

**Office space****Rented**

Prague 3, Vinohrady, Vinohradská

<b>Service price</b>	190 CZK monthly per m <sup>2</sup>
<b>Available area</b>	613 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 110 / ps / month
<b>PENB</b>	G
<b>Reference number</b>	41537

Office space for lease on the 9th floor of a commercial and administrative center situated in Prague 3. Offices are divided into three towers, with each tower having a separate entrance and reception, the top floors have terraces with excellent view of the surroundings. Shopping and entertainment center in the complex.

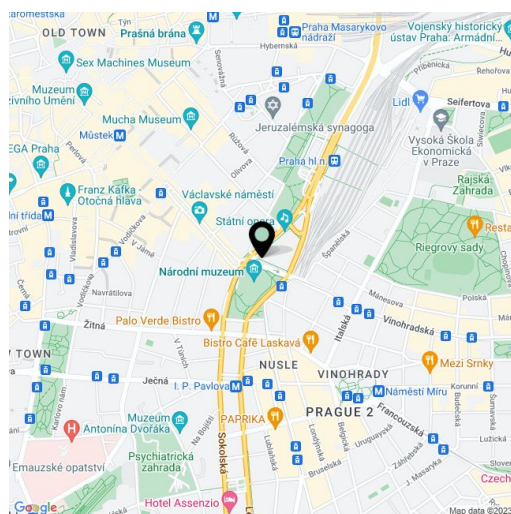
**Location:**

Excellent transportation connections to the other parts of the city – tram stop in front of the building, Flora metro station (line A) is accessible from the shopping mall on the lower floors.

**Features and Services:**

- Most advanced telecommunication connection
- Air-conditioning and heating
- Sprinklers
- CCTV
- Modern lifts
- Electronic Security
- Suspended ceilings with integrated lighting
- Outdoor blinds
- Openable windows
- Raised floors
- 24-hour security service
- Representative entrance area with a reception
- Parking for visitors

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

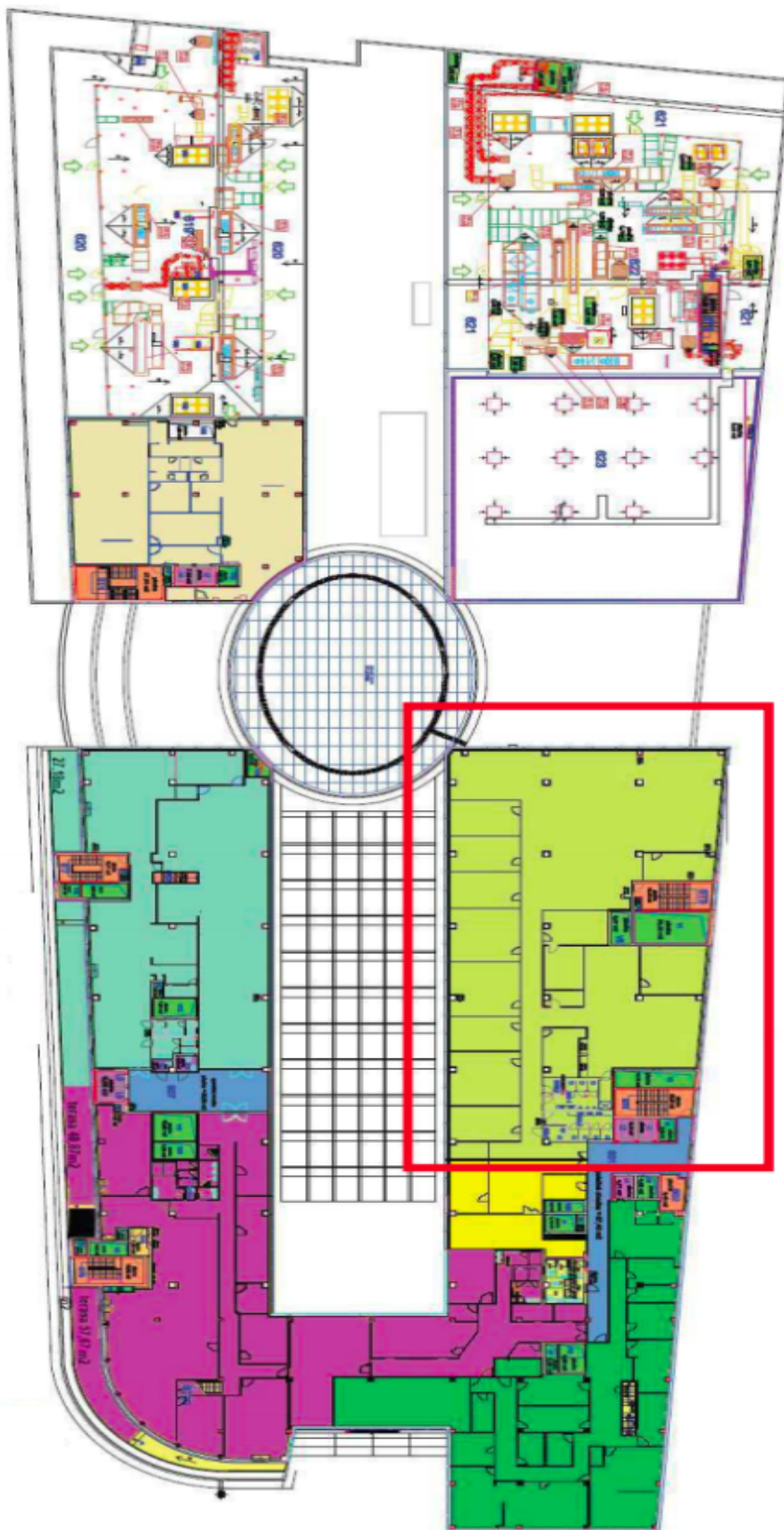




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NLA 863,5 m<sup>2</sup>