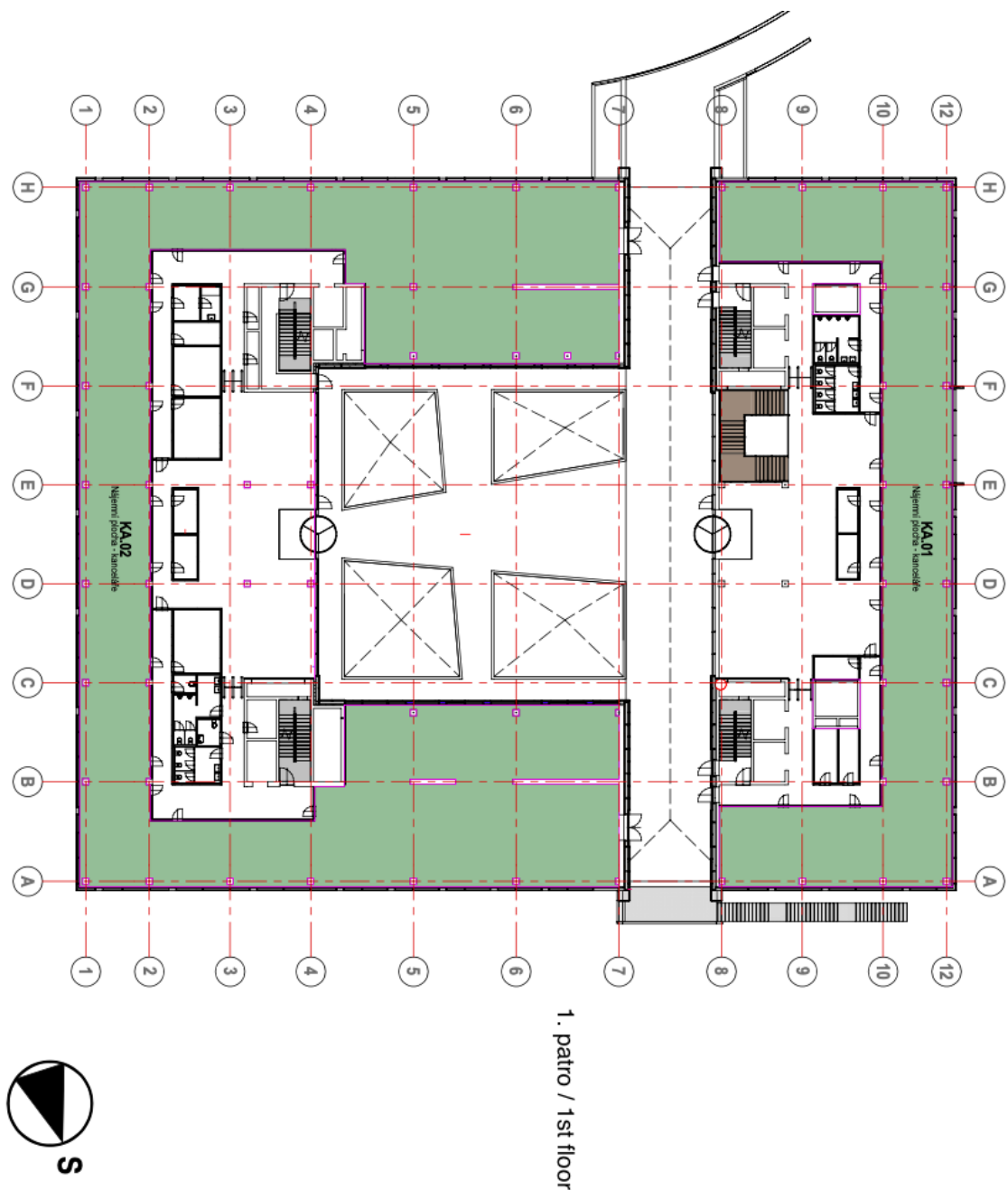
Good accessibility by public transport. You can walk to the Českomoravská (line B) metro station in 7 minutes. The Ocelářská bus and tram stop are right next to the building. The Galerie Harfa shopping center is nearby.

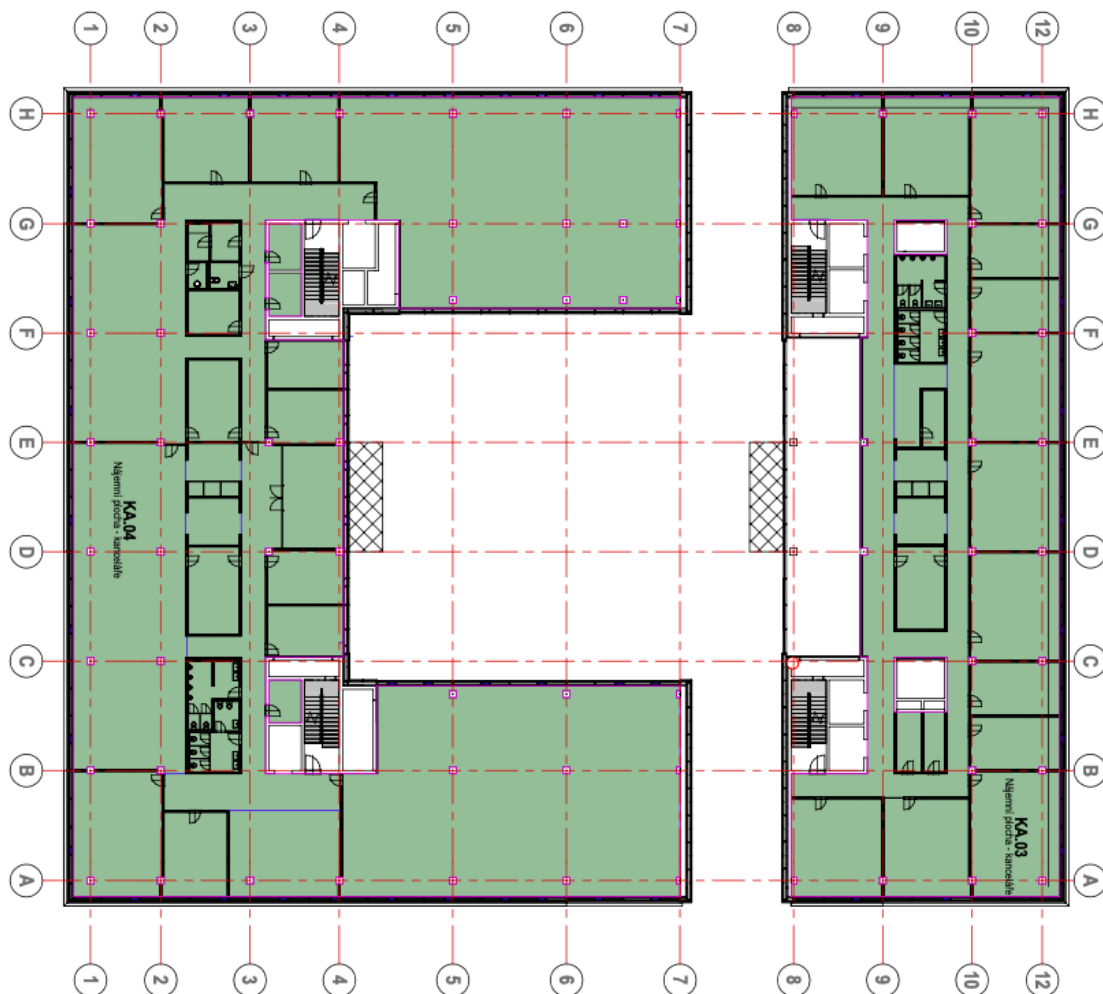
**Features and services:**

- 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

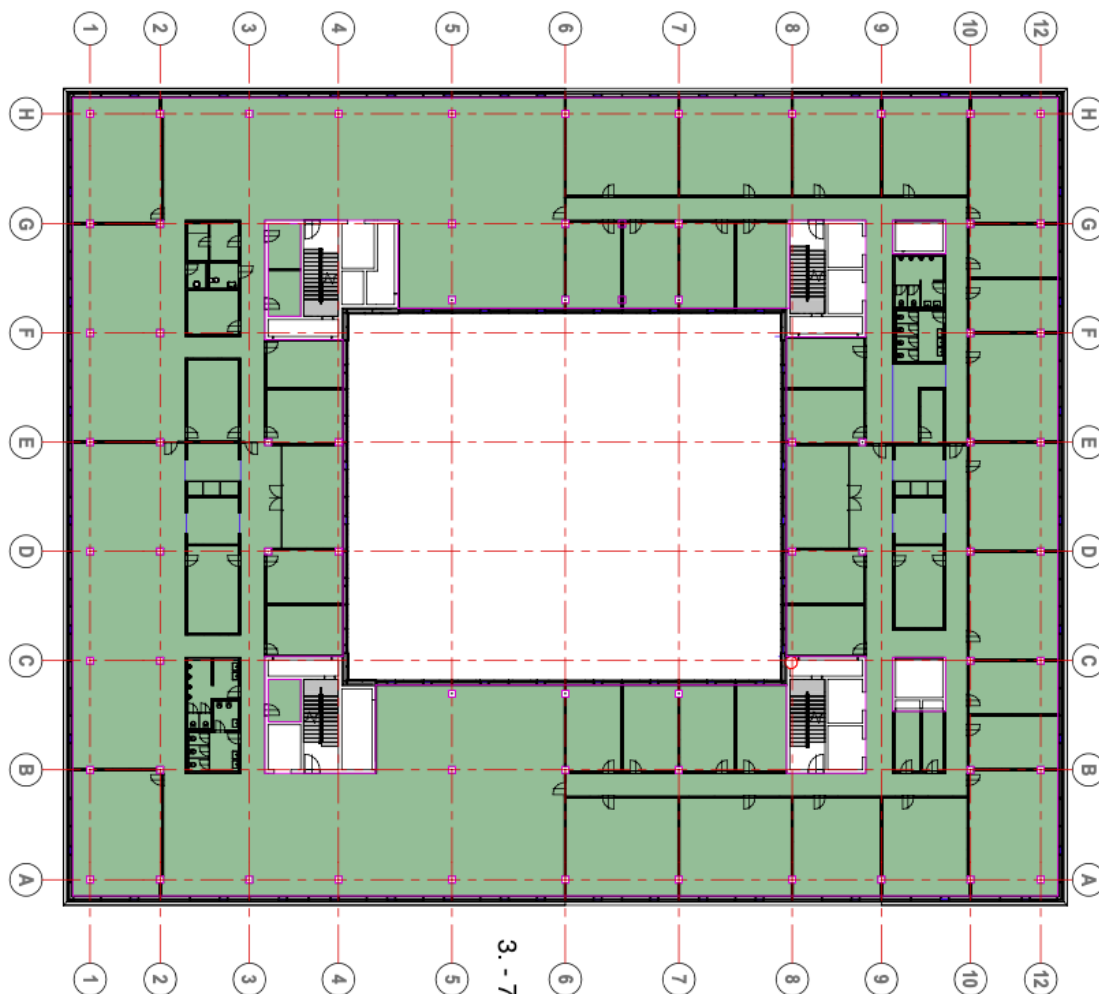
Rental and service charges are listed without VAT. Lessee pays no commission.





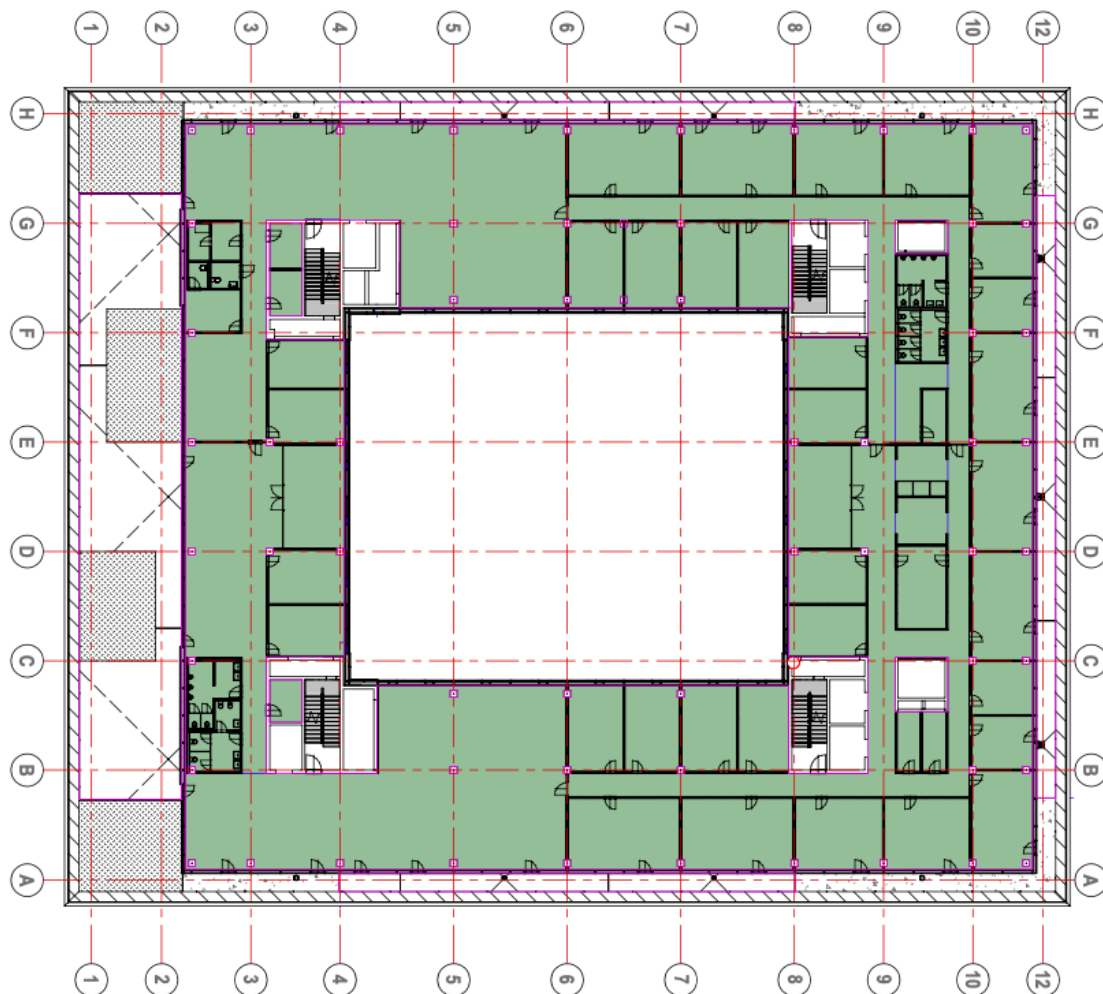


2. patro / 2nd floor



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





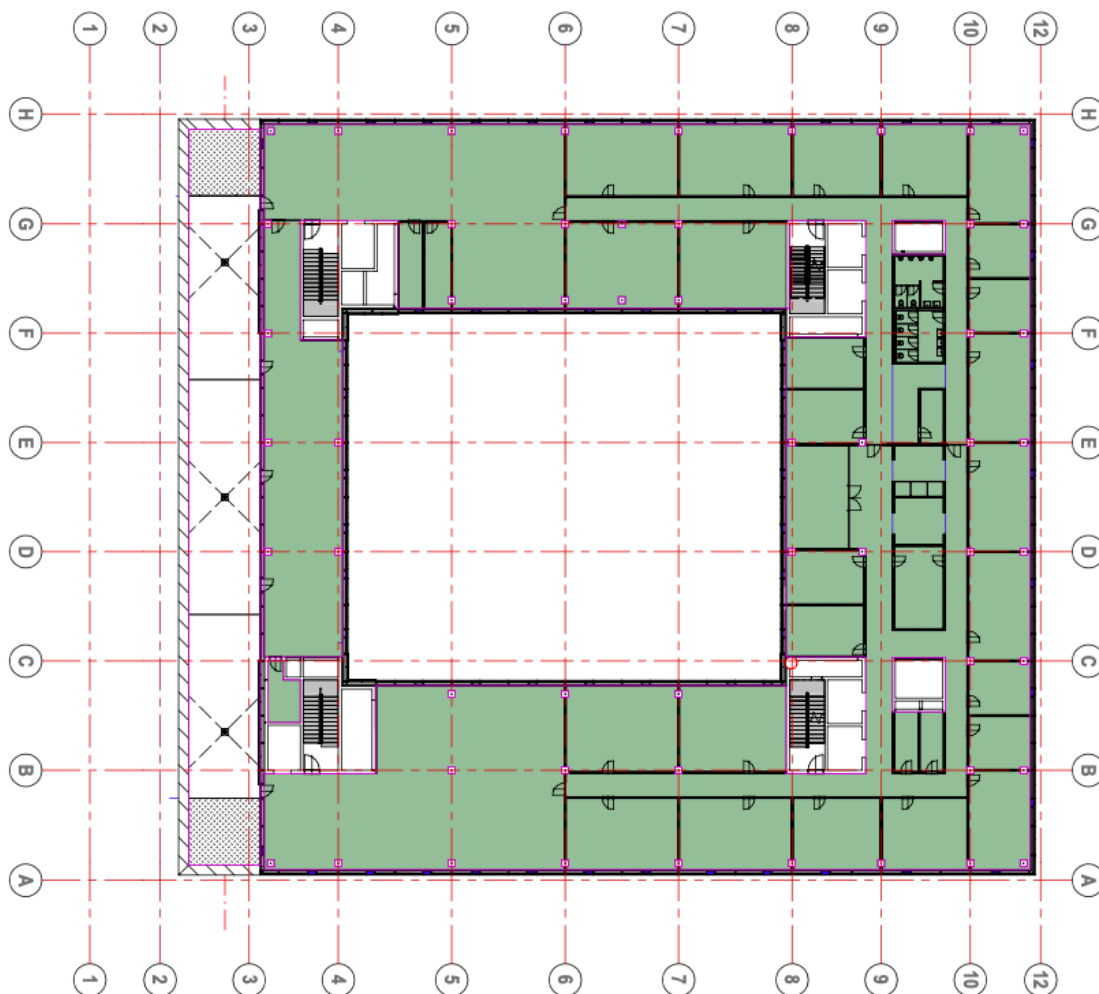
8. patro / 8th floor



# Office space

Prague 9, Libeň, Českomoravská

Rented



9. patro / 9th floor

