

## Office building

€ 15.50 / m<sup>2</sup> | CZK 388 / m<sup>2</sup>

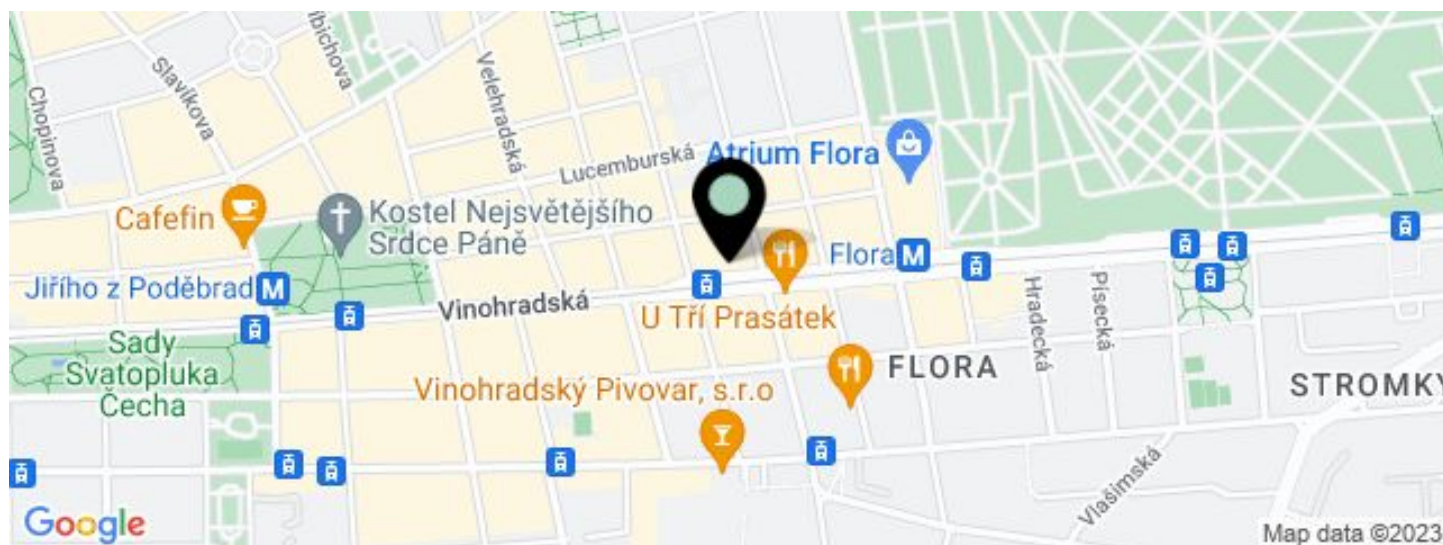
Prague 3, Vinohrady, Vinohradská



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Sublease, Office space, 12th floor	446 m <sup>2</sup>	120 CZK monthly per m <sup>2</sup>	EUR 130 / ps / month	€ 14 / m <sup>2</sup>

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Service price	150 CZK monthly per m <sup>2</sup>
Total building area	12 683 m <sup>2</sup>
Tenant consumption	—
Parking	145 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	14499

**Modern 14-storey A-category office building offers office and retail space for lease with the highest international standards. The building has been designed by Atelier 15 under the direction of Libor Hrdoušek and prominent Czech architect Radek Lampa.**

**Location:**

The new administrative project is located in a lucrative district of Prague – Vinohrady, close to tram stops and the Želivského metro station (line A). Good connection to the Prague Ring Road and the D1 highway.

**Features and Services:**

Suspended or recessed lighting fixtures  
 Option for a separate kitchenette in each floor section  
 Raised floor system with floor boxes for electrical installations  
 Provision of telephone and internet line connections  
 Possibility to install TV and satellite outlets  
 Diesel generator for power outage backup  
 Central ventilation and air conditioning in all building areas supplemented by an individual system of induction units  
 4 passenger elevators  
 Individual temperature control in each created room  
 Interior blinds  
 Central reception  
 24/7 security service  
 Access control with magnetic card  
 Smoke detectors in all areas at risk of fire, electronic fire alarm system  
 Sprinklers  
 CCTV system

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

