



# Office space

Rented

Prague 9, Libeň, Českomoravská





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Service price	130 CZK monthly per m <sup>2</sup>
Available area	267 m <sup>2</sup>
Cellar	-
Terrace	64 m <sup>2</sup>
Parking	EUR 140 / ps / month
PENB	A
Reference number	7279

Modern office space for lease on the 5th located in Prague 9. Flexibility of the premises gives choice to potential tenants to choose between open space and cellular layout. Unique architecture, specifically the undulated facade is a distinctive feature of the Balabenka building, also fulfilling demanding technical elements such as heat and acoustic, daylight and security. Efficient office layout ensures flexibility, virtually every floor has access to its own separate terrace.

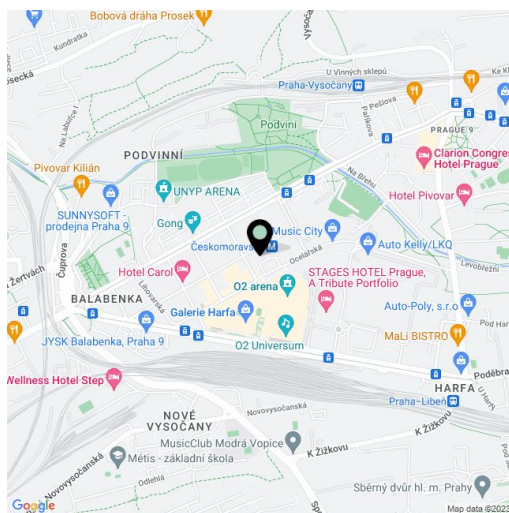
### Location:

Located only few minutes drive from the centre of Prague, on the corner of the streets Sokolovska and Ceskomoravska. There are tram stops right in front of the building and two metro stations Palmovka and Českomoravská (lines B) are situated within five minute walk.

### Features and Services:

- Cantina in the building
- Electric chargers for reserved parking spaces
- Terraces
- Garden
- Solar power plant under construction
- ATM
- Roundhouse
- Shared shower
- Dispensing box

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





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