



Office space

Prague 4, Krč, Na strži

€ 16.50 - 18.50 / m² | CZK 408 - 457 / m²





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Service price	166 CZK monthly per m ²
Available area	2 295 m ²
Cellar	-
Parking	EUR 130 - 150 / ps / month
PENB	G
Reference number	24983

Office space for lease on the 3rd floor of a modern multifunctional AA class complex resembling a luxury yacht / cruise ship. The common areas in the structure's interior also resemble a ship.

The complex will consist of four underground and seven overground floors and will offer more than 18,000 m² of office and commercial space of high quality and flexibility. There is a spacious entrance hall, two atriums, conference rooms, over 50 terraces, balconies, and green roofs; restaurants, a café, and a small retail space on the ground floor. Ample parking in the underground garage. The building will receive LEED Gold or LEED Platinum certification.

Location:

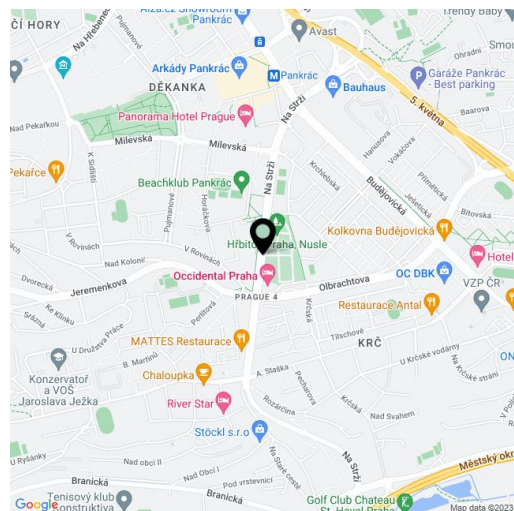
The building is situated in an attractive business location of Prague 4 with excellent accessibility by car and public transport – in close vicinity of the Pankrác metro station (line C) and bus stops. Easy connection to the Prague Ring Road and the D1 highway. Good accessibility to the city center (approx. 7 minutes) and to Vaclav Havel Airport Prague (approx.. 25 minutes). Excellent civic amenities in the area – many restaurants, bars, financial institutions, and the Arkády Pankrác shopping center.

Features and Services:

Entrance hall with a central reception
 24/7 security service
 Magnetic card access, wheelchair access
 6 elevators
 Air-conditioning
 Openable windows
 Suspended ceilings
 Raised floors
 Sprinklers
 Underground parking
 Showers
 Floor boxes

Images might not accurately reflect the current state of the premises.

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





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