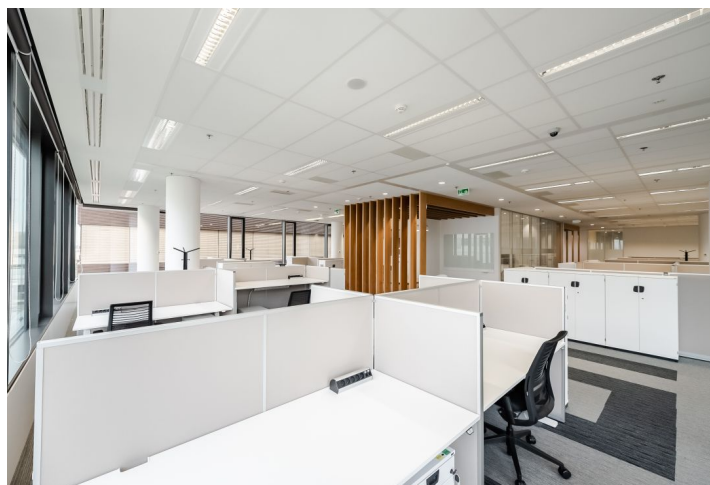


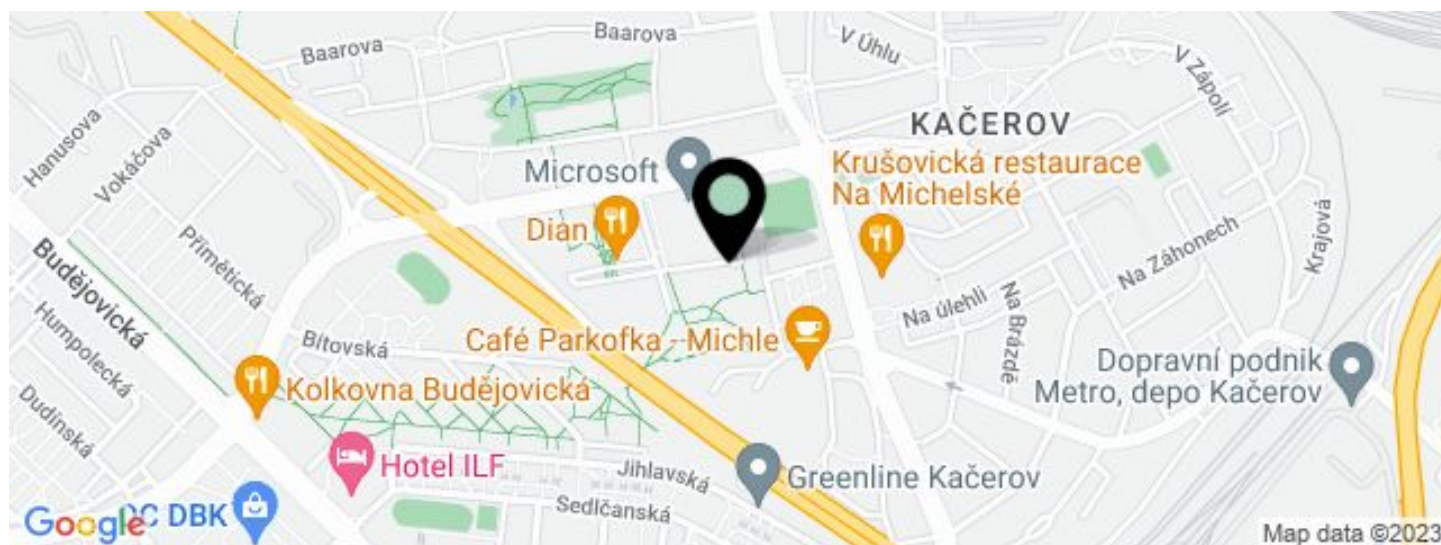
Office building

€ 18.25 / m² | CZK 456 / m²

2 519 m², Prague 4, Michle, Za Brumlovkou



Office building

€ 18.25 / m² | CZK 456 / m²2 519 m², Prague 4, Michle, Za Brumlovkou

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 3rd floor	599 m ²	172 CZK monthly per m ²	EUR 125 / ps / month	€ 18.25 / m ²
Office space, 2nd floor	1 321 m ²	172 CZK monthly per m ²	EUR 125 / ps / month	€ 18.25 / m ²
Office space, 2nd floor	599 m ²	172 CZK monthly per m ²	EUR 125 / ps / month	€ 18.25 / m ²
Sublease, Office space, 4th floor	531 m ²	96 CZK monthly per m ²	EUR 130 / ps / month	€ 15.60 / m ²

Office building**€ 18.25 / m² | CZK 456 / m²**2 519 m², Prague 4, Michle, Za Brumlovkou

Service price	172 CZK monthly per m ²
Total building area	38 300 m ²
Tenant consumption	—
Parking	125 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	17080

The H-shaped office centre offers office space for lease, a spacious roof terrace with greenery and a view of Prague, a relaxation zone or a canteen. The building was designed by the architectural studio Aulík Fišer. The complex is located near shops and services with excellent transport accessibility. BREEAM Very Good certificate for green buildings.

Location:

Excellent access by car and public transport – strategically situated near the D1 highway and the Prague Ring Road, a shuttle bus connects the building and the Kačerov and Budějovická metro stations (line C).

Features and Services:

Canteen
24/7 access and security
Possibility of placing a logo on the building
10 parking spaces
Professional building management
Air conditioning - chilled beams
Clear height of the space is 3 m
Interior modulation 1.35 m
Suspended ceilings with integrated lighting
External blinds on the east, west and south facades
Sprinklers
Raised floors with floor boxes - 1 box per 10 sqm

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

Office building

2 519 m², Prague 4, Michle, Za Brumlovkou

€ 18.25 / m² | CZK 456 / m²



- 1 Atletický stadion
- 2 Dětské hřiště
- 3 Víceúčelové hřiště
- 4 Baardv park
- 5 Relax zóna a dětské hřiště
- 6 Relax zóna
- 7 Obchodní pasáž Filadelfie
- 8 Náměstí Ellen G. Whiteové
- 9 Obchodní pasáž Brumlovka
- 10 Náměstí Brumlovka
- 11 Park Brumlovka
- 12 Psí louka
- 13 Dětské hřiště
- 14 Mlhoviště
- 15 Olivka vlačky
- 16 Brouk

