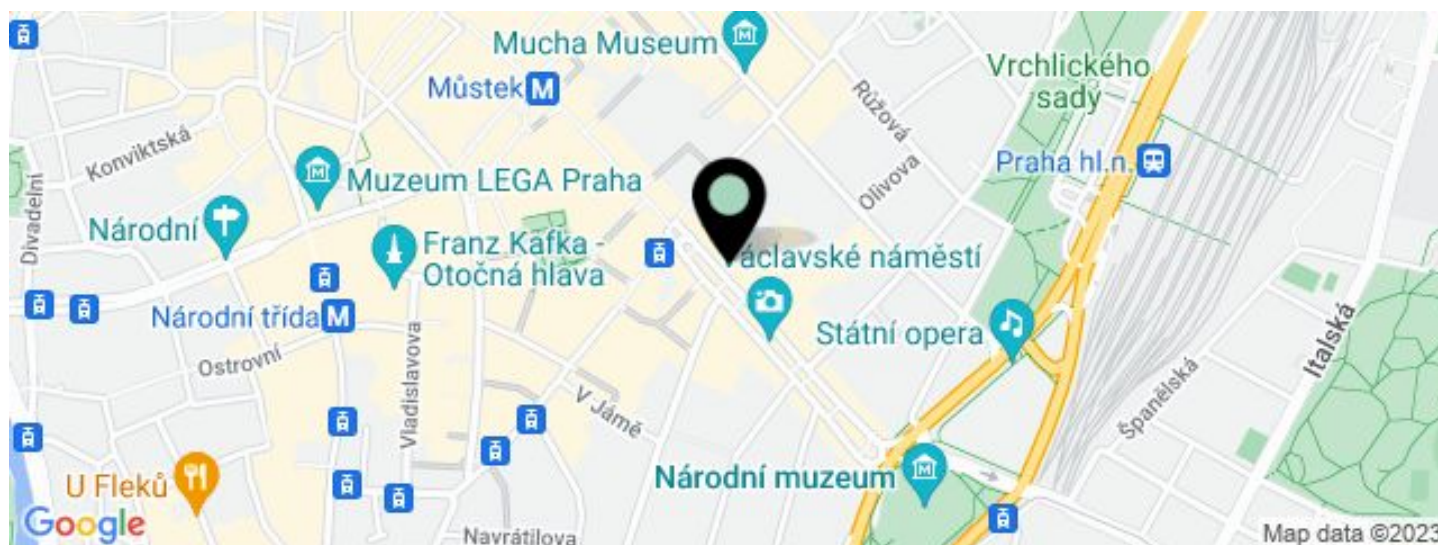




## Office building

€ 25.00 - 27.00 / m<sup>2</sup> | CZK 624 - 674 / m<sup>2</sup>1815 m<sup>2</sup>, Prague 1, Nové Město, Václavské náměstí

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 7th floor + terrace	224 m <sup>2</sup>	80 CZK monthly per m <sup>2</sup>	No	€ 27 / m <sup>2</sup>
Office space, 6th floor + terrace	287 m <sup>2</sup>	80 CZK monthly per m <sup>2</sup>	No	€ 27 / m <sup>2</sup>
Office space, 5th floor	326 m <sup>2</sup>	80 CZK monthly per m <sup>2</sup>	No	€ 25 - 27 / m <sup>2</sup>
Office space, 3rd floor	326 m <sup>2</sup>	80 CZK monthly per m <sup>2</sup>	No	€ 25 - 27 / m <sup>2</sup>
Office space, 2nd floor	326 m <sup>2</sup>	80 CZK monthly per m <sup>2</sup>	No	€ 25 - 27 / m <sup>2</sup>
Office space, 1st floor	326 m <sup>2</sup>	80 CZK monthly per m <sup>2</sup>	No	€ 25 - 27 / m <sup>2</sup>

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Service price	80 CZK monthly per m <sup>2</sup>
Total building area	1900 m <sup>2</sup>
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	21052

The object, which is currently undergoing a thorough reconstruction, will offer modern office space for lease. It is an eight-storey building, which was built in 1998 by the architectural studio DREXLER & VRBATA ARCHITEKTI. The building is also aiming for BREEAM OUTSTANDING green building certification.

**Location:**

The building is easily accessible by public transport – in close vicinity of the Muzeum metro station (line A, C), within walking distance of the Můstek metro station (line A, B) and tram stops.

**Features and Services:**

Windows with external blinds facing the courtyard and curtains facing Wenceslas Square  
WC and kitchenette in each rental unit  
Individual control of cooling and heating  
Central ventilation  
Smoke detectors and electronic fire alarm  
CCTV system  
Bicycle storage with facilities  
Raised floors in offices  
Frameless windows with thermal and noise-insulating triple glazing  
New, modern, energy-efficient heating and cooling technologies

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

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