



# Office space

€ 25.00 - 27.00 / m<sup>2</sup> | CZK 625 - 675 / m<sup>2</sup>

Prague 1, Staré Město, Na příkopě



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<b>Service price</b>	137 CZK monthly per m <sup>2</sup>
<b>Available area</b>	314 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	-
<b>PENB</b>	G
<b>Reference number</b>	101718

Premium office space for lease on the 4th floor of a retail and administrative complex, which is currently being renovated according to the designs of the Studio Acht studio, located in the historic center of Prague on one of the most important streets in Central and Eastern Europe. It offers up to 3,500 sq. m. of premium office space for lease that can be divided into premises for 3 tenants. There are also 300 sq. m. of unique private terraces. The complex will emphasize the use of environmentally friendly technologies aimed at reducing energy consumption and minimizing its carbon footprint. The goal is to achieve LEED Gold certification.

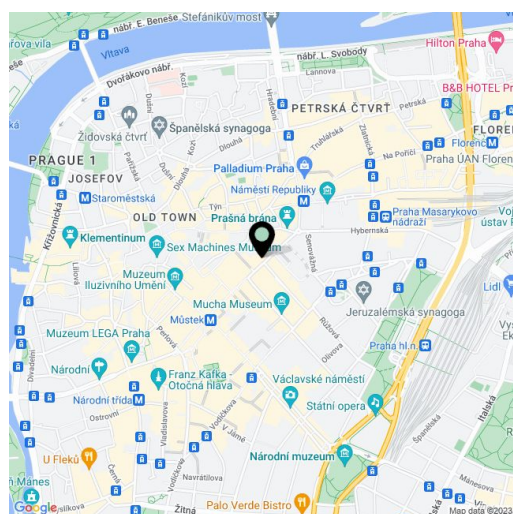
**Location:**

Excellent accessibility by public transport. The Náměstí Republiky metro station (line B) can be reached in 2 minutes, the Hlavní nádraží metro station in 10 minutes, the Náměstí Republiky tram stop in 2 minutes, and The Václav Havel Airport is a 35-minute drive away. In the vicinity of the building are also complete civic amenities, boutiques, cafes, restaurants, banks, and a shopping center.

**Features and services:**

- Elegant entrance lobby
- Private terraces
- 4-pipe fan coil units
- Floor boxes
- Openable windows
- Modern access system
- 24/7CCTV
- 2 separate entrances
- 3 modern elevators
- Building and facility management
- Optical connections
- Ceilings with integrated LED lighting
- HVAC – air-conditioning, ventilation
- Green certification

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







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LEVEL 4

OFFICE 291 sqm  
TOILETS 13 sqm  
CORRIDORS 15 sqm

OFFICE 758 sqm  
TOILETS 23 sqm  
CORRIDORS 69 sqm

