



Office building

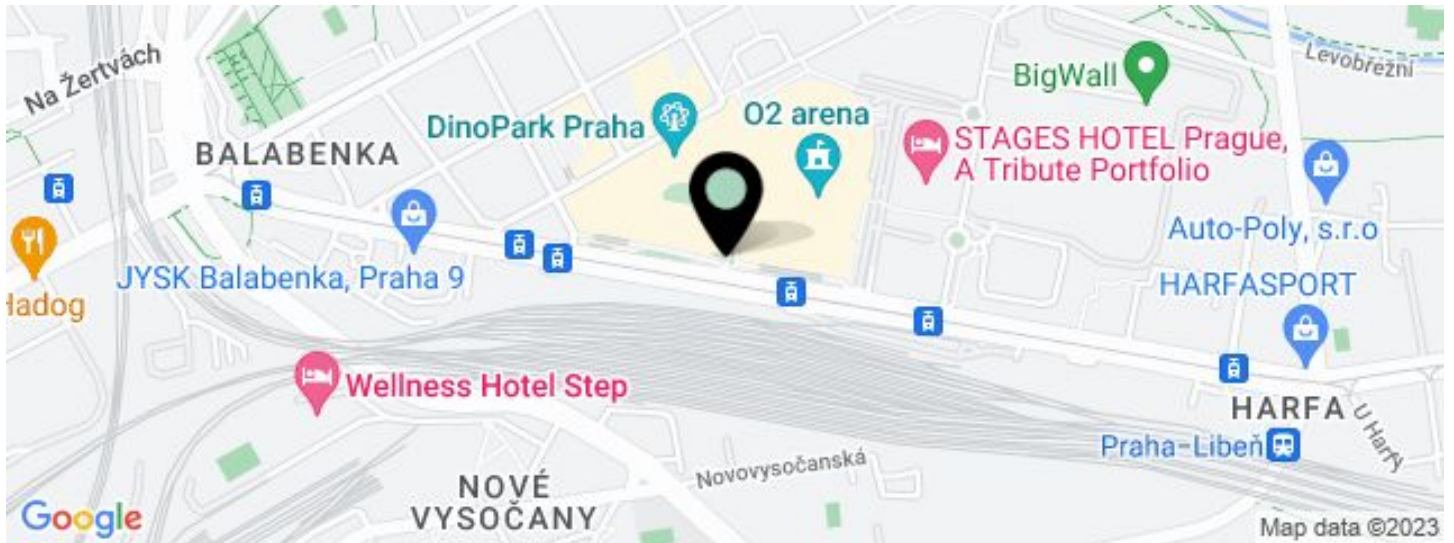
13 718 m², Prague 9, Libeň, Českomoravská

€ 14.00 - 15.50 / m² | CZK 346 - 383 / m²





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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 9th floor with terrace	1 964 m ²	95 CZK monthly per m ²	120 EUR / pp / month	€ 15.50 / m ²
Office space, 8th floor with terrace	1 350 m ²	95 CZK monthly per m ²	120 EUR / pp / month	€ 15 / m ²
Office space, 7th floor	500 - 3 132 m ²	95 CZK monthly per m ²	120 EUR / pp / month	€ 14.50 / m ²
Office space, 5th floor	500 - 3 138 m ²	95 CZK monthly per m ²	120 EUR / pp / month	€ 14 / m ²
Office space, 4th floor	500 - 3 138 m ²	95 CZK monthly per m ²	120 EUR / pp / month	€ 14 / m ²
Office space, 2nd floor	368 - 752 m ²	95 CZK monthly per m ²	120 EUR / pp / month	€ 14 / m ²
Retail space	244 m ²	95 CZK monthly per m ²	120 EUR / pp / month	€ 14 / m ²
Office space	500 m ²	95 CZK monthly per m ²	120 EUR / pp / month	€ 14 - 15.50 / m ²

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Service price	95 CZK monthly per m ²
Total building area	25 229 m ²
Tenant consumption	—
Parking	120 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	38399

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.

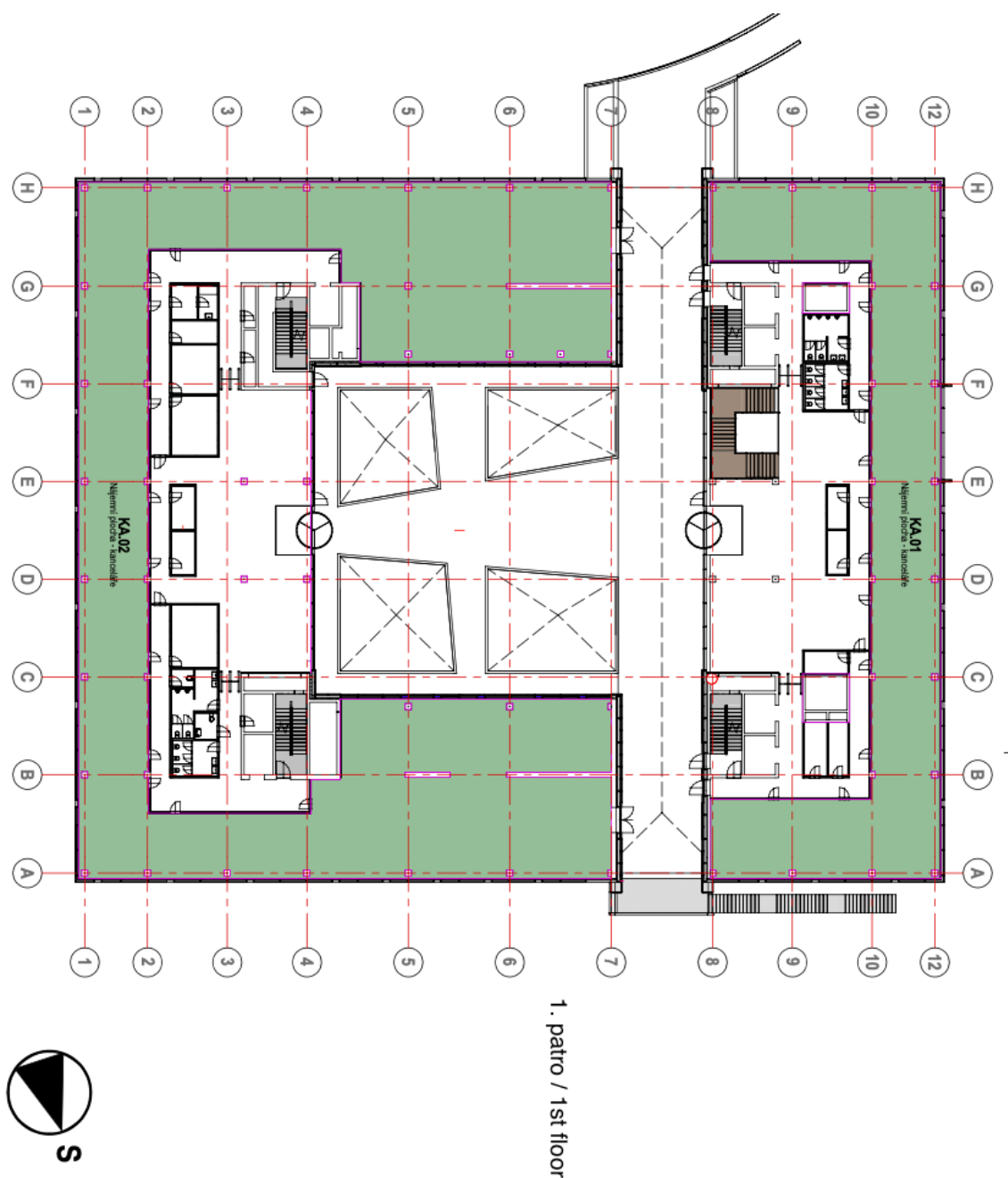
Location:

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:

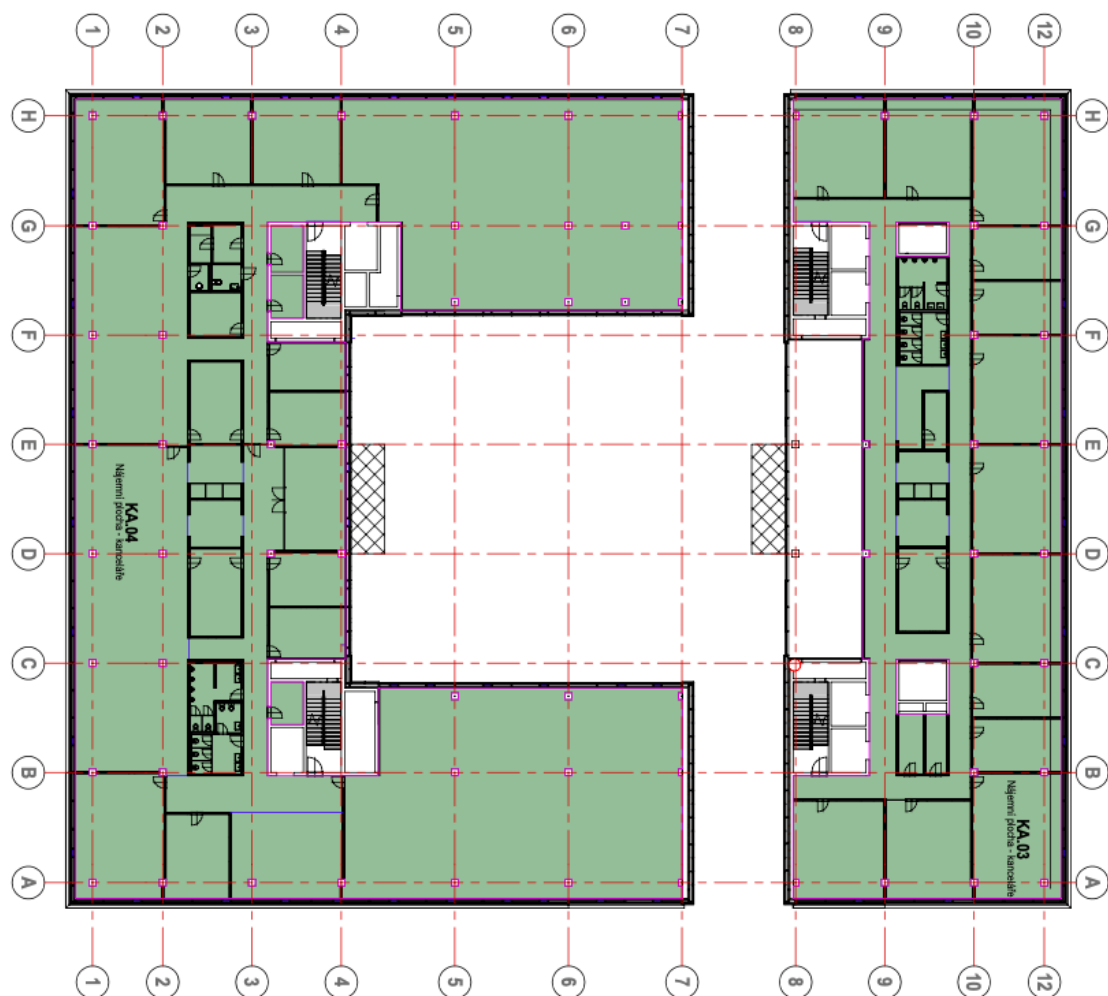
Wheelchair access
4 access corridors
6 elevators
Clear height of 3 m
Cafeteria in the building
Security cameras
24/7 security
Self-opening windows
Floor load of 350 kg/sq. m.
Double floors with floor boxes
Ventilation by a central unit with recuperation
Internal blinds + glass with a shading coefficient
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.

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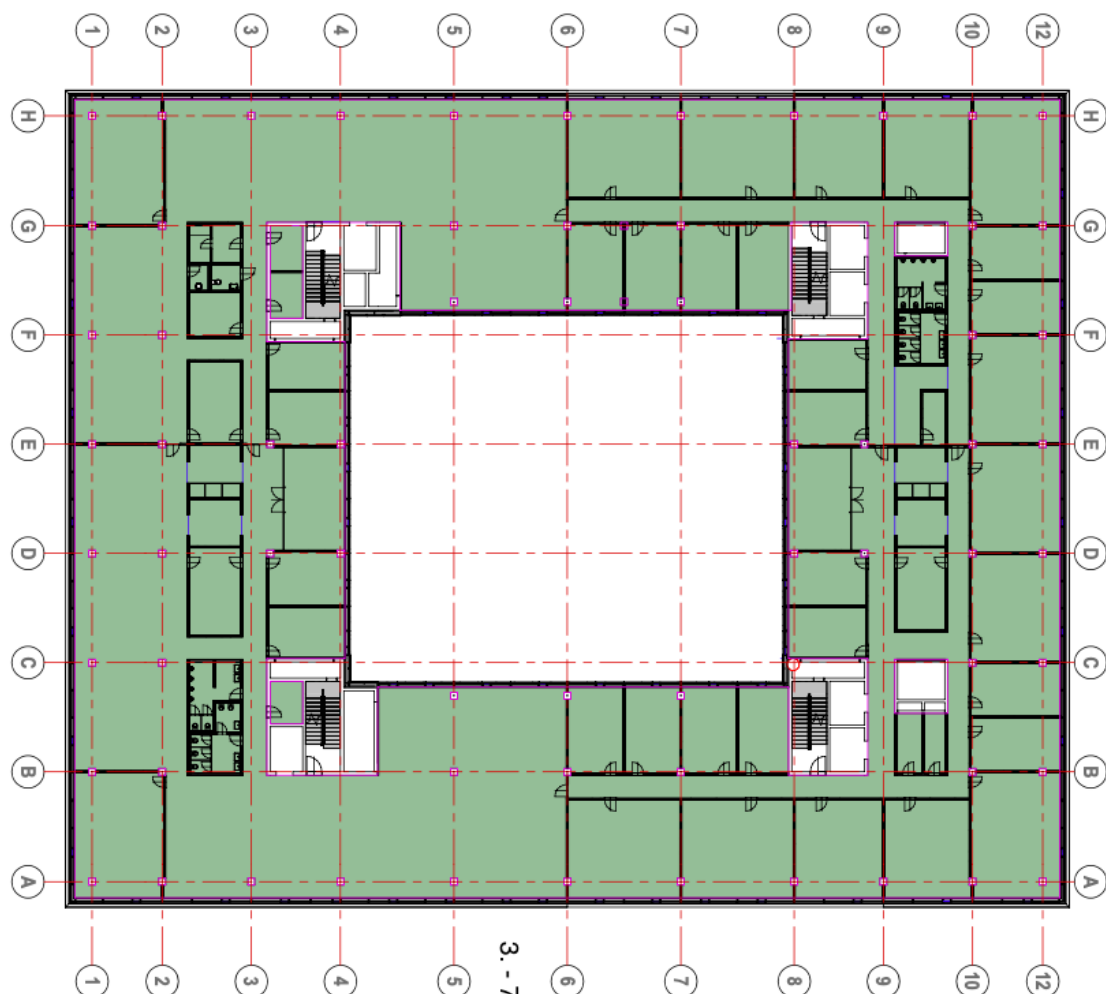


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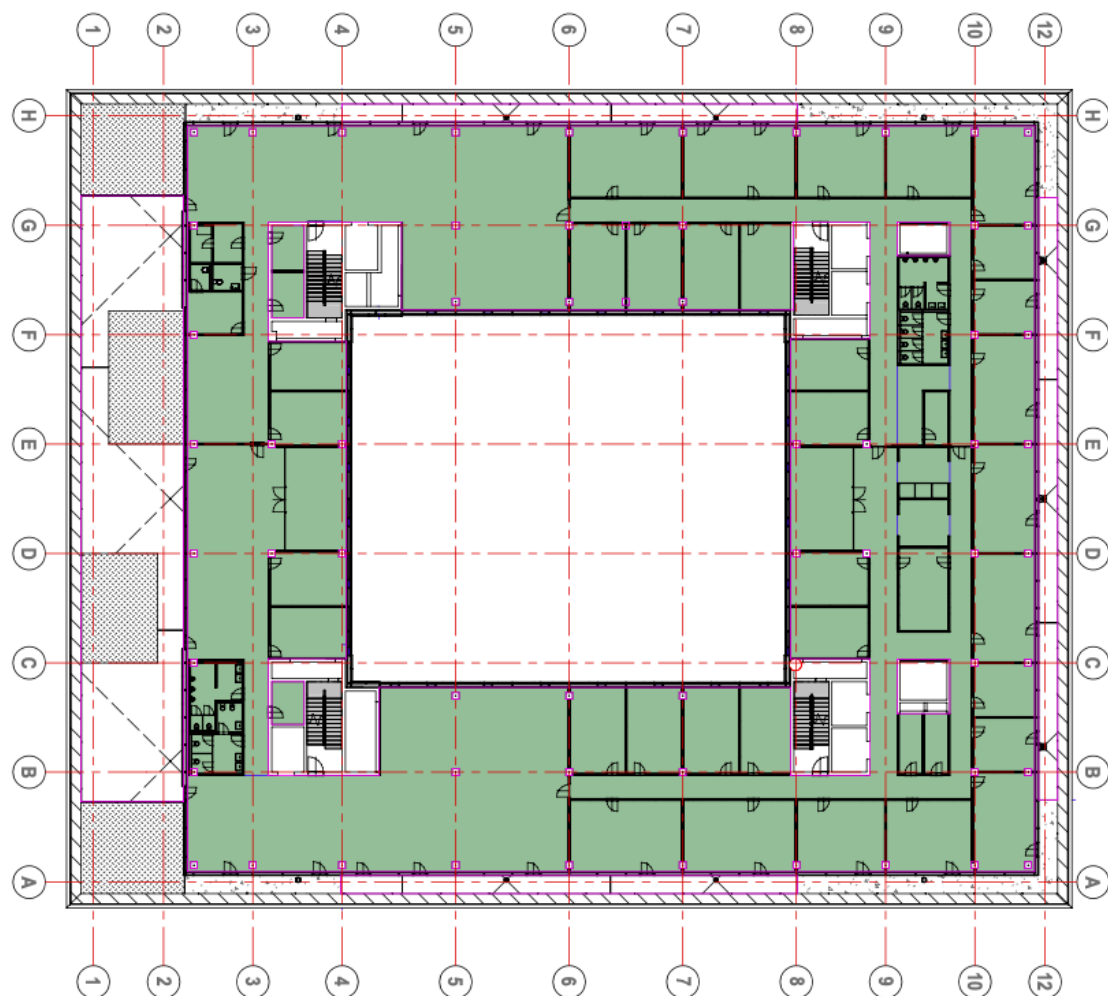
2. patro / 2nd floor



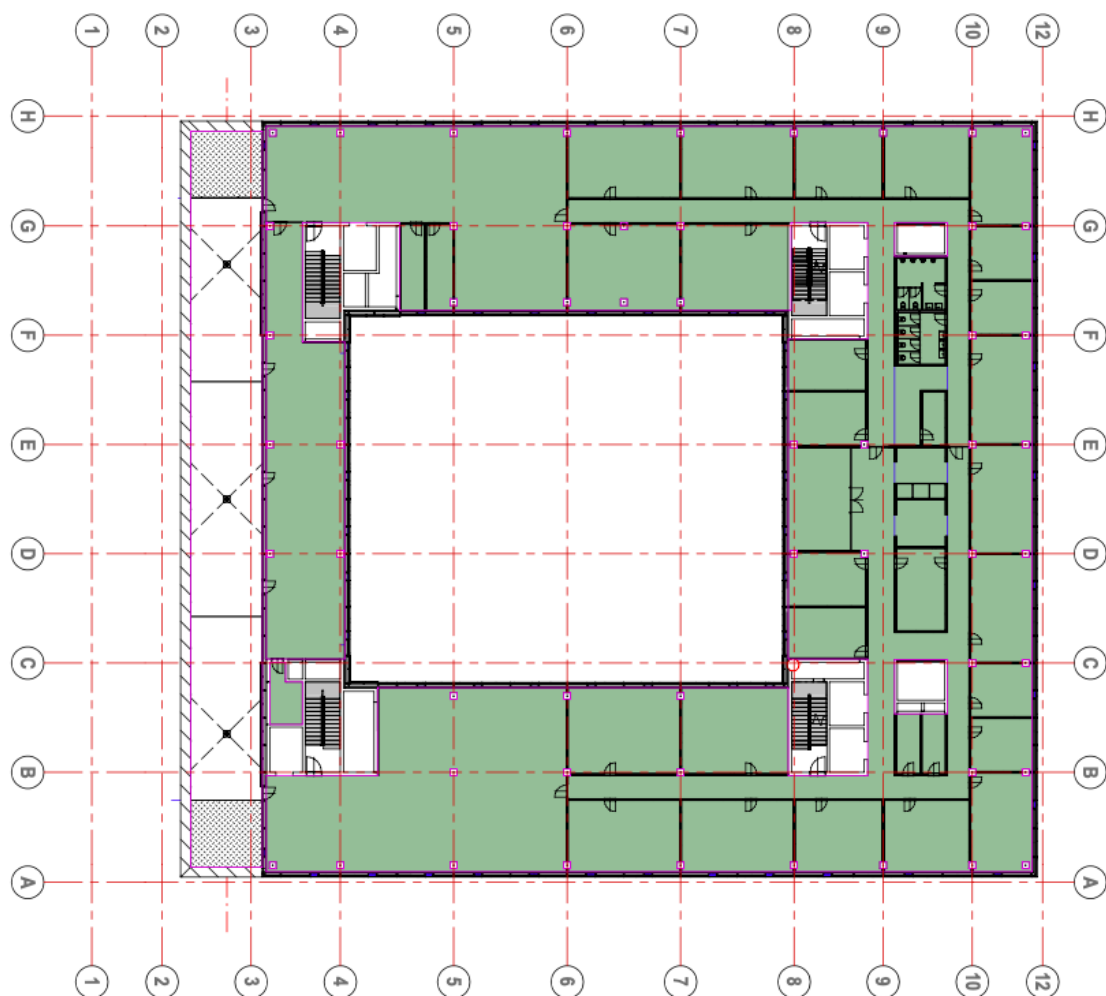
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3. - 7. patro / 3rd - 7th floor



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8. patro / 8th floor

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9. patro / 9th floor

