





Service price	160 CZK monthly per m <sup>2</sup>
Available area	535 m <sup>2</sup>
Cellar	-
Parking	EUR 80 / ps / month
PENB	G
Reference number	43546

Office space for lease on the 4th floor in an administrative building located in Prague 5. Flexible office space layout (open plan/cellular offices) offering plenty of daylight and beautiful views. The business park setting is defined by attractive landscaping and greenery. Onsite restaurant and cafe available. The Galerie Nové Butovice shopping center is within walking distance, while the Zličín shopping center is just 5 minutes by car or metro.

#### Location:

Modern office building in established business location, situated at the metro station Nové Butovice (line B), 10 minute drive from Ruzyně Airport and 20 minutes from city center. Good connectivity to D5 highways and Prague ring-road.

#### Features and Services:

- Reduced ceilings with LED lights
- Heating and cooling provided by a four-pipe fan coil system
- Connection to central air-conditioning with sufficient capacity
- Openable windows
- Sophisticated cable system
- Raised floors (building C only)
- Plenty of ISDN phone lines including fiber optic cable connections
- Newly reconstructed representative reception halls and an elevator lobby
- 24-hour surveillance and CCTV camera system
- Property management available in the building
- Access to magnetic cards
- Greenery with relaxation zones around buildings
- Underground car parking including places for visitors
- Car washes and charging stations for electromobiles
- Showers for cyclists
- Shopping centers nearby
- Mobile App: news, daily menu, reservation of services and parking spaces, fault reporting, information on visits and access to the building without a card

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

