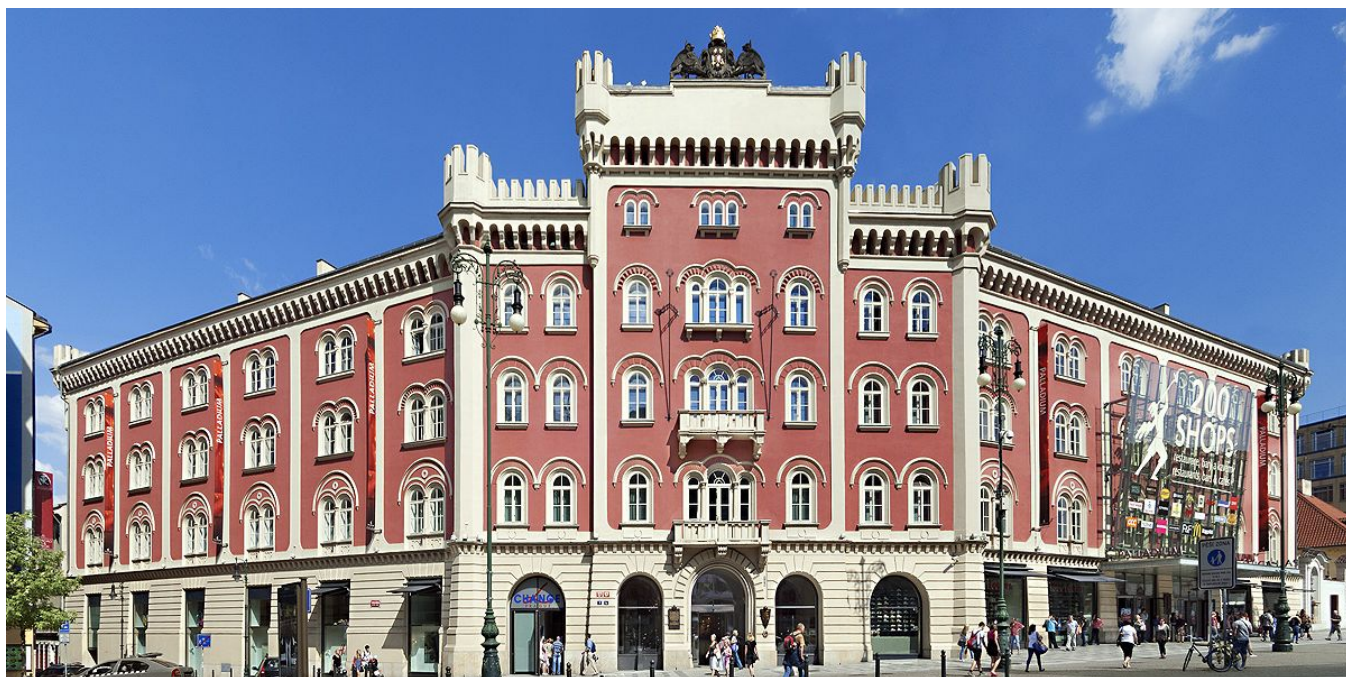


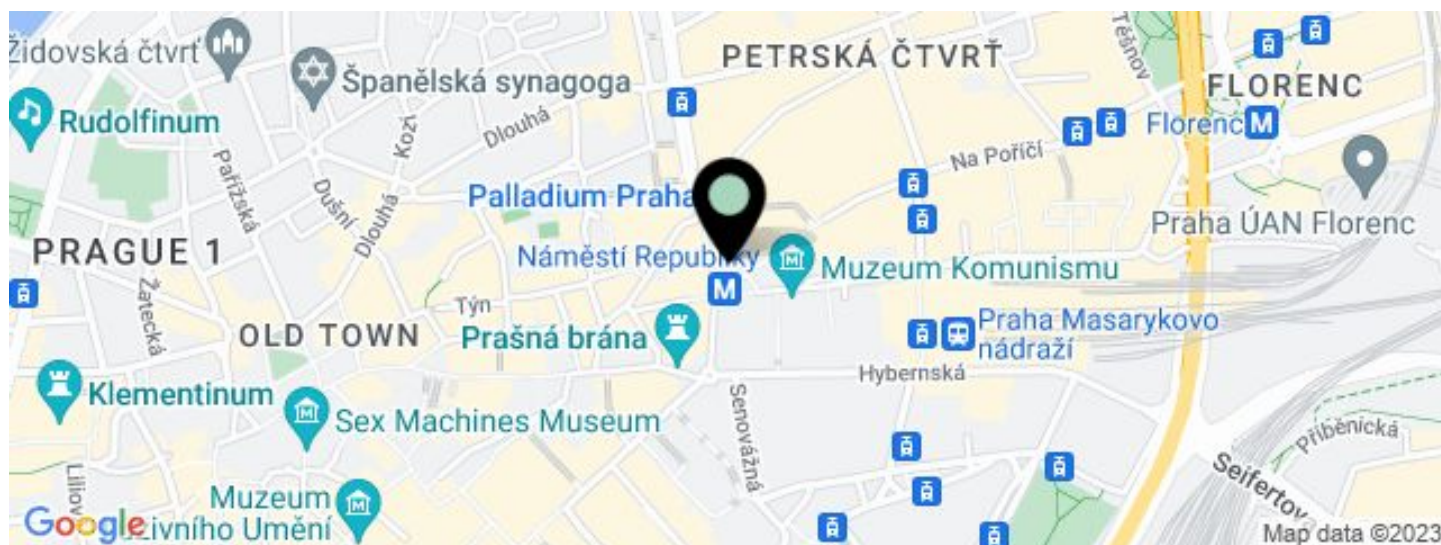
Office building

€ 23.00 / m² | CZK 575 / m²

4 750 m², Prague 1, Nové Město, náměstí Republiky



Office building

€ 23.00 / m² | CZK 575 / m²4 750 m², Prague 1, Nové Město, náměstí Republiky

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 3rd floor	653 m ²	168 CZK monthly per m ²	Yes	€ 23 / m ²
Office space, 3rd floor	1 722 m ²	168 CZK monthly per m ²	Yes	€ 23 / m ²
Office space, 3rd floor	2 375 m ²	168 CZK monthly per m ²	Yes	€ 23 / m ²

Office building

€ 23.00 / m² | CZK 575 / m²4 750 m², Prague 1, Nové Město, náměstí Republiky

Service price	168 CZK monthly per m ²
Total building area	19 500 m ²
Tenant consumption	—
Parking	200 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	14183

Modern office space for lease in an excellent location on náměstí Republiky with direct access to a shopping centre with 180 shops and more than 20 restaurants and cafes. The five-storey building has won many prestigious awards - CEE Building of the Year 2007, Best of Realty 2007. The typical floor has 8 300 sq. m.

Location:

Great transport availability by public transport. Right in front of the building is located a tram stop Náměstí Republiky and metro station Náměstí Republiky (line B).

Features and Services:

Two entrance lobbies with reception services
 Barrier-free access
 Highly experienced on-site facility management
 Security 24/7
 Freight elevators
 Underground parking
 Charging of e-cars
 Car wash
 Bicycle parking
 Showers for the tenants
 Roof terraces
 View on Old Town and Letná Park
 Technical standards
 Tailored space to tenants' needs
 Lots of natural lighting
 Fully glazed facade
 Suspended ceilings with a clear heights of 3 m
 LED lights
 Raised floors
 High-quality carpet in squares
 Four-pipe air conditioning system
 Openable windows
 Individually adjustable temperature
 Ceiling fan-coils for cooling and heating
 Automatic external blinds
 Optical cable connection point
 Smoke detectors and sprinklers
 Modern access security control system

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

