

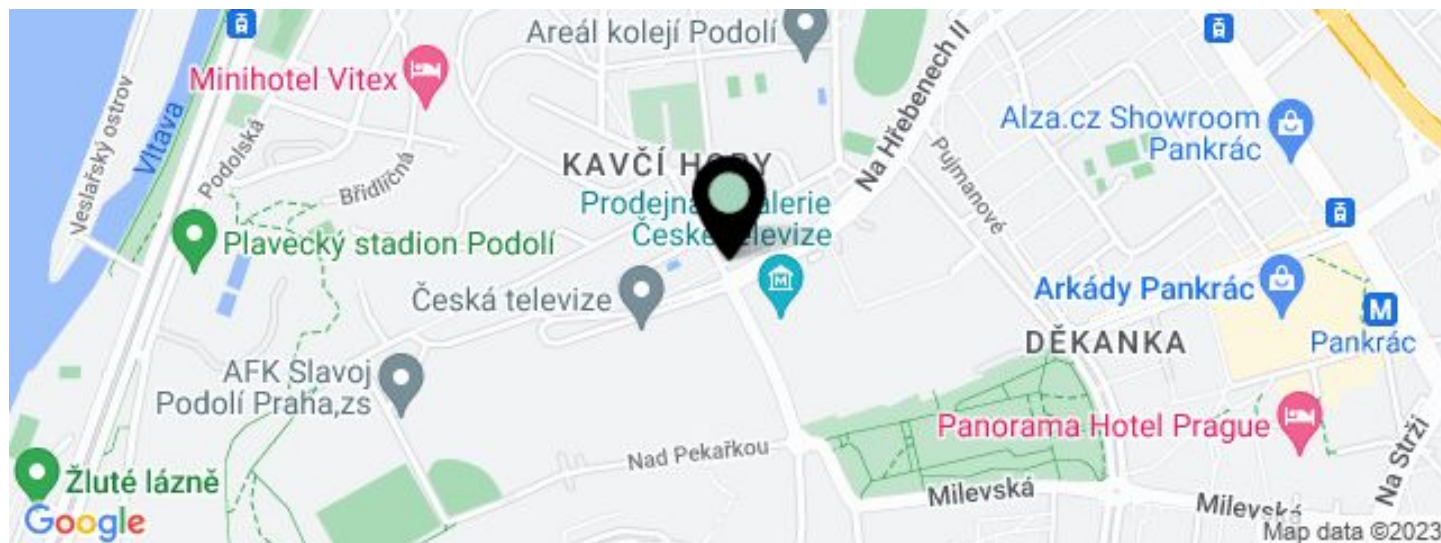
Office building

€ 14.50 - 16.50 / m<sup>2</sup> | CZK 363 - 413 / m<sup>2</sup>

1282 m<sup>2</sup>, Prague 4, Nusle, Na Hřebenech II



## Office building

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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building A, Office space, 3rd floor	651 m <sup>2</sup>	150 CZK monthly per m <sup>2</sup>	EUR 125 / ps / month	€ 14.50 - 16.50 / m <sup>2</sup>
Building A, Office space, 5th floor	631 m <sup>2</sup>	150 CZK monthly per m <sup>2</sup>	EUR 125 / ps / month	€ 14.50 - 16.50 / m <sup>2</sup>

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Service price	150 CZK monthly per m <sup>2</sup>
Total building area	36 500 m <sup>2</sup>
Tenant consumption	—
Parking	125 EUR
Parking service charges	290
Parking ratio	—
Certification	—
PENB	C
Reference number	15698

This complex, structured as a system of four connected wings, offers flexible modern "A- level" class office space with stunning views over the city and Prague Castle. The complex is surrounded by greenery. The building has received LEED Platinum certification.

**Location:**

The project is located in Prague 4 – Nusle. Outstanding accessibility by car and public transportation – within walking distance of tram stops and the Pražského povstání and Pankrác (line C) metro stations.

**Features and Services:**

- 2 separate receptions
- 24-hour security service
- CCTV
- Openable windows
- 2-tube fan-coil cooling units
- Mechanical ventilation/air exchange
- Raised floors, and suspended ceilings with integrated lighting
- External electrically controlled sunshades
- Garage parking lots
- Platinum LEED certificate

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