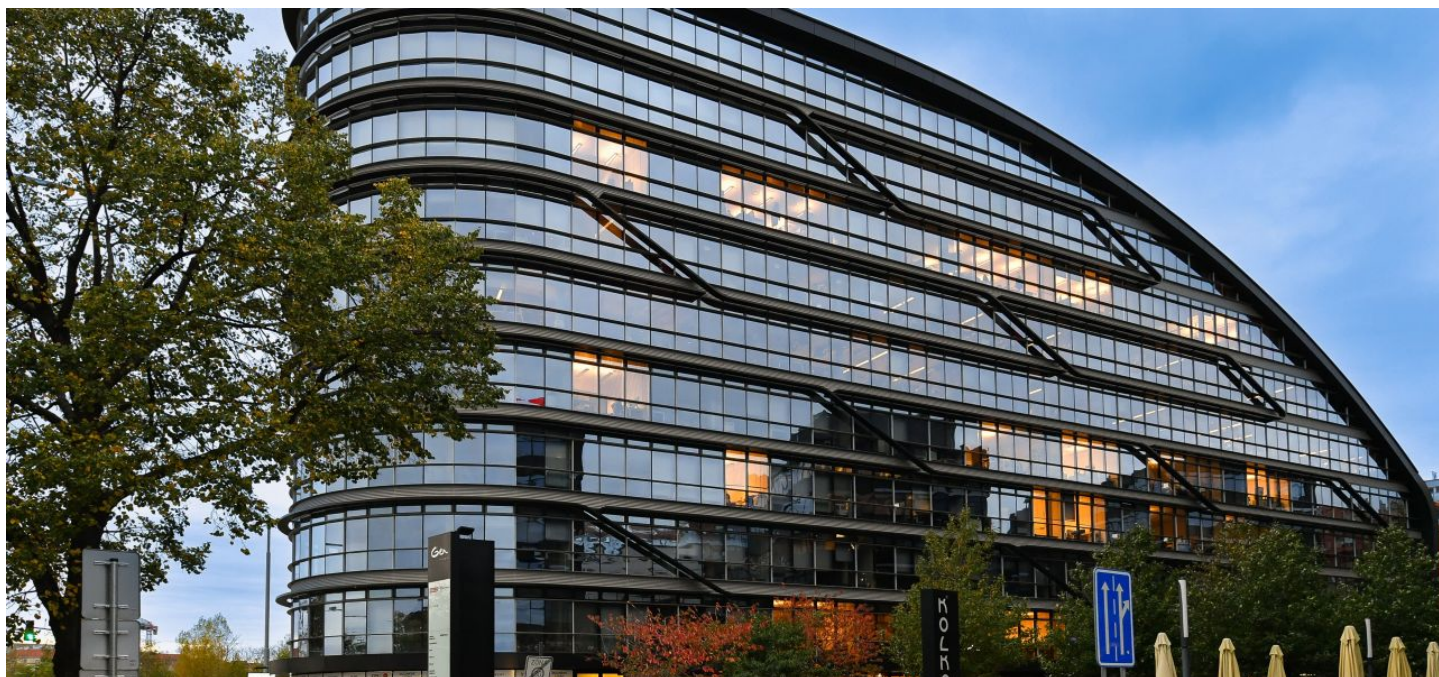


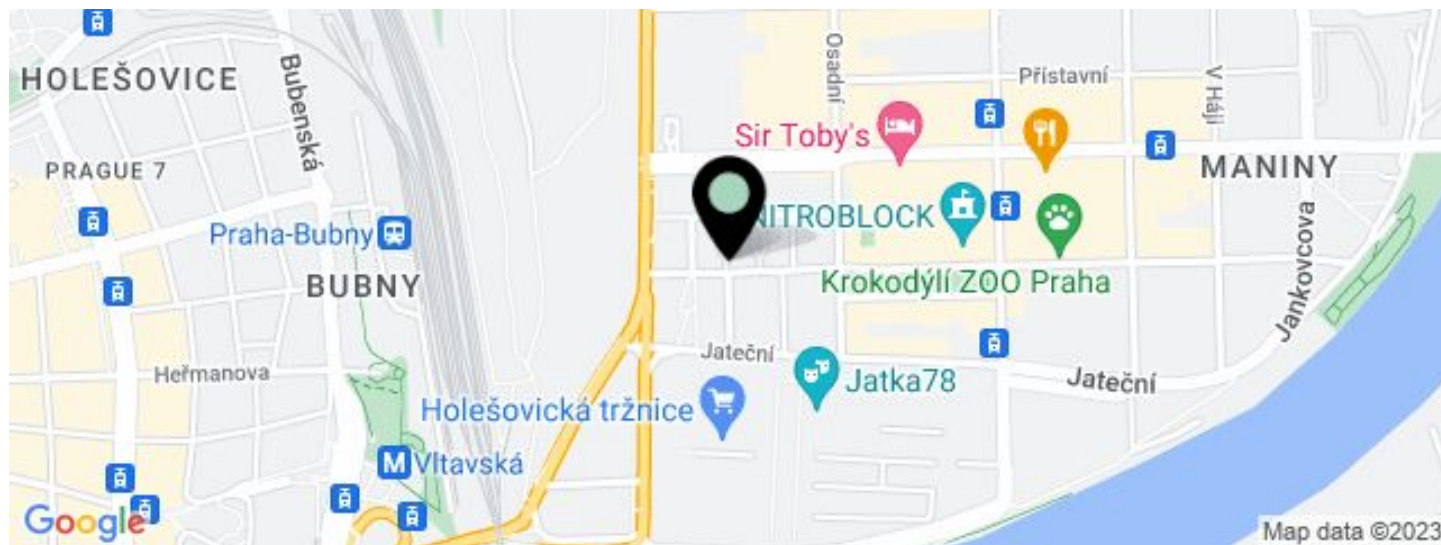


# Office building

€ 13.95 - 17.95 / m<sup>2</sup> | CZK 349 - 449 / m<sup>2</sup>

1722 m<sup>2</sup>, Prague 7, Holešovice, U Garáží



**Office building****€ 13.95 - 17.95 / m<sup>2</sup> | CZK 349 - 449 / m<sup>2</sup>**1722 m<sup>2</sup>, Prague 7, Holešovice, U Garáží

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
<b>Sublease, Office space, 4th floor</b>	436 m <sup>2</sup>	105 CZK monthly per m <sup>2</sup>	No	€ 13.68 / m <sup>2</sup>
<b>Office space, 4th floor + terrace</b>	436 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	EUR 120 / pp / month	€ 13.95 - 15.95 / m <sup>2</sup>
<b>Retail space</b>	265 m <sup>2</sup>	100 CZK monthly per m <sup>2</sup>	EUR 120 / ps / month	€ 15.95 - 17.95 / m <sup>2</sup>



## Office building

1 722 m<sup>2</sup>, Prague 7, Holešovice, U Garáží

€ 13.95 - 17.95 / m<sup>2</sup> | CZK 349 - 449 / m<sup>2</sup>

Service price	120 CZK monthly per m <sup>2</sup>
Total building area	9 376 m <sup>2</sup>
Tenant consumption	—
Parking	120 EUR
Parking service charges	290
Parking ratio	—
Certification	—
PENB	C
Reference number	17103

**Original modern architectural designed office building complex. The building allows for a simple and flexible floor space design, meeting the requirements of both large and smaller companies. The building will provide a leasable area of more than 22.000 square metres, including retail space for shops and service providers on the ground floor of the building. A car park for approximately 190 cars will be available in the basement.**

### Location:

The building is located at the intersection of the Argentinská, Tusarova and Jateční streets, in the central part of Holešovice (Prague 7) and is easily accessible by car by turning off Argentinská Street. There is also a nearby tram stop and an exit from the Vltavská underground station.

### Features and services:

- Air conditioning
- Clear height 3 m
- Openable windows
- Roof terraces
- Parking space
- Cafe, bistro, restaurant
- Representative reception
- Kolárna
- Security 24/7
- Underground garage
- Intelligent building management system

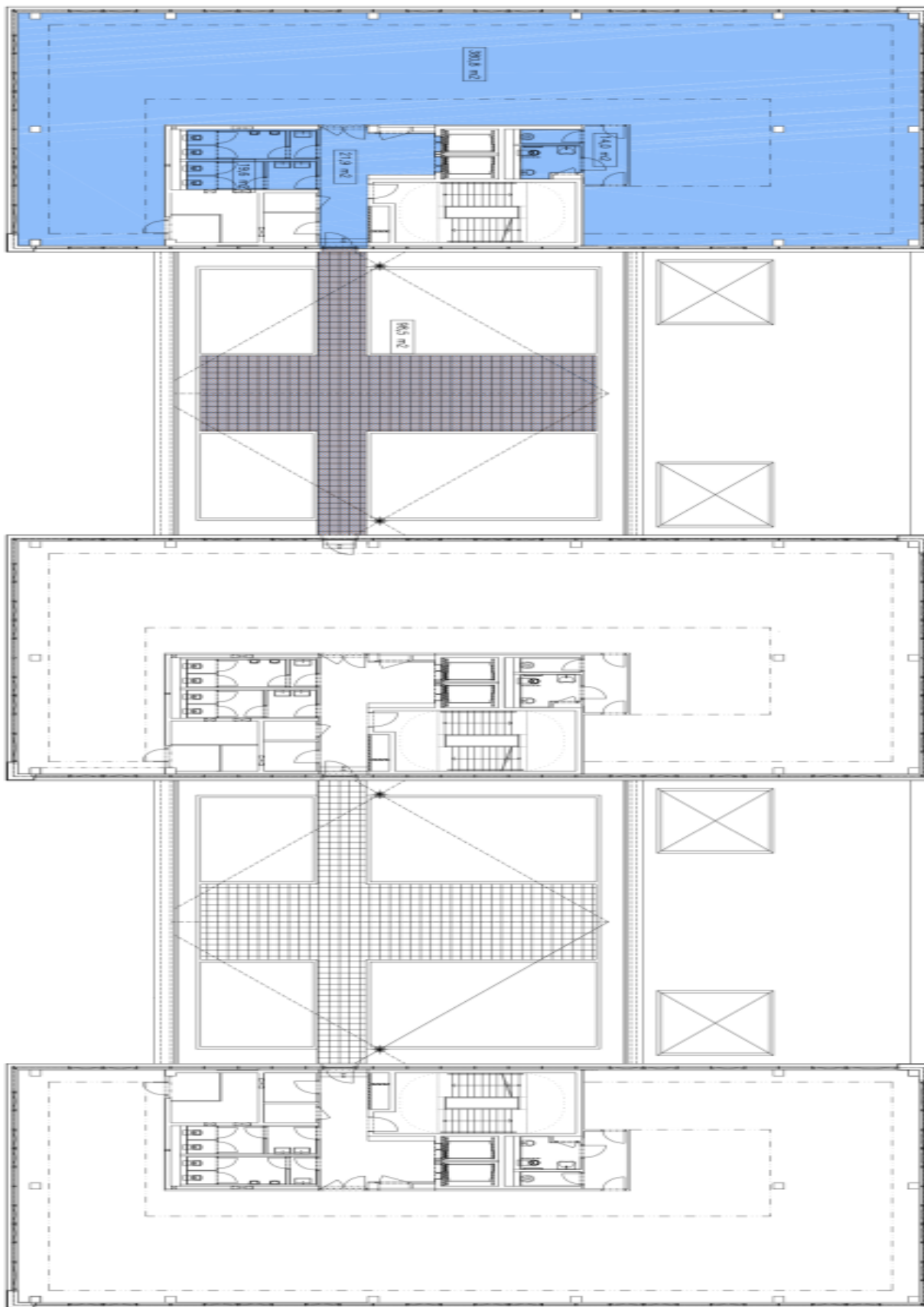
Rental and service charges listed without VAT. Lessee pays no commission.



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3. patro / 3rd floor

