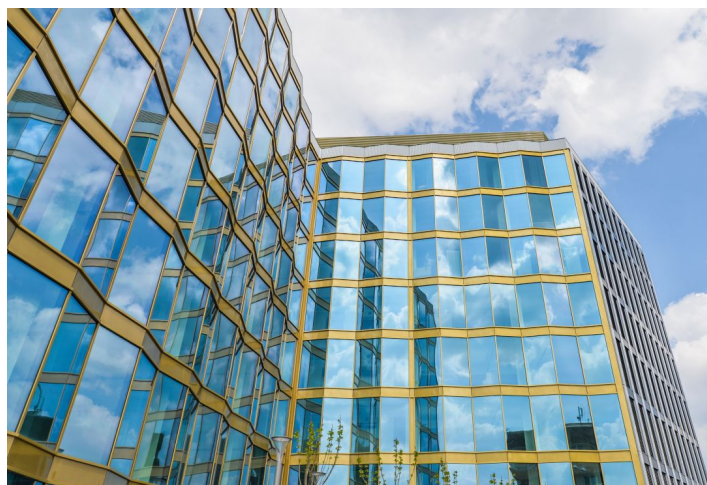
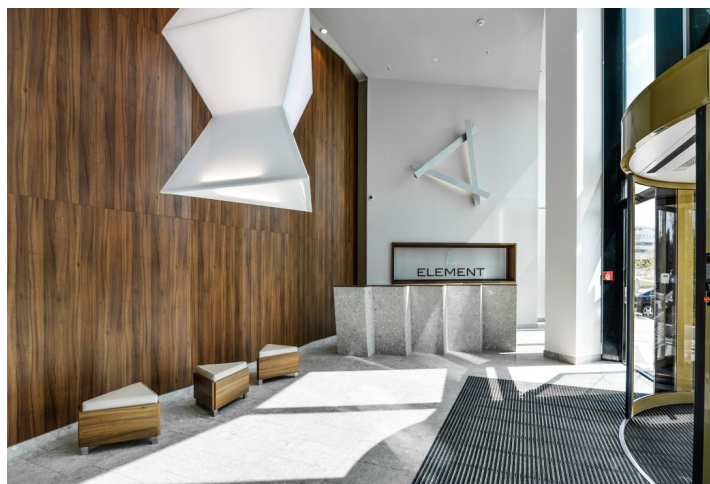


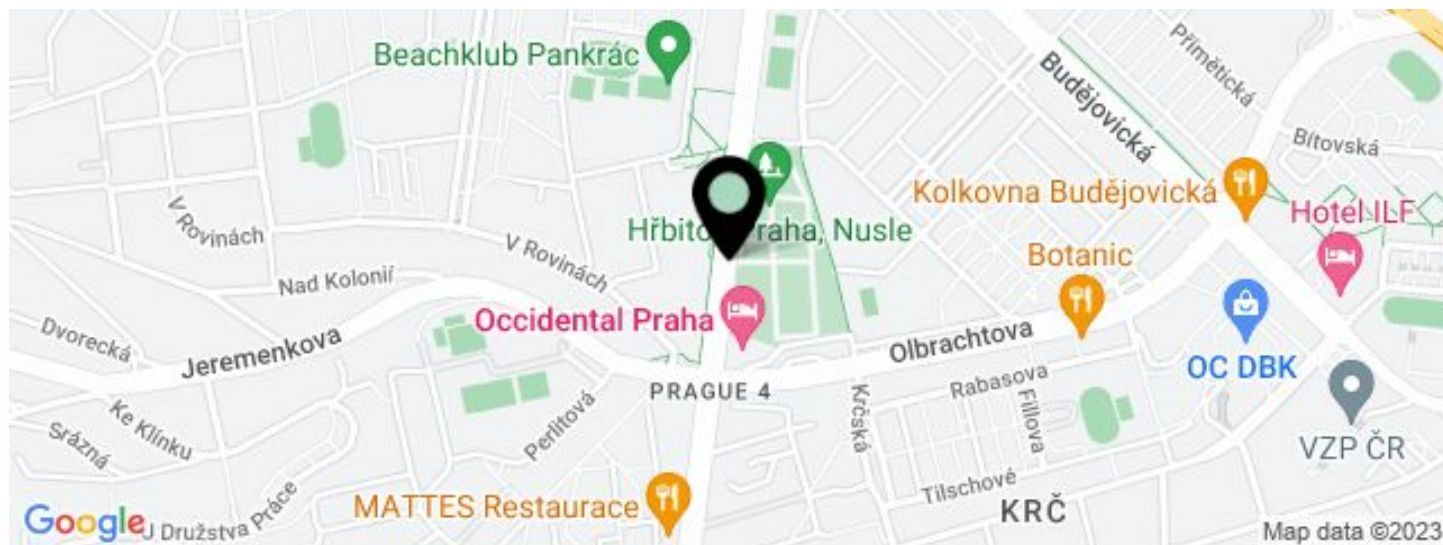
Office building

€ 17.50 - 18.50 / m<sup>2</sup> | CZK 438 - 463 / m<sup>2</sup>

397 m<sup>2</sup>, Prague 4, Krč, Na strži



## Office building

€ 17.50 - 18.50 / m<sup>2</sup> | CZK 438 - 463 / m<sup>2</sup>397 m<sup>2</sup>, Prague 4, Krč, Na strži

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 4th floor	397 m <sup>2</sup>	175 CZK monthly per m <sup>2</sup>	EUR 135 - 150 / pp / month	€ 17.50 - 18.50 / m <sup>2</sup>

## Office building

€ 17.50 - 18.50 / m<sup>2</sup> | CZK 438 - 463 / m<sup>2</sup>397 m<sup>2</sup>, Prague 4, Krč, Na strži

Service price	175 CZK monthly per m <sup>2</sup>
Total building area	8 466 m <sup>2</sup>
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	26453

Office building in Prague 4 offers high quality office and retail space for lease. The building has been awarded the international LEED Platinum sustainability certificate, and is characterized by its L-shaped floor plan and distinctive façade. The main entrance with reception is located between the two arms of the building.

**Location:**

The property is located a short walk from the Pankrác metro station (line C) and the bus stops Na Strži and Krčský hřbitov. Great connection to the Prague ring road and D1 motorway, which provides easy access to the city centre (approximately 7 minutes) and to the Václav Havel International Airport in Prague (approximately 25 minutes). All civic amenities nearby - restaurants, cafes, banks and the Arkády Pankrác shopping centre.

**Features and Services:**

Entrance hall with a central reception  
24/7 security service  
Magnetic card access, wheelchair access  
Air-conditioning  
Ceiling heating and cooling  
Openable windows  
Suspended ceilings  
Raised floors  
Sprinklers  
Floor box  
Showers  
Underground parking

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

Office building

€ 17.50 - 18.50 / m<sup>2</sup> | CZK 438 - 463 / m<sup>2</sup>

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