



Office space

Prague 1, Nové Město, Václavské náměstí

Rented





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Service price	95 CZK monthly per m ²
Available area	552 m ²
Cellar	-
Terrace	168 m ²
Parking	EUR 350 / pp / month
PENB	G
Reference number	37199

Offices for lease in this unique administrative and business complex situated on the corner of Václavské náměstí Square and Opletalova Street that offers approx. 15,000 sq. m. of office space for lease, 7,000 sq. m. of commercial space for lease, and a sufficient number of parking spaces. The building combines 21st century design with the latest advances in technology. The result is a healthy and pleasant environment.

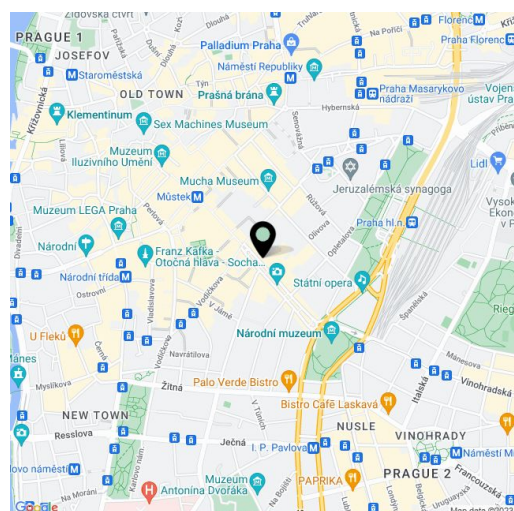
The building's facilities include centrally controlled external blinds and openable windows, which help create an optimal environment and let in plenty of natural light. The double facade reduces noise and collects solar heat gains in the summer. Tenants will save on their utilities thanks to the building's passive standards that reduce energy consumption. The project is planning on achieving BREEAM EXCELLENT certification.

Location:

A premium business address in Prague. The building is easily accessible by public transport; it is near the Muzeum metro station (lines A and C), the Můstek metro station (lines A and B), the Prague Main Railway Station, and the tram stops on Vodičkova or Jindřišská street.

Facilities and Services:

Elegant central reception with a ceiling height of 8 m
 24/7 security
 Parking in underground garages
 Electric car charging stations
 Bike storage
 Dressing rooms and showers
 Lower energy consumption and CO2 emissions
 BREEAM EXCELLENT certification
 Quality triple-glazed panes the decrease interior heat gains in summer and heat losses in winter
 An abundance of natural light
 Intelligent exterior blinds
 Efficient elevators with energy recovery and a destination control system
 Intelligent energy efficient LED lighting
 Zone temperature control system
 Complex system of regulation
 Double floors
 Interior fan coil units
 Possibility to install up to 7 kitchenettes and sanitary facilities on each floor
 Waste recycling
 VRV system of heat pumps with the possibility of individual consumption measurement
 Central fresh air ventilation system on each floor





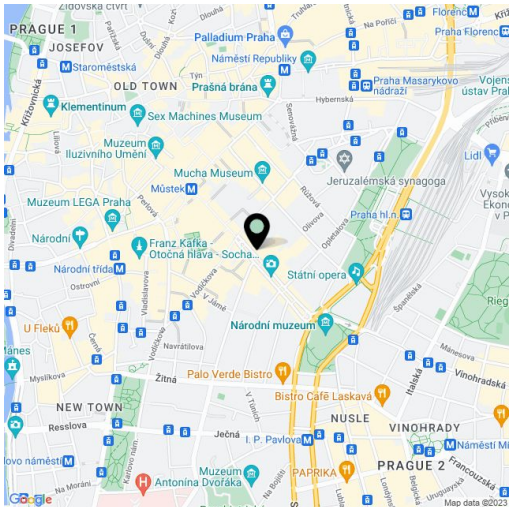
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- Camera system
 - Intelligent building access system
 - Entrance turnstiles by the reception connected to an access system
- Rental and service charges listed without VAT. Lessee pays no commission.





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