

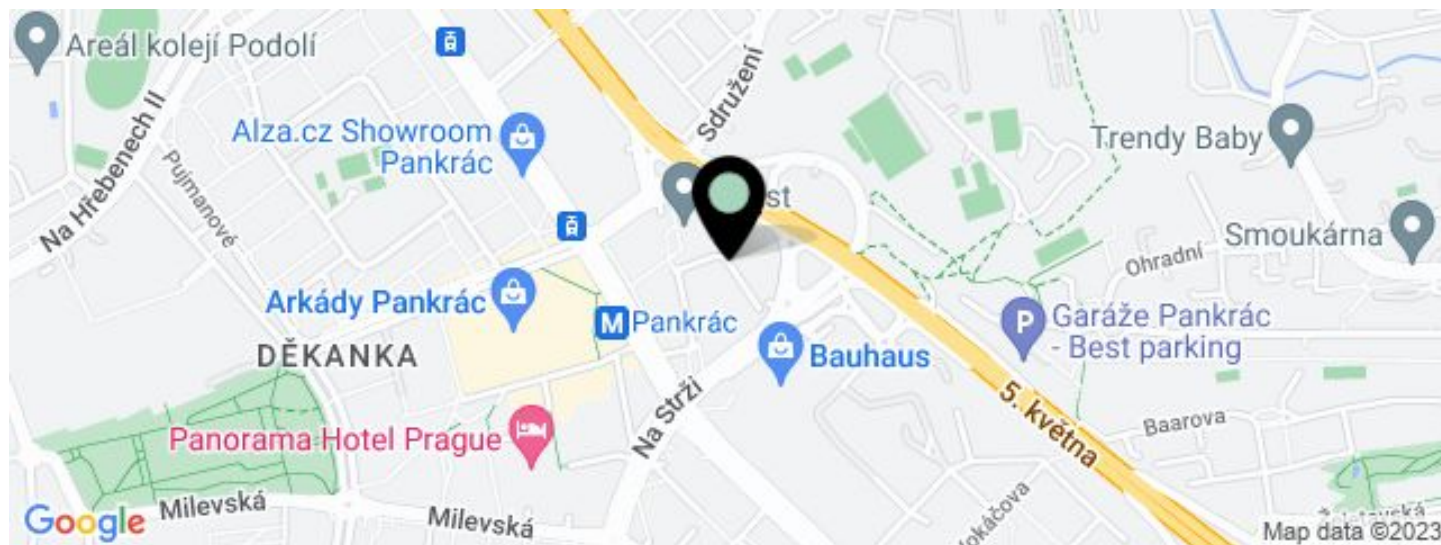
Office building

€ 15.50 / m<sup>2</sup> | CZK 389 / m<sup>2</sup>

2 642 m<sup>2</sup>, Prague 4, Nusle, Doudlebská



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 6th floor + terrace	504 m <sup>2</sup>	135 CZK monthly per m <sup>2</sup>	EUR 115 / ps / month	€ 15.50 / m <sup>2</sup>
Office space, 2nd floor	883 m <sup>2</sup>	135 CZK monthly per m <sup>2</sup>	EUR 115 / ps / month	€ 15.50 / m <sup>2</sup>
Office space, 1st floor	1 255 m <sup>2</sup>	135 CZK monthly per m <sup>2</sup>	EUR 115 / ps / month	€ 15.50 / m <sup>2</sup>

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Service price	135 CZK monthly per m <sup>2</sup>
Total building area	11 405 m <sup>2</sup>
Tenant consumption	—
Parking	115 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	15617

**Administrative building with 8 above-ground floors with office space for lease situated in a highly developed business district of Prague 4 – Nusle. The building has great visibility from the city highway.**

**Location:**

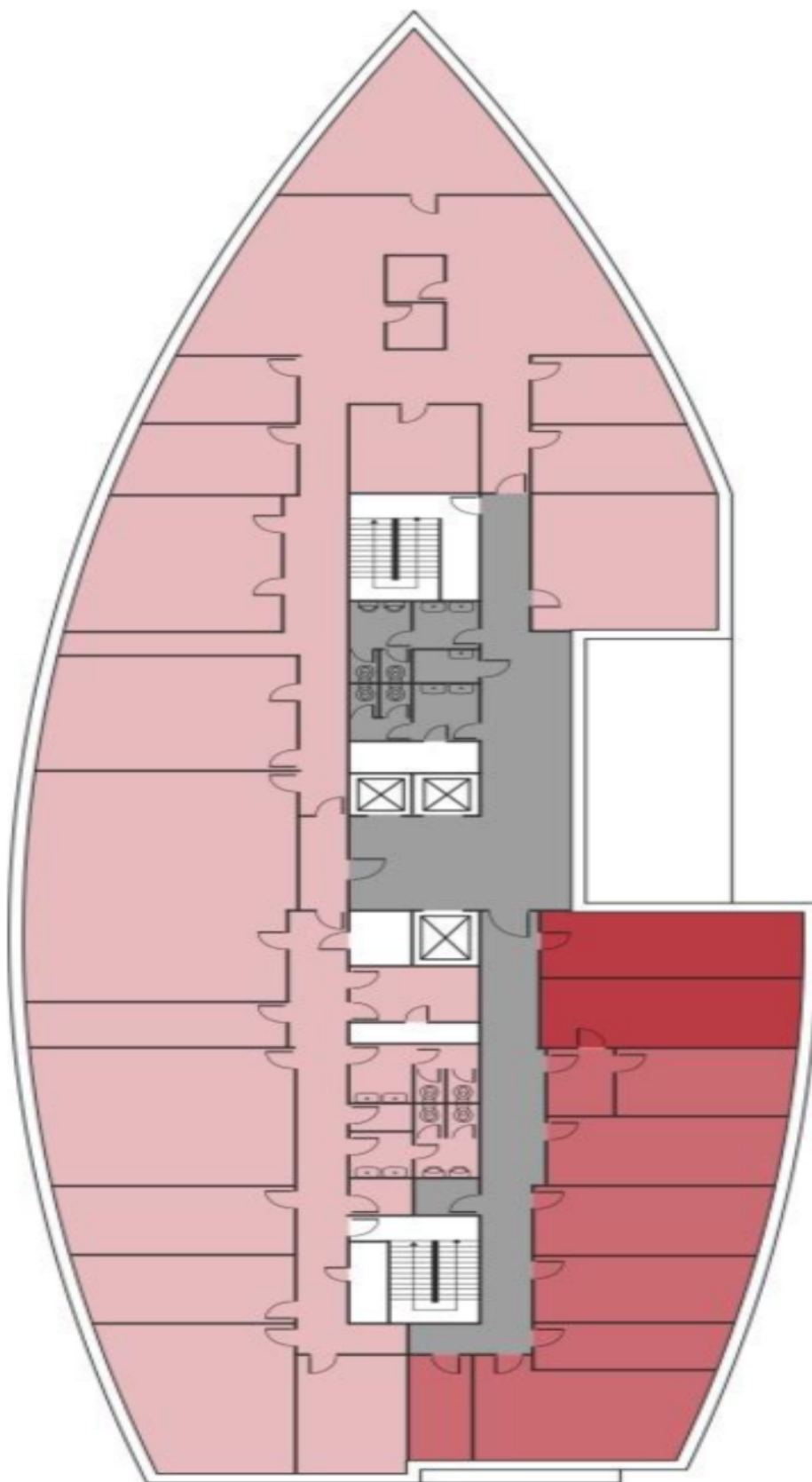
Excellent access by public transport – convenient access to the Pankrác metro Station (line C) and bus station. This location is easily accessible by car as well (directly on North-South Highway exit). Within a short walking distance is the Arcade Pankrác shopping center and other services such as restaurants, hotels, conference centers, banks, post office, school and sporting facilities.

**Features and Services:**

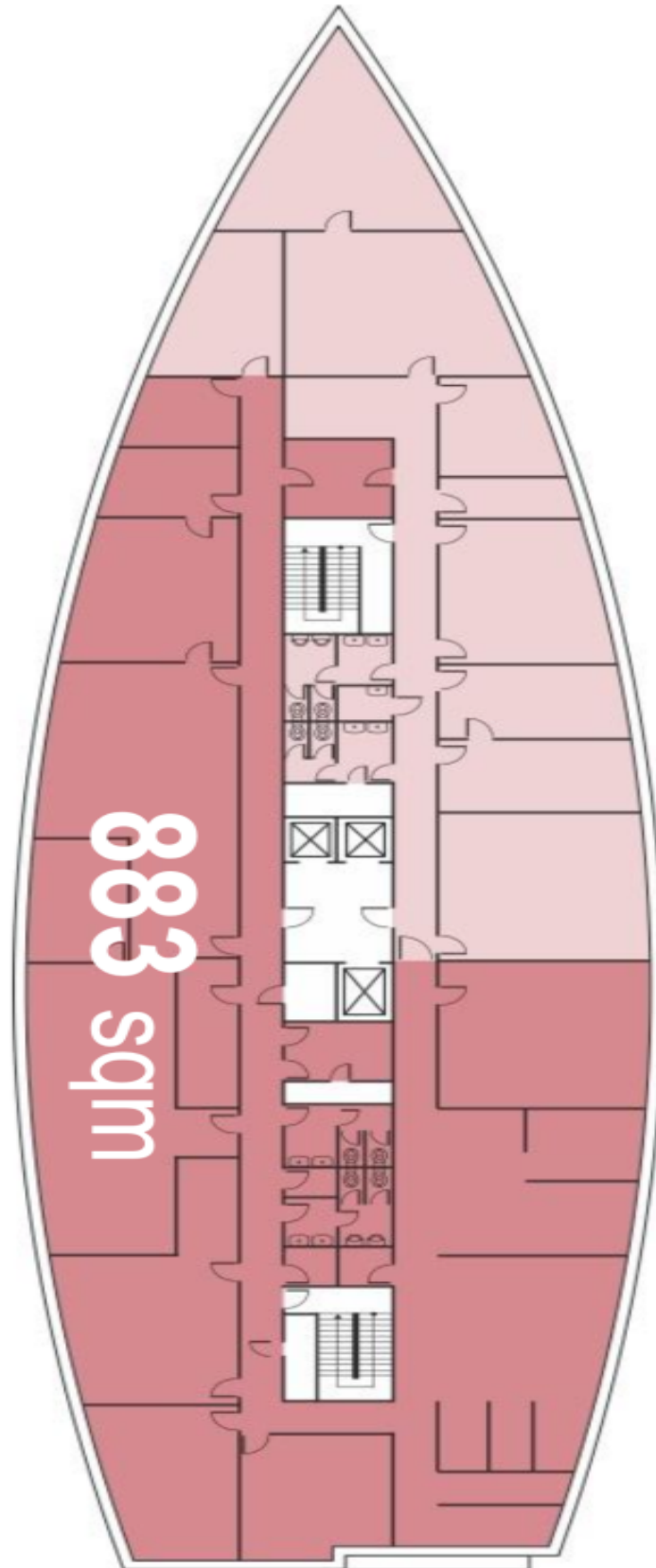
Central reception  
24-hour security  
Magnetic card access  
CCTV  
Flexible office layout  
Air-conditioning  
Openable windows  
Internal blinds  
EPS  
Restaurant and cafeteria in the building  
Underground parking

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

1st FLOOR



2nd FLOOR



6th FLOOR

