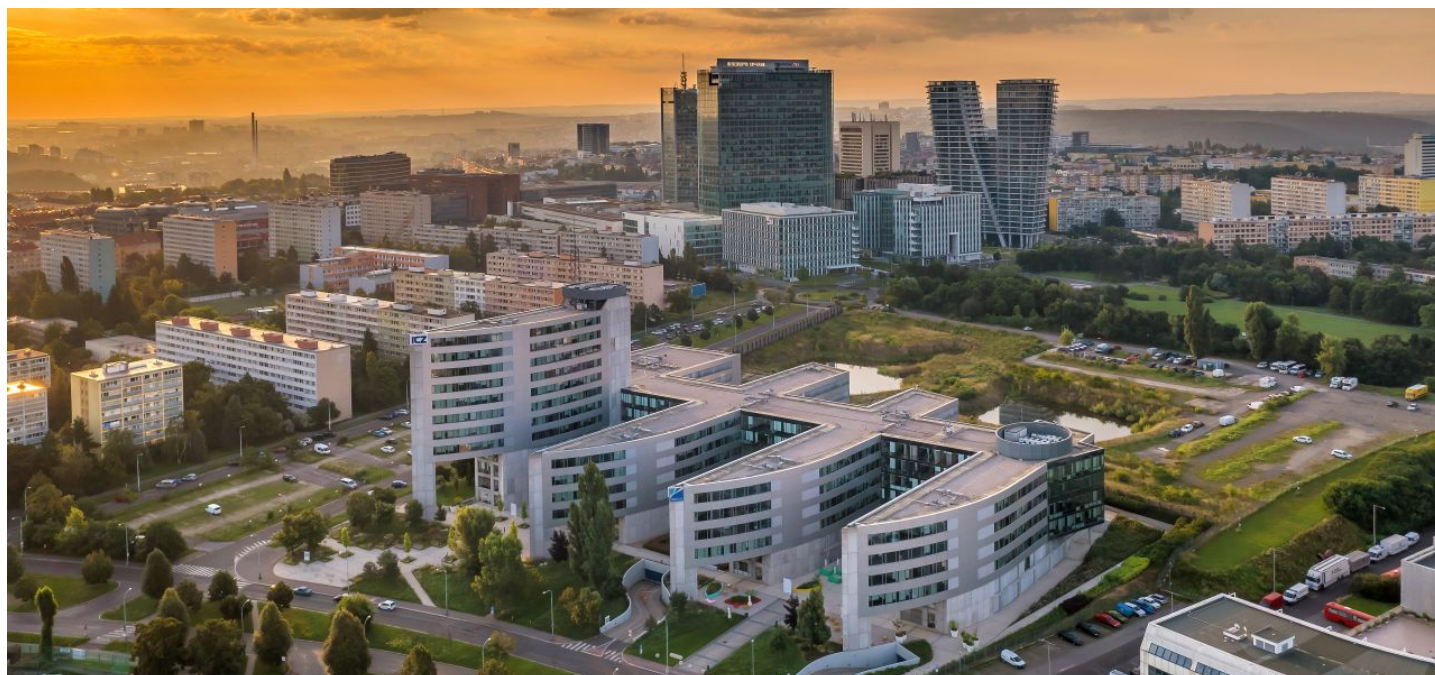




Office building

2 478 m², Prague 4, Nusle, Na Hřebenech II

€ 15.50 - 16.50 / m² | CZK 388 - 413 / m²

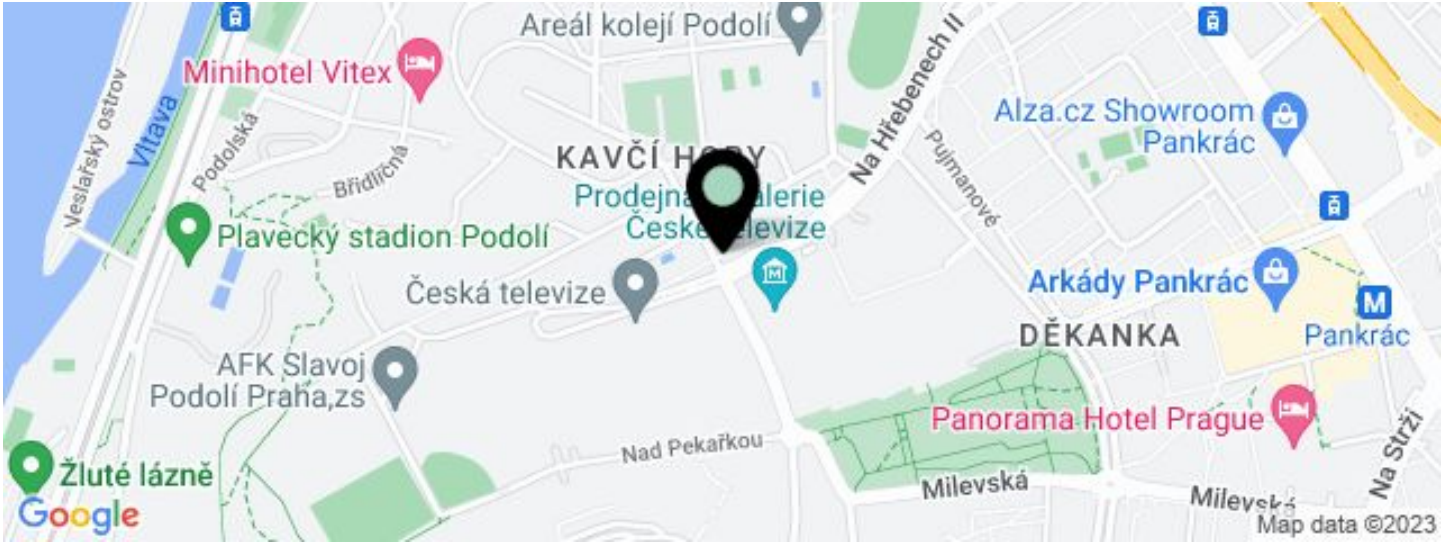




Office building

€ 15.50 - 16.50 / m² | CZK 388 - 413 / m²

2 478 m², Prague 4, Nusle, Na Hřebenech II



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building A, Office space, 3rd floor	520 m²	150 CZK monthly per m²	EUR 120 / ps / month	€ 15.50 - 16.50 / m²
Building A, Office space, 2nd floor	1 079 m²	150 CZK monthly per m²	EUR 120 / ps / month	€ 15.50 - 16.50 / m²
Building A, Office space, 1st floor	506 m²	150 CZK monthly per m²	EUR 120 / ps / month	€ 15.50 - 16.50 / m²
Building A, Office space, 1st floor	372 m²	150 CZK monthly per m²	EUR 120 / ps / month	€ 15.50 - 16.50 / m²

**Office building**2 478 m², Prague 4, Nusle, Na Hřebenech II**€ 15.50 - 16.50 / m² | CZK 388 - 413 / m²**

Service price	150 CZK monthly per m ²
Total building area	36 500 m ²
Tenant consumption	—
Parking	120 EUR
Parking service charges	290
Parking ratio	—
Certification	—
PENB	C
Reference number	15698

This complex, structured as a system of four connected wings, offers flexible modern "A- level" class office space with stunning views over the city and Prague Castle. The complex is surrounded by greenery. The building has received LEED Platinum certification.

Location:

The project is located in Prague 4 – Nusle. Outstanding accessibility by car and public transportation – within walking distance of tram stops and the Pražského povstání and Pankrác (line C) metro stations.

Features and Services:

2 separate receptions
24-hour security service
CCTV
Openable windows
2-tube fan-coil cooling units
Mechanical ventilation/air exchange
Raised floors, and suspended ceilings with integrated lighting
External electrically controlled sunshades
Garage parking lots
Platinum LEED certificate

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