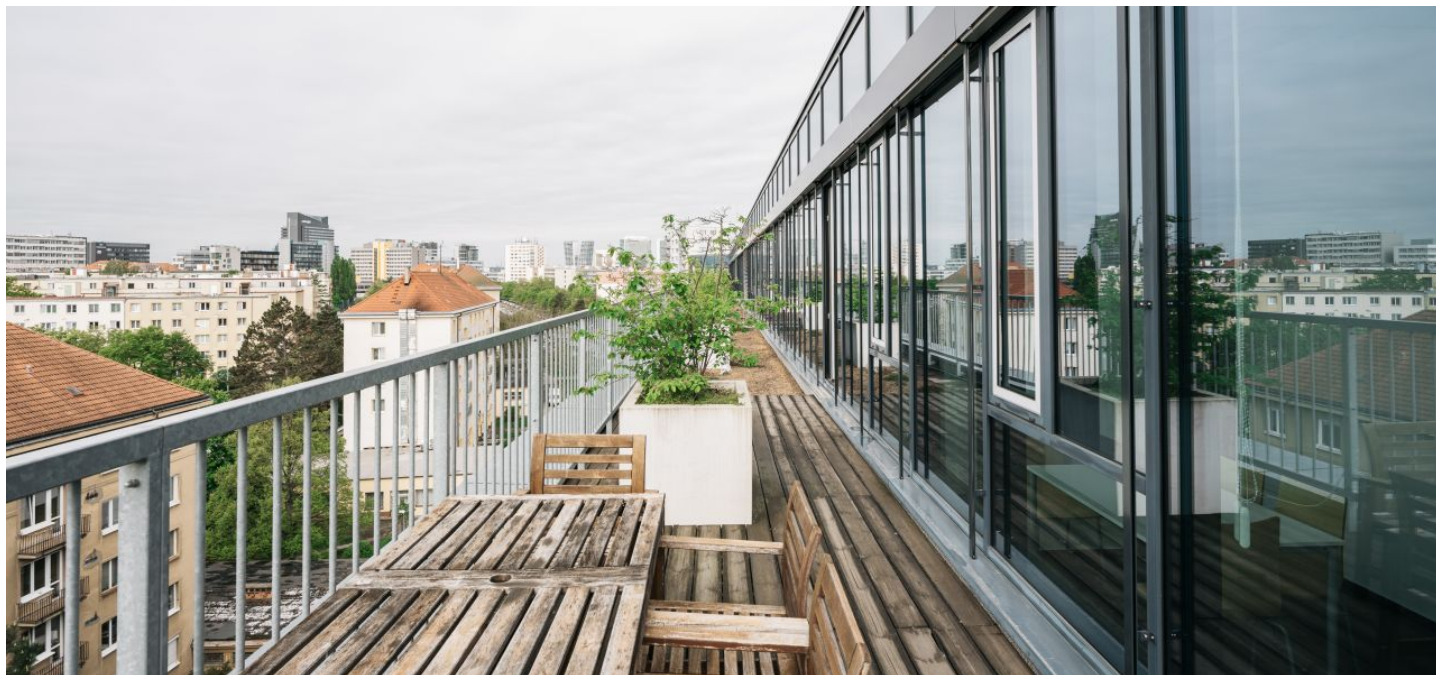




Office space

Prague 4, Michle, Jihlavská

Rented





Prague 4, Michle, Jihlavská

Service price	98 CZK monthly per m ²
Available area	311 m ²
Cellar	-
Terrace	73 m ²
Parking	4 parking spaces - EUR 121 / ps / month
PENB	C
Reference number	42468

Offices for sublease until January 2026 on the 7th floor of modern multi-functional shopping and office project. There will be 4 underground parking levels and 7 above ground floors (including ground floor), with terraces being a feature of the two upper floors. Meeting and conference facilities are located on the ground floor, as well as a separate lounge area and café. The building will offer high tech features relating to the access, management and operation and A+ class office premises.

The space is divided into reception, openspace, meeting rooms, kitchenette with relax zone and storage. Possibility of lease extension. Terrace lease: 3,56 EUR/sq. m/month.

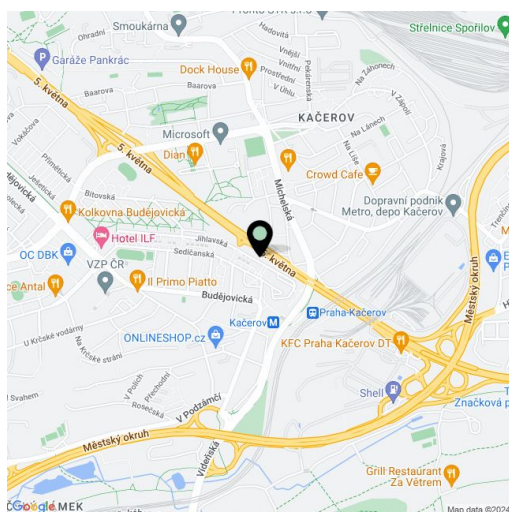
Location:

Very good accessibility by car and public transport – the building is located in close vicinity of the Kacerov Metro station (line C), from where the Central Business District and residential areas are easily reached. There is a direct exit from D1 highway to the building. Clients often travelling by plane will enjoy also the quick and hassle free drive to and from the Václav Havel Airport Prague.

Features and Services:

- Central reception
- Clear height 3 m
- Openable windows, noise absorbing
- Air conditioning
- Raised floors
- Sprinkler throughout the building
- LEED Gold certification
- 24/7 security service
- Access by magnetic card
- CCTV
- Smoke detector and emergency speakers
- Storage areas in basement
- Bicycle garage with change room and showers
- 4 parking places

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





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