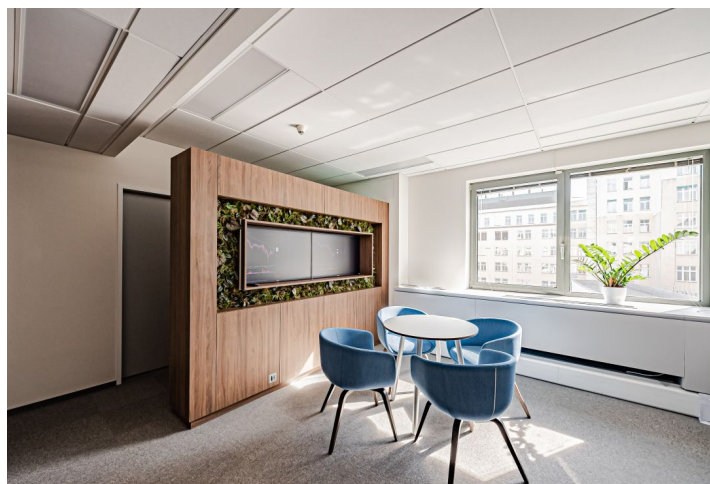
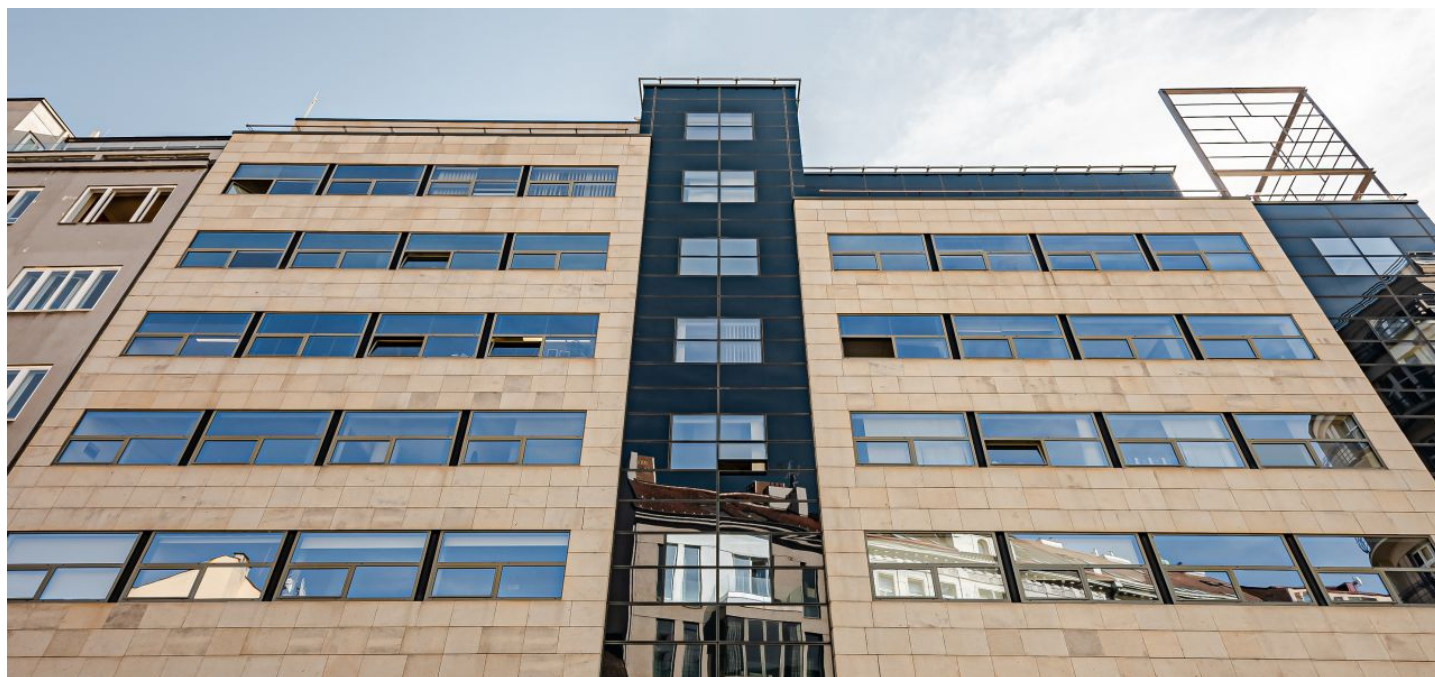


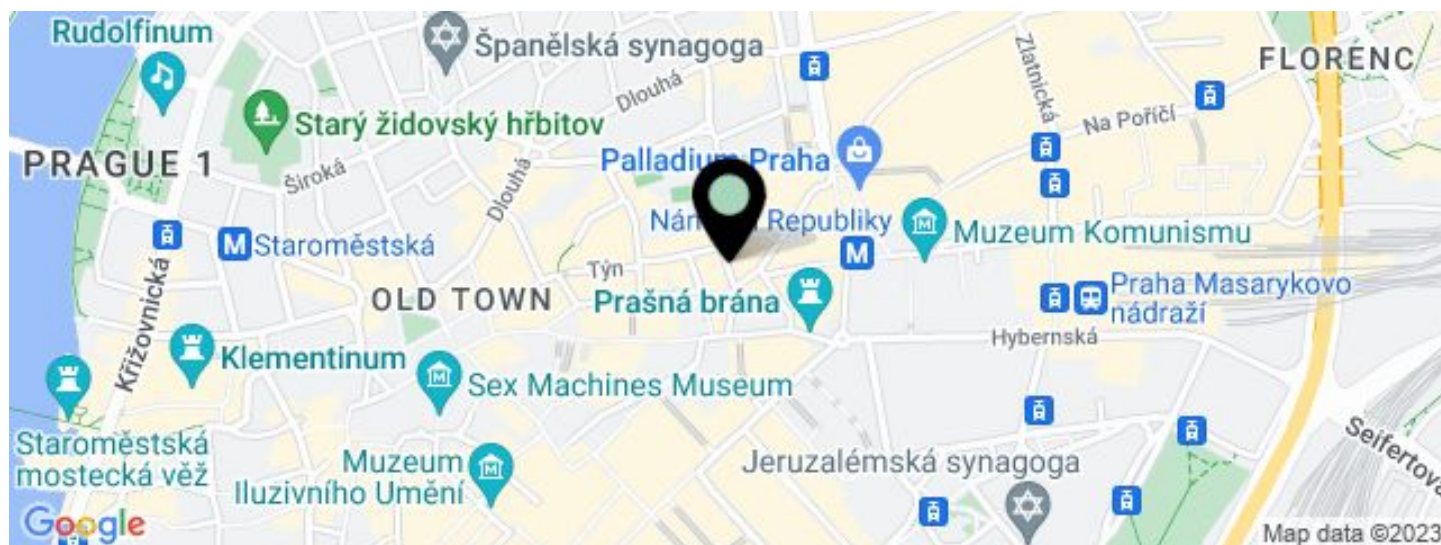
Office building

€ 14.00 / m<sup>2</sup> | CZK 350 / m<sup>2</sup>

288 m<sup>2</sup>, Prague 1, Staré Město, Rybná



## Office building

€ 14.00 / m<sup>2</sup> | CZK 350 / m<sup>2</sup>288 m<sup>2</sup>, Prague 1, Staré Město, Rybná

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Sublease, Office space, 3rd floor	288 m <sup>2</sup>	187 CZK monthly per m <sup>2</sup>	No	€ 14 / m <sup>2</sup>
Retail space, ground floor + basement	435 m <sup>2</sup>	190 CZK monthly per m <sup>2</sup>	EUR 210 / pp / month	€ 13 / m <sup>2</sup>
Retail space	83 m <sup>2</sup>	190 CZK monthly per m <sup>2</sup>	EUR 210 / pp / month	€ 18 / m <sup>2</sup>

## Office building

€ 14.00 / m<sup>2</sup> | CZK 350 / m<sup>2</sup>288 m<sup>2</sup>, Prague 1, Staré Město, Rybná

Service price	187 CZK monthly per m <sup>2</sup>
Total building area	8 000 m <sup>2</sup>
Tenant consumption	—
Parking	210 EUR
Parking service charges	—
Parking ratio	—
Certification	BREEAM In Use
PENB	C
Reference number	14351

**Stately office building in the centre of Prague very close to nám.**

**Republiky. The prestigious address with excellent transport access offers office space for lease. A unique combination of the city centre and a quiet part of Old Town. All kinds of services and shops directly in the building or in the immediate vicinity, including famous luxury hotels, restaurants, cafes, and more. Certification BREEAM In Use.**

**Location:**

The nám. Republiky metro station (B line) is close to the building, as well as a tram and bus stop. The Masarykovo Railway Station is less than a ten-minute walk away. Good access to the Václav Havel Airport Prague, reachable within thirty minutes by car. Wide choice of services in the neighborhood.

**Features and services:**

Central reception  
24/7 security service  
6 high-speed elevators  
Open space concept with partitioning  
24/7 central reception  
Modern security system  
Air conditioning  
Openable windows  
Acoustic ceilings with LED lights  
Access via digital cards  
188 indoor parking spots  
Post office and restaurant in the ground floor passage

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

