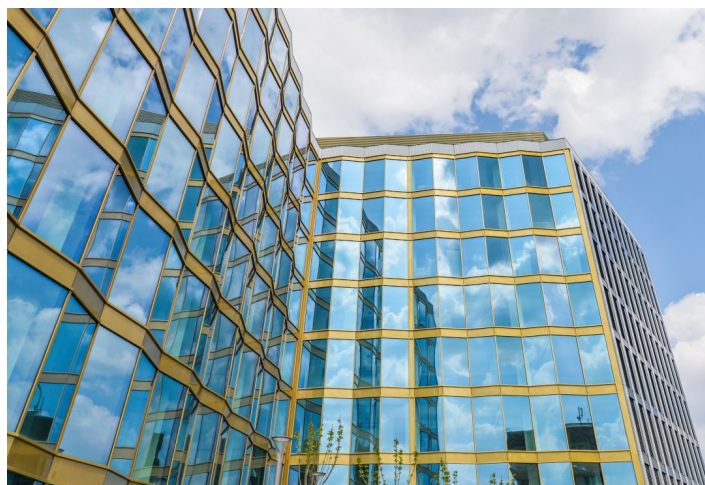
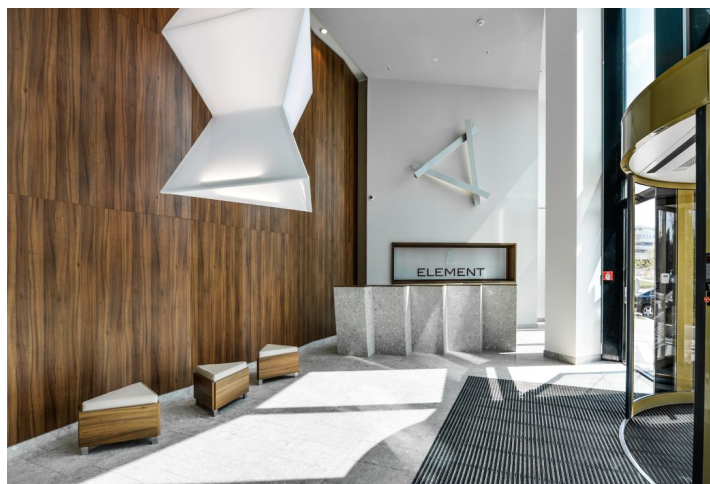




Office building

1881 m², Prague 4, Krč, Na strži

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

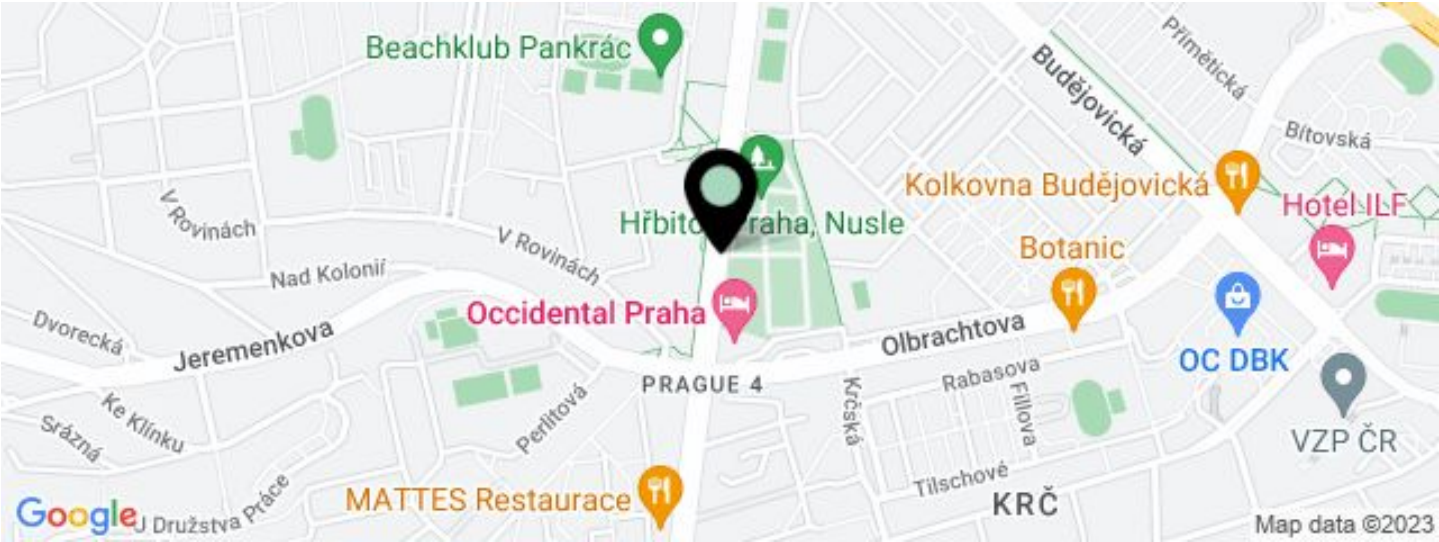




Office building

1 881 m², Prague 4, Krč, Na strži

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



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 7th floor	915 m²	165 CZK monthly per m²	EUR 130 - 150 / pp / month	€ 16.50 - 18.50 / m²
Office space, 5th floor	471 m²	165 CZK monthly per m²	EUR 135 - 150 / pp / month	€ 16.50 - 18.50 / m²
Office space, 4th floor	495 m²	165 CZK monthly per m²	EUR 135 - 150 / pp / month	€ 16.50 - 18.50 / m²

**Office building**1 881 m², Prague 4, Krč, Na strži**€ 16.50 - 18.50 / m² | CZK 408 - 457 / m²**

Service price	165 CZK monthly per m ²
Total building area	8 466 m ²
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	26453

New administrative building offering high-class office and retail space for lease in Prague 4. The exterior of this L-shaped building boasts a unique façade, consisting of roof-high powder-coated panels. The main entrance opens onto a pleasant forecourt, framed by the two wings of the building.

The building was designed to comply with high energy efficiency standards, in accordance with LEED recommendations, aiming to achieve at minimum the LEED GOLD certificate.

Location:

The building is situated in an attractive business location of Prague 4, in the vicinity of the Pankrác metro station (line C) and bus stops Na Strži and Krčský hřbitov. Easy connection to the Prague Ring Road and the D1 highway. Good accessibility to the city center (approx. 7 minutes) and to the international 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
Air-conditioning
Ceiling heating and cooling
Openable windows
Suspended ceilings
Raised floors
Sprinklers
Floor box
Showers
Underground parking

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



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