



Office building

2 926 m², Prague 4, Nusle, Hvězdova

€ 15.50 - 20.00 / m² | CZK 390 - 503 / m²

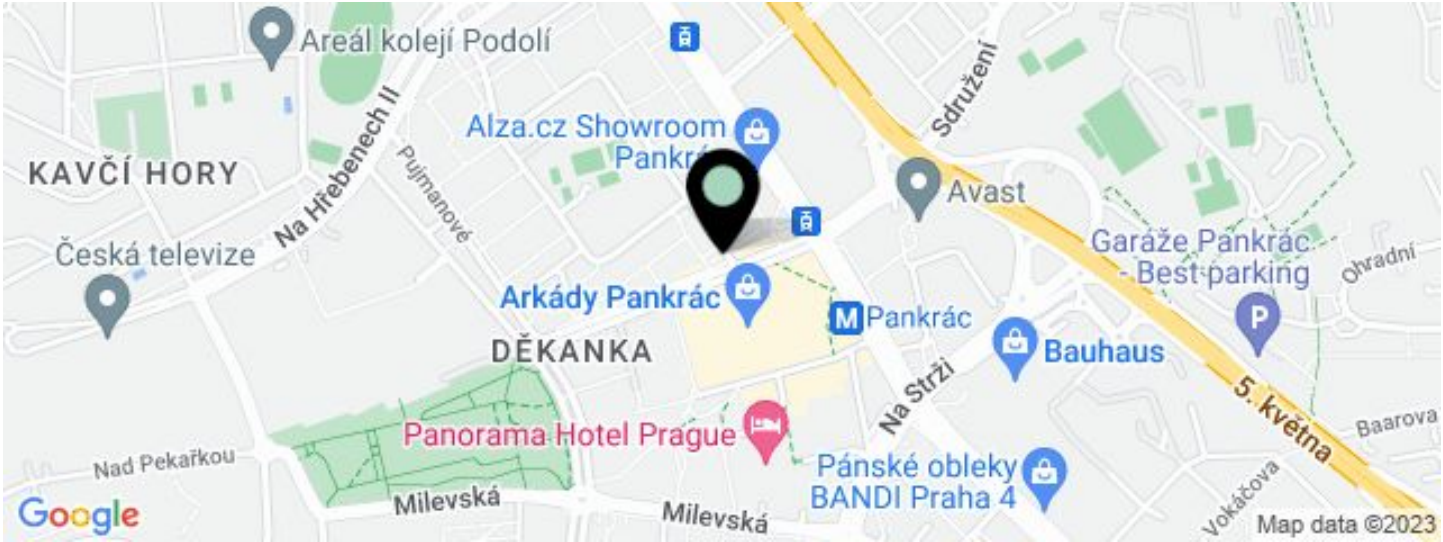




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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 11th floor	135 m²	185 CZK monthly per m²	EUR 130 / ps / month	€ 15.50 - 20 / m²
Office space, 19th floor	1 750 m²	185 CZK monthly per m²	EUR 130 / ps / month	€ 15.50 - 20 / m²
Office space, 24th floor	145 m²	185 CZK monthly per m²	EUR 130 / ps / month	€ 15.50 - 20 / m²
Office space, 22nd floor	472 m²	185 CZK monthly per m²	EUR 130 / ps / month	€ 15.50 - 20 / m²
Office space, 20th floor	424 m²	185 CZK monthly per m²	EUR 130 / ps / month	€ 15.50 - 20 / m²
Office space, 4th floor	535 - 1 000 m²	185 CZK monthly per m²	EUR 130 / ps / month	€ 15.50 - 20 / m²
Sublease, Office space, 4th floor	462 m²	185 CZK monthly per m²	EUR 130 / pp / month	€ 10 - 14 / m²



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Service price	185 CZK monthly per m ²
Total building area	42 000 m ²
Tenant consumption	—
Parking	130 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	15696

Administrative building, the flagship of the entire CITY project, offers offices to rent in Prague 4. The building with its 109 metres is one of the tallest buildings in the Czech Republic, and is one of the dominants of Prague's skyline. The author of the project is the important American architect Richard Meier. The building has also received BREEAM certification at the Very Good level.

Location:

The building is situated in a developed administrative area in Prague 4, close to the Pankrác metro station (line C). Bus and tram stops are located within walking distance. Direct access to the city ring and other major highways.

Features and Services:

Attractive reception area
18 elevators including 15 high-speed lifts
Card access system for entrance
ESS, CCTV
24-hour security building
Modern system of building management and operation
A class office space, flexible layout (open space and partitioned offices)
Fully air-conditioned
Sprinklers
Luxury restaurant and conference rooms on the top floor of the building
Canteen and coffee shop for employees
Fibre optic backbone with possibility to install telecommunication equipment on building roof
Visitors parking and car wash in garages
795 indoor parking spaces

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

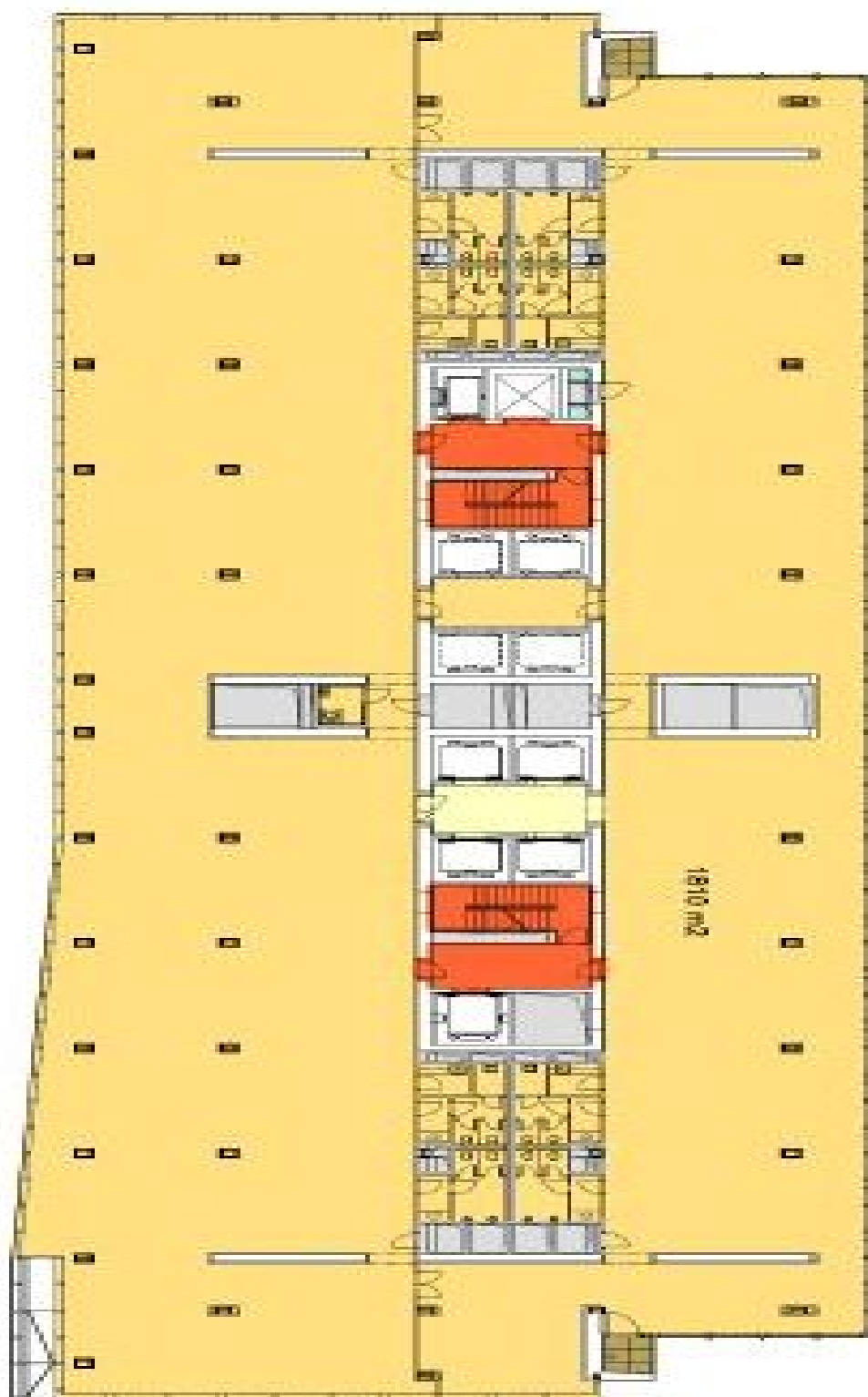


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Typical floor plan

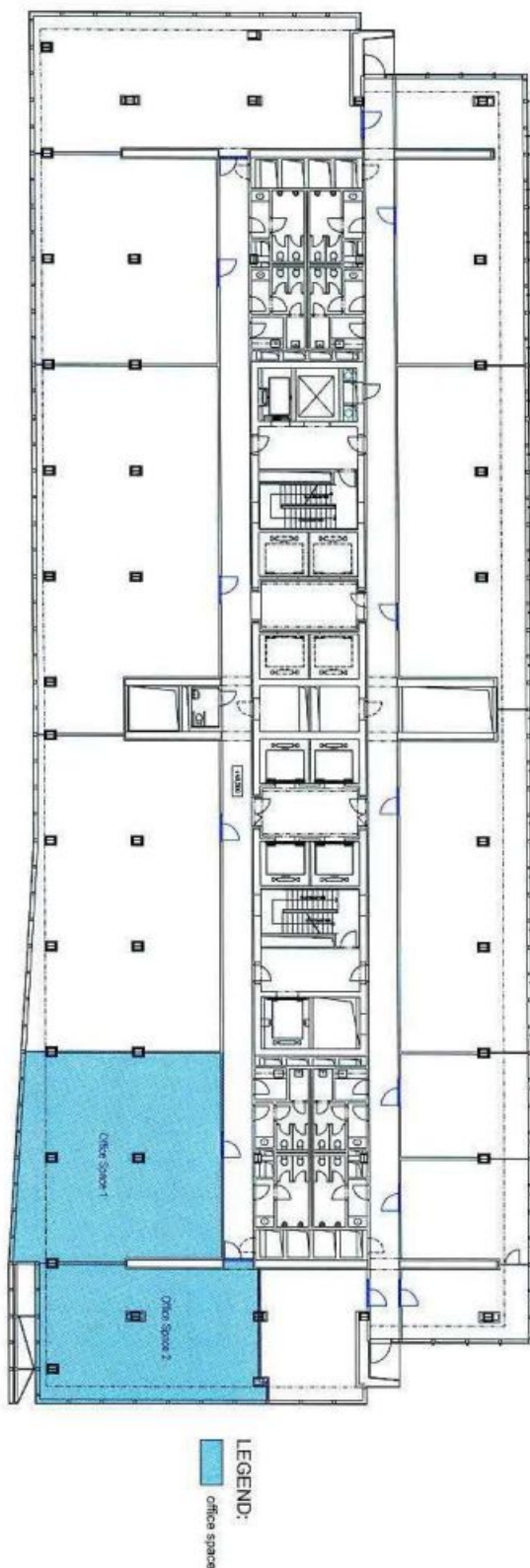




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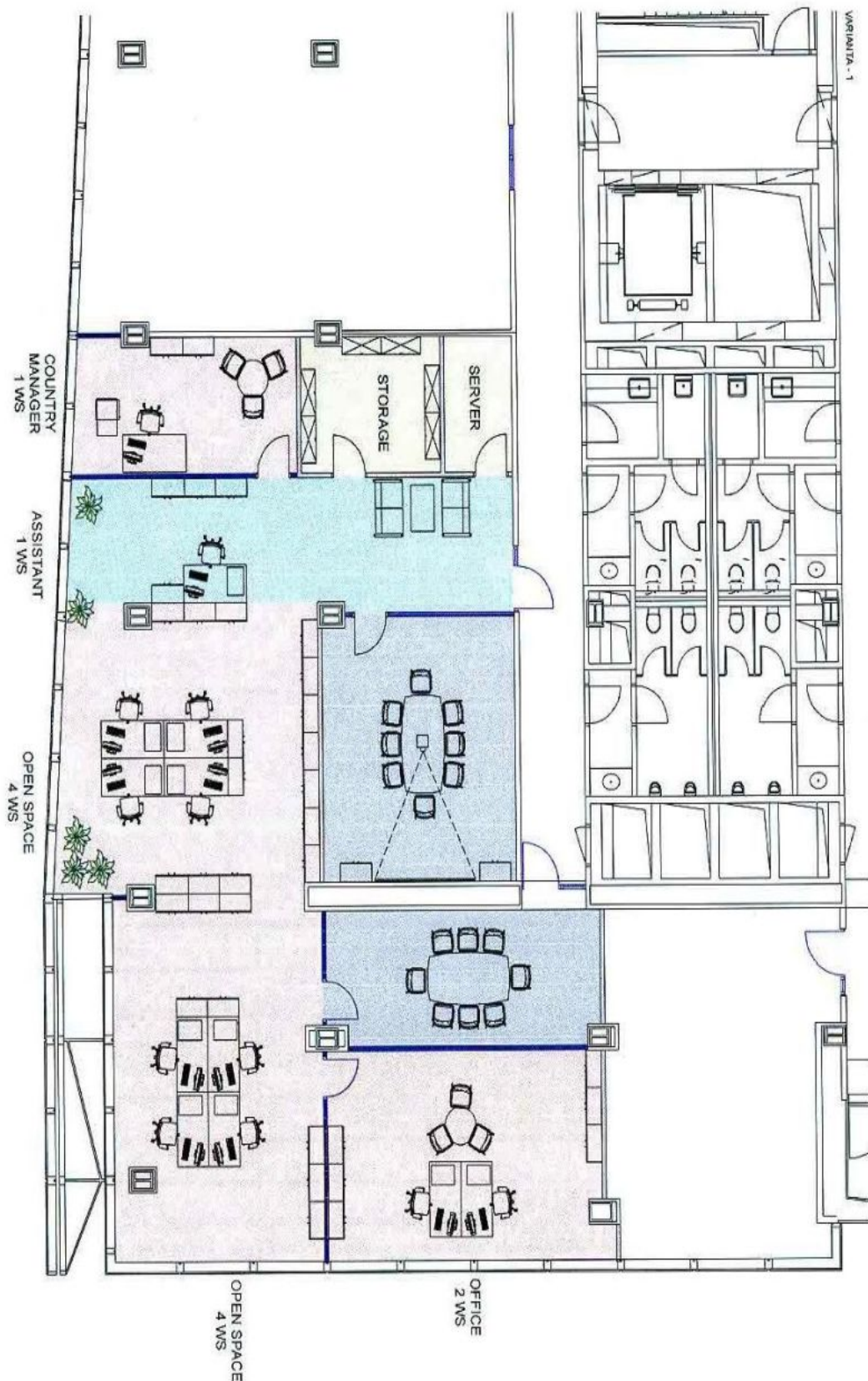




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LEGEND:

 PARKING SPACES

 STORAGE SPACE