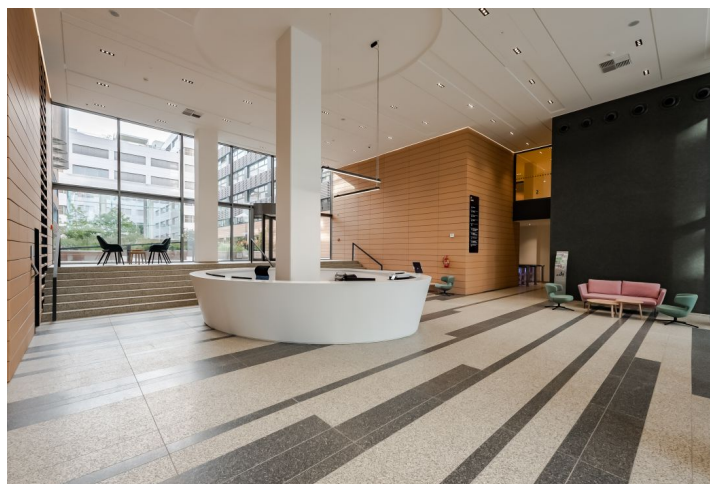


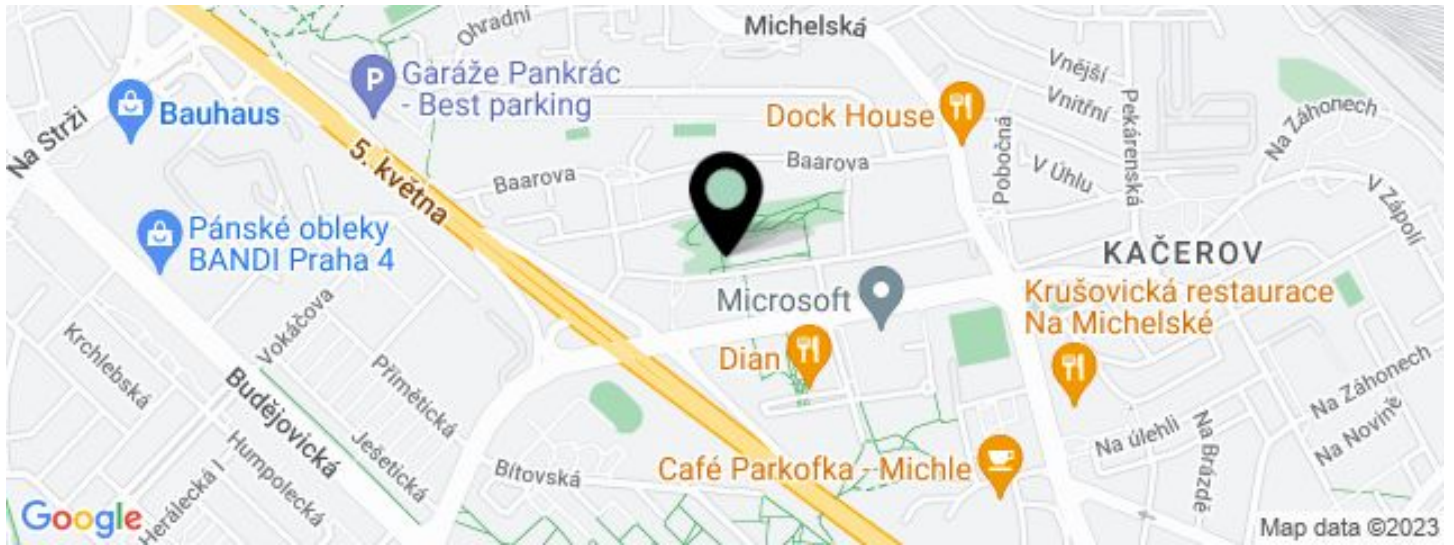
Office building

€ 19.50 / m<sup>2</sup> | CZK 488 / m<sup>2</sup>

2 274 m<sup>2</sup>, Prague 4, Michle, Želetavská



## Office building

€ 19.50 / m<sup>2</sup> | CZK 488 / m<sup>2</sup>2 274 m<sup>2</sup>, Prague 4, Michle, Želetavská

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd floor	600 - 1 255 m <sup>2</sup>	182 CZK monthly per m <sup>2</sup>	Yes	€ 19.50 / m <sup>2</sup>
Office space, 1st floor	600 - 1 019 m <sup>2</sup>	182 CZK monthly per m <sup>2</sup>	Yes	€ 19.50 / m <sup>2</sup>

**Office building****€ 19.50 / m<sup>2</sup> | CZK 488 / m<sup>2</sup>**2 274 m<sup>2</sup>, Prague 4, Michle, Želetavská

Service price	182 CZK monthly per m <sup>2</sup>
Total building area	14 605 m <sup>2</sup>
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	Not required
Reference number	19944

**Administrative building with office space for lease after complete thorough reconstructon. The building was designed by Aulík Fišer Architects and has 8 above-ground and 3 underground floors. The building boasts a double-glazed glass south-facing facade and it is situated in the commercial part of Prague 4.**

**Location:**

Very good transport accessibility – easy connection to the Prague Ring Road and the D1 highway leading to Brno. Excellent public transportation availability – the Budějovická metro station (line C) is a 2-min. bus ride or approx. 6-min. walk. A shuttle bus connects the building with the Pankrác and Budějovická metro stations (line C).

**Features and services:**

24/7 reception and security  
Cafeteria on the ground floor  
Air conditioning  
Openable windows with external sunblinds

Prices are listed without VAT. Lessee pays no commission.

