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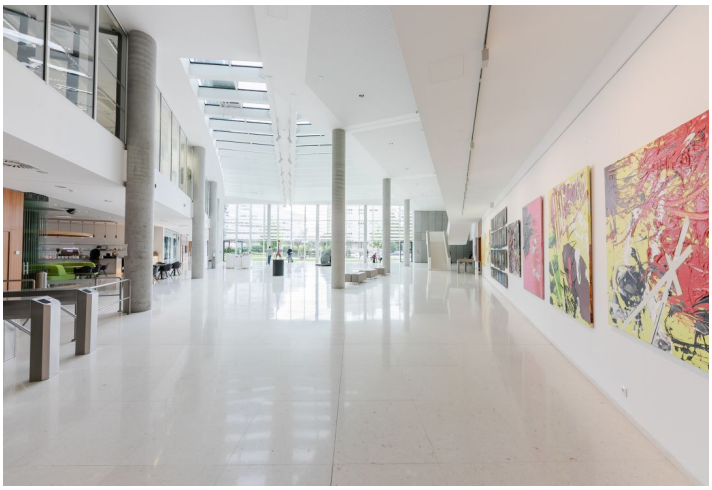
# Office building

4 043 m², Prague 4, Nusle, Pikrtova

## € 17.50 - 18.00 / m² | CZK 443 - 455 / m²












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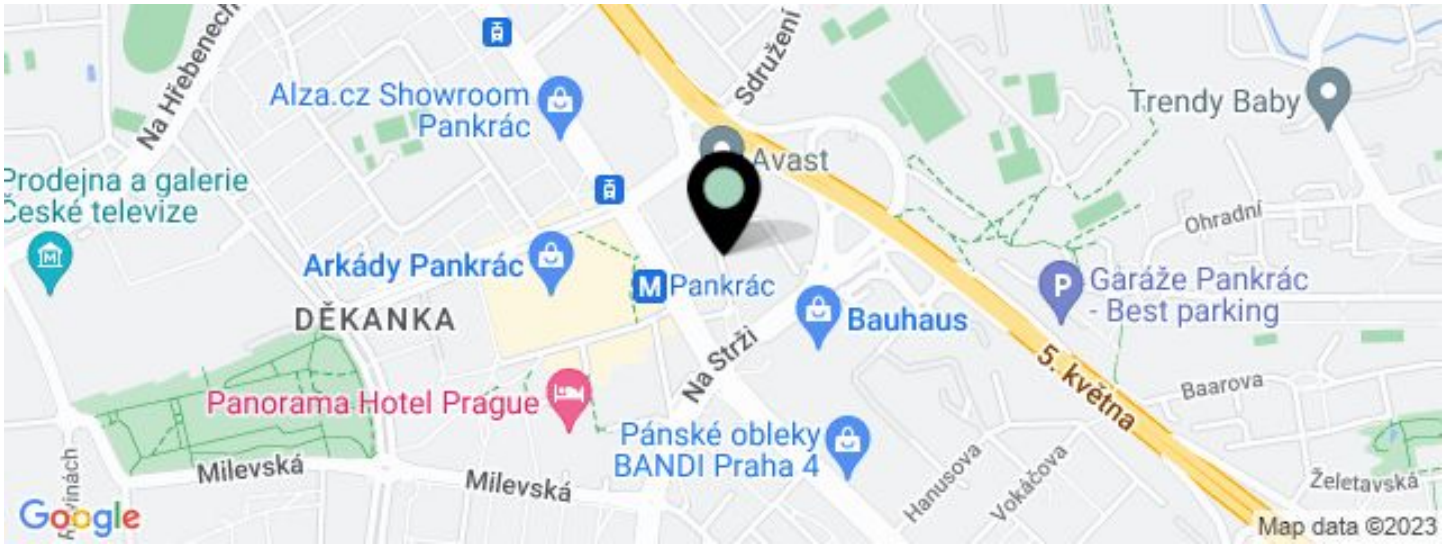

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| UNIT | AVAILABLE AREA | SERVICES | PARKING | MONTHLY RENT |
|---|---|---|---|---|
| **Building A, Office space, 5th floor** | 887 m² | 189 CZK monthly per m² | EUR 125 / ps / month | € 17.50 - 18 / m² |
| **Building A, Office space, 2nd floor** | 929 m² | 189 CZK monthly per m² | EUR 120 / ps / month | € 17.50 - 18 / m² |
| **Building B, Office space, 2nd floor** | 511 - 1 250 m² | 189 CZK monthly per m² | EUR 120 / ps / month | € 17.50 - 18 / m² |
| **Building B, Office space, 1st floor** | 395 - 977 m² | 189 CZK monthly per m² | EUR 120 / ps / month | € 17.50 - 18 / m² |


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| | |
|---|---|
| **Service price** | 189 CZK monthly per m² |
| **Total building area** | 31 691 m² |
| **Tenant consumption** | — |
| **Parking** | 125 EUR |
| **Parking service charges** | — |
| **Parking ratio** | — |
| **Certification** | — |
| **PENB** | G |
| **Reference number** | 15701 |

**Administrative building offers for lease 29 069 sq. m of Class A high-quality efficient office space and 2,622 sq. m of retail premises for services for tenants, such as a canteen, café, and shops. On the ground floor there is a bike storage to hold up to 50 bikes, together with cloakrooms and showers. This storage has a separate entrance, through a pleasant park. Building is certified with BREEAM EXCELLENT certificate.**

**Location:**
Its size and prominent position make the building the new landmark for the Prague 4 business district, of the most dynamic and sought-after office locality in Prague. Outstanding accessibility by car and public transportation – the building is situated next to the trunk road at the start of the D1 motorway, 50 meters from the Pankrac (line C) metro station.

**Features and Services:**
Central reception and 24/7 security service
Magnetic card-controlled access
11 personal lifts (3 of which are for logistical purposes)
Openable windows / External sun-blinds
Central ventilation and air-conditioning of all spaces of the building supplemented by individual system of cooling beam units
Individual climate control / Humidity control
Raised floor including floor cases for electrical installations
Connection of telephone lines and Internet
Sophisticated Building Management System
Diesel generator in case of power failure to secure the basic building services, and on request also tenant IT systems
Electronic fire signalisation
Sprinklers in all rental premises
Camera system monitoring the building and its surroundings
Bicycle parking with showers and lockers
Canteen and cafe-restaurant on ground floor
Retail space on ground floor / Underground storage space / Goods supply

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

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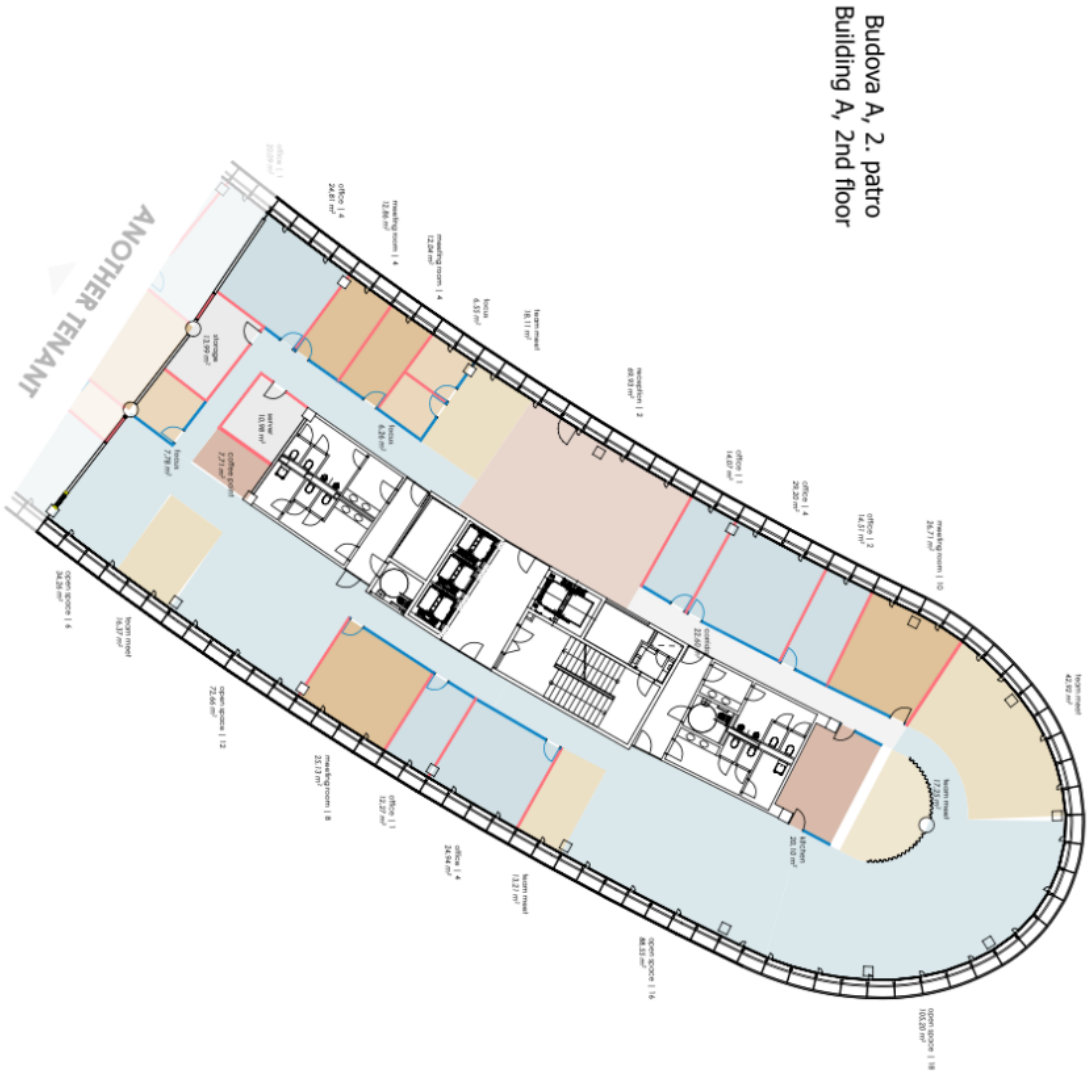
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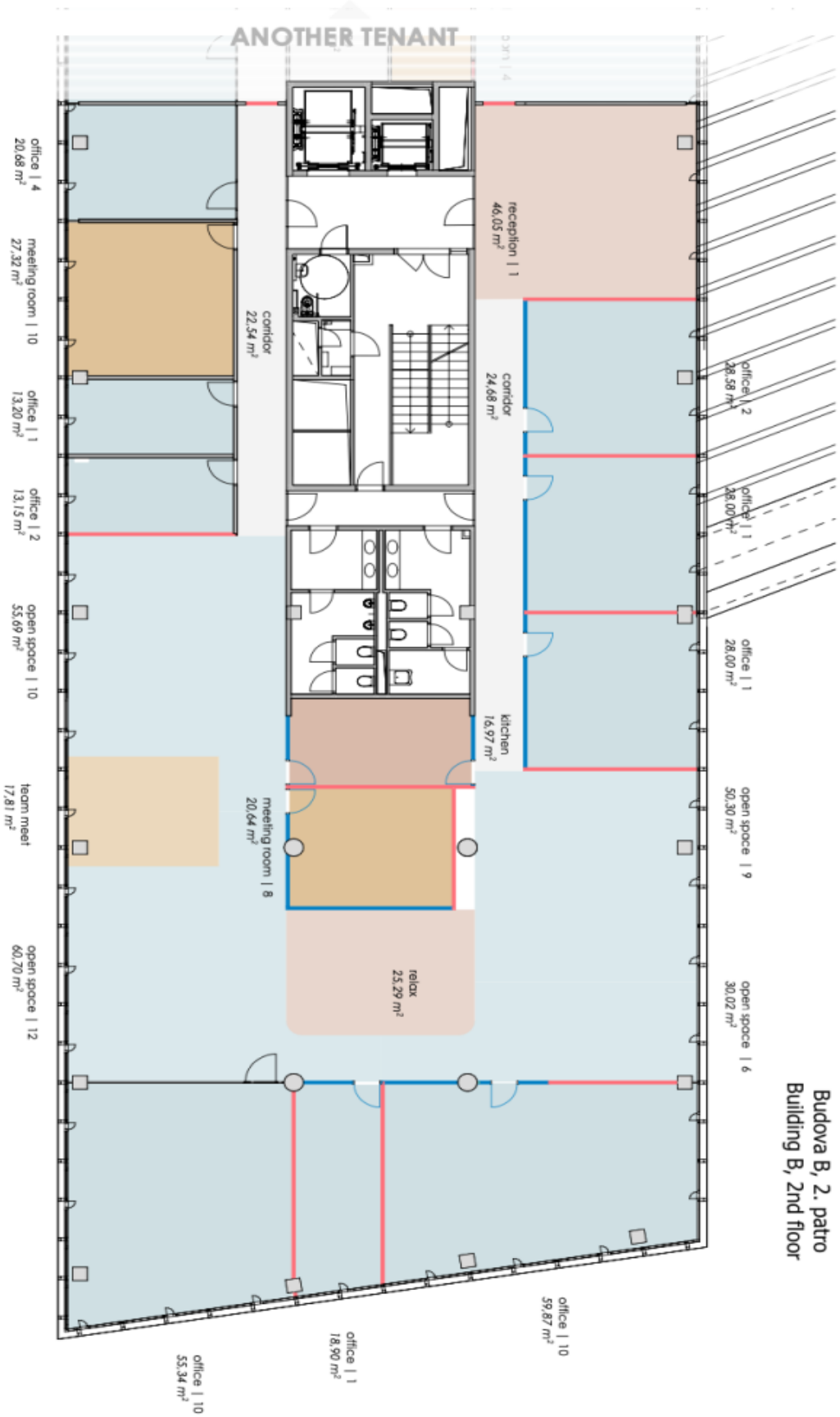
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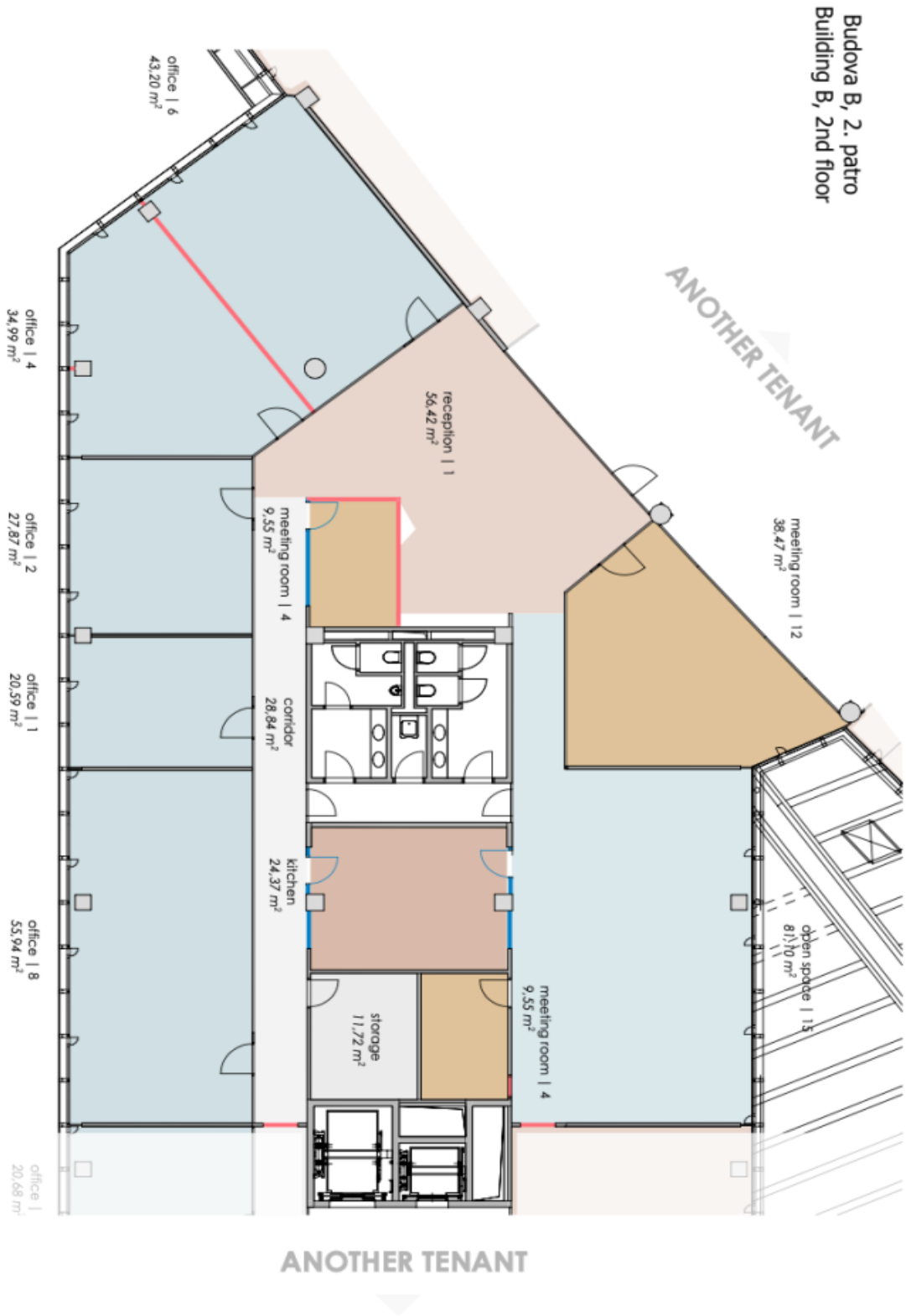

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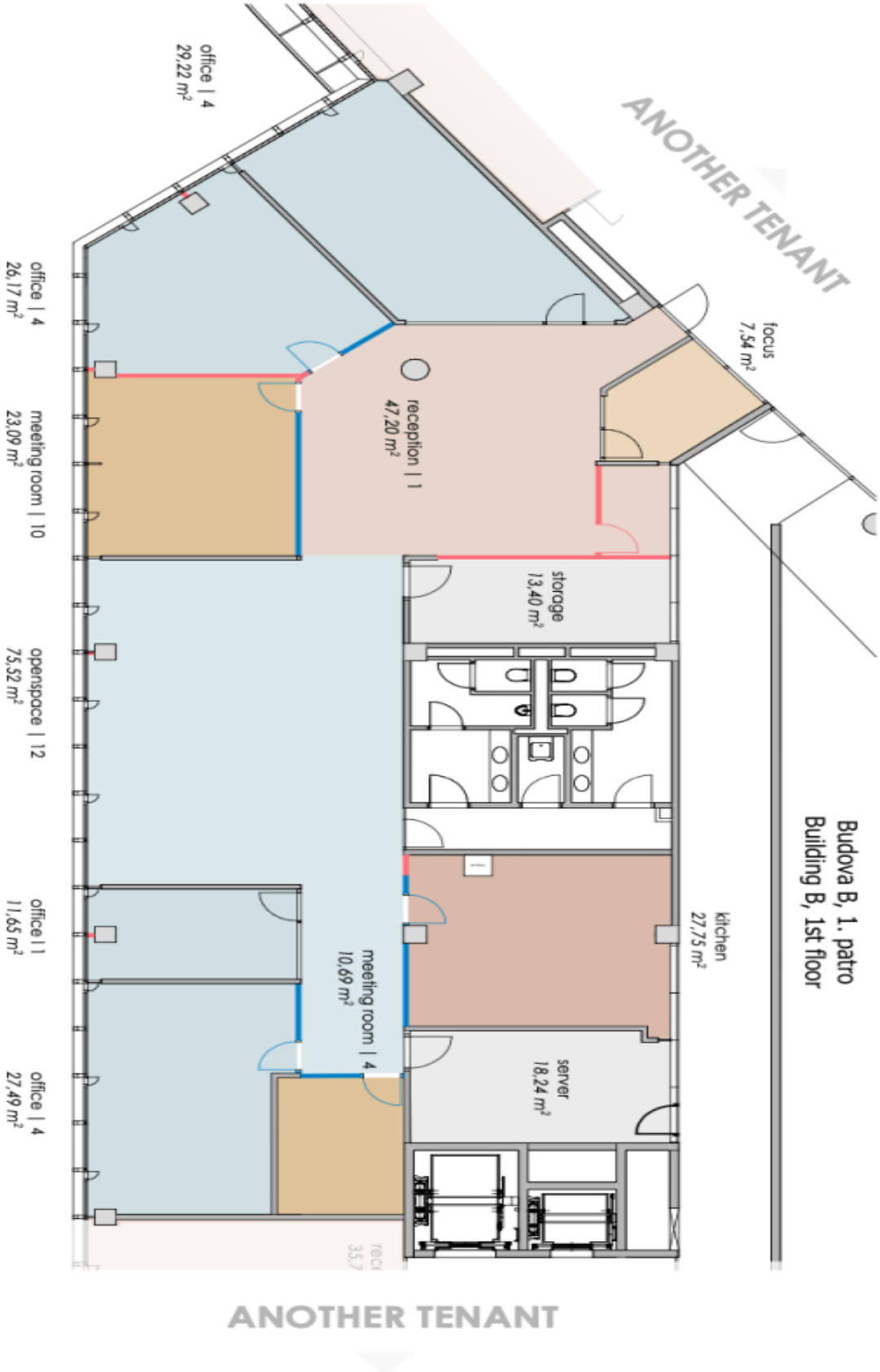

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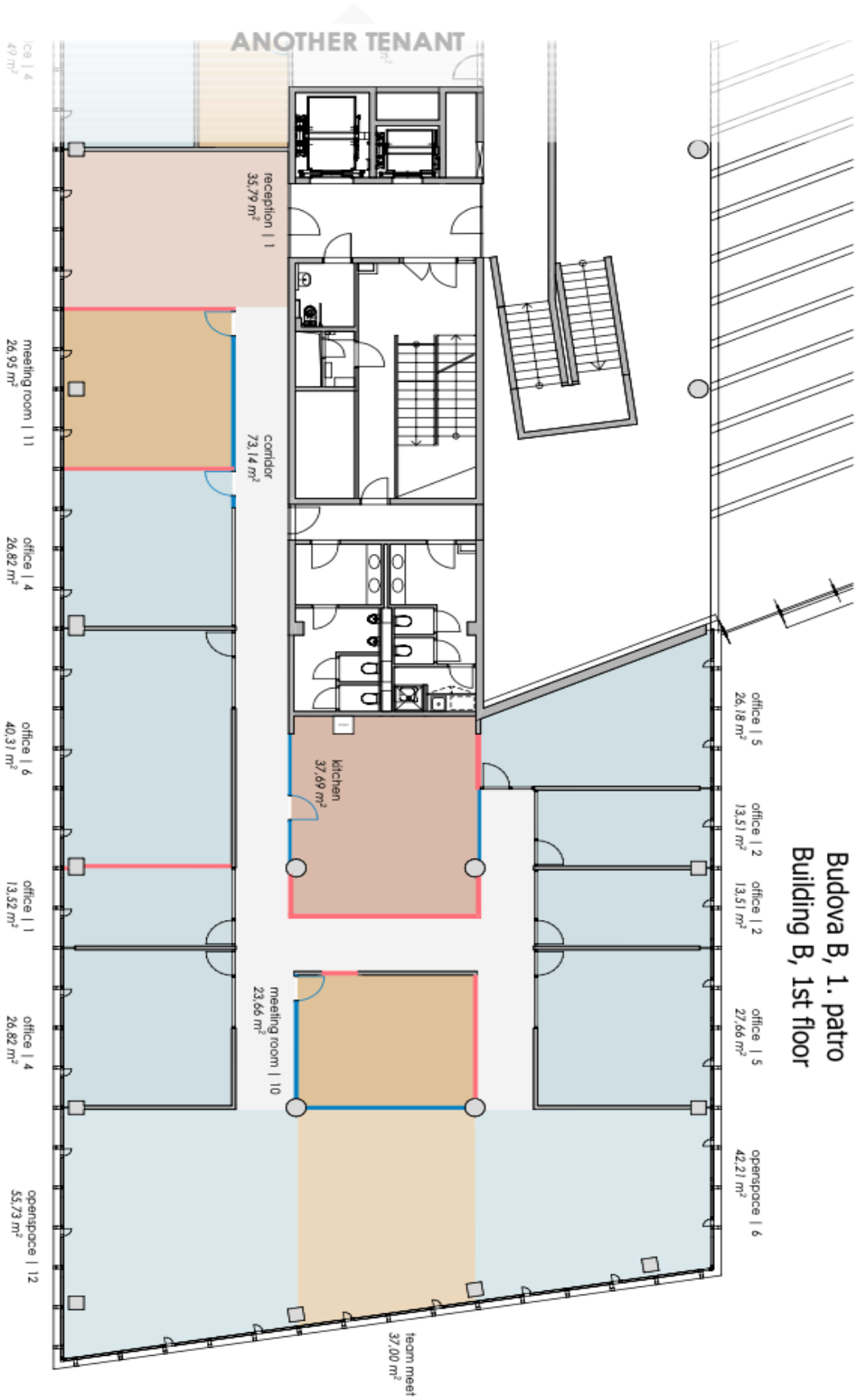

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