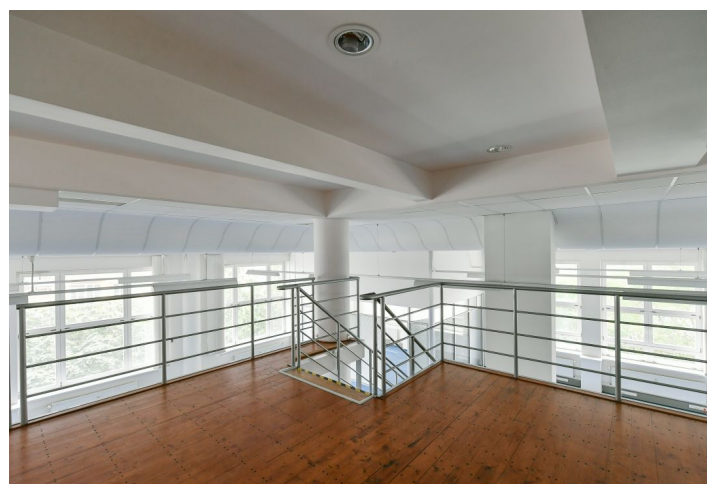


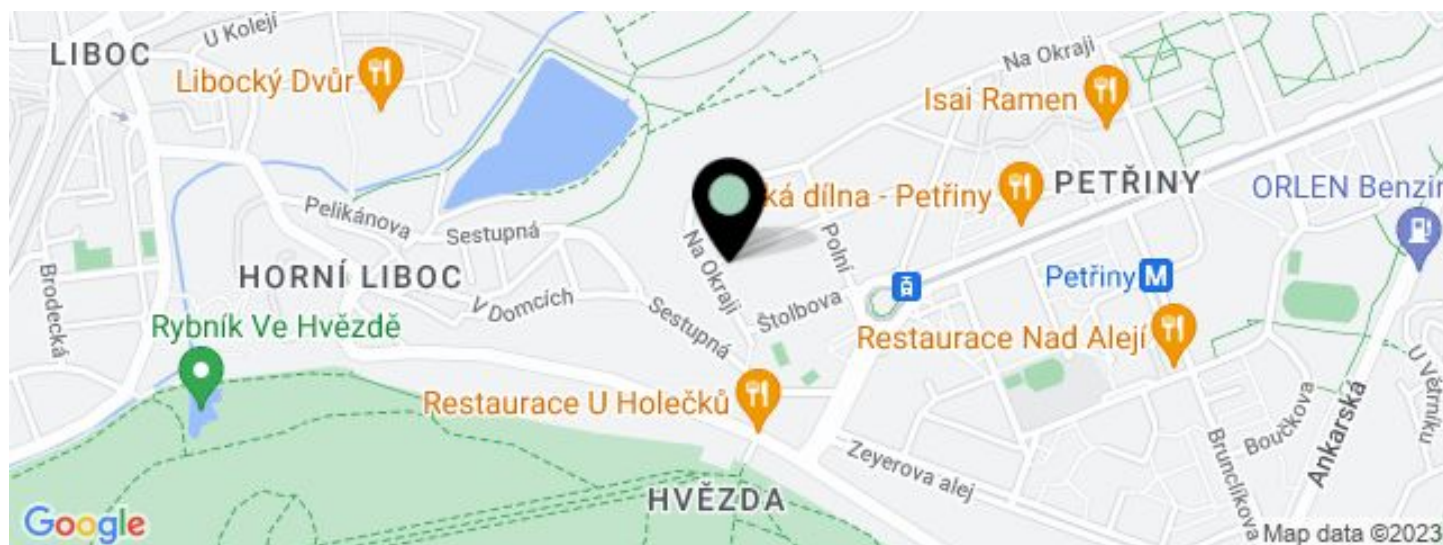
Office building

€ 9.00 - 10.00 / m<sup>2</sup> | CZK 225 - 250 / m<sup>2</sup>

1225 m<sup>2</sup>, Prague 6, Veleslavin, Na Okraji



## Office building

€ 9.00 - 10.00 / m<sup>2</sup> | CZK 225 - 250 / m<sup>2</sup>1 225 m<sup>2</sup>, Prague 6, Veleslavín, Na Okraji

| UNIT                                      | AVAILABLE AREA           | SERVICES                              | PARKING                     | MONTHLY RENT            |
|---|--------------------------|---------------------------------------|-----------------------------|-------------------------|
| Office space, 2nd floor                   | 400 - 985 m <sup>2</sup> | 100 CZK<br>monthly per m <sup>2</sup> | EUR 75 - 95 / ps /<br>month | € 10 / m <sup>2</sup>   |
| Office space, ground floor                | 110 - 240 m <sup>2</sup> | 95 CZK<br>monthly per m <sup>2</sup>  | EUR 75 - 95 / ps /<br>month | € 9.10 / m <sup>2</sup> |
| Sublease, Office space, 1st and 2nd floor | 347 - 725 m <sup>2</sup> | 100 CZK<br>monthly per m <sup>2</sup> | No                          | € 9.76 / m <sup>2</sup> |

## Office building

€ 9.00 - 10.00 / m<sup>2</sup> | CZK 225 - 250 / m<sup>2</sup>1 225 m<sup>2</sup>, Prague 6, Veleslavin, Na Okraji

|                         |                                    |
|-------------------------|------------------------------------|
| Service price           | 100 CZK monthly per m <sup>2</sup> |
| Total building area     | 3 490 m <sup>2</sup>               |
| Tenant consumption      | —                                  |
| Parking                 | 75 EUR                             |
| Parking service charges | —                                  |
| Parking ratio           | —                                  |
| Certification           | —                                  |
| PENB                    | G                                  |
| Reference number        | 19006                              |

The office and residential complex, designed by architect Vlado Milunić, is located in a quiet part of Prague 6 within walking distance of the Petřiny metro station (line A). The building has a central reception and underground and surface parking available.

**Location:**

Location offers excellent transport accessibility – the building is located near the Petřiny metro station (line A), and close to bus and tram stops. Quick connection to Prague's center and the Vaclav Havel International Airport. Pleasant surroundings with lots of greenery, excellent amenities, incl. opportunities for active recreation – Obora Hvězda, Park Ladronka, Divoká Šárka.

**Features and Services:**

Central reception  
24-hour security service of the entire complex  
Magnetic cards access  
Air-conditioning  
Openable windows  
Internal blinds  
Structured data-network  
Underground and outside parking (1 PS per 75 m<sup>2</sup>)  
Fitness, solarium, salt cave in the building

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