

# Office building

Rented

Prague 1, Nové Město, náměstí Republiky



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Service price	130 CZK monthly per m <sup>2</sup>
Total building area	5 587 m <sup>2</sup>
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	30720

Office space for lease in an administrative building on Náměstí Republiky Square. The building represents a modern administrative background, which tastefully combines the original architectural elements with the current ones. The building has a central 24-hour reception and a spacious roof terrace overlooking the city center. The neoclassical building was built in 1905 by architects Adolf Foehr and Alfons Wertumuller and was originally used for banking purposes. It is located directly in the business and financial center of the city with direct connections to all important nodes of local and long-distance transport.

**Location:**

The building is located right next to a tram stop, close to the Namesti Republiky metro station (line B), the Masaryk train station, and the Na Florenci central bus station. It also has very good connections to the Václav Havel International Airport Prague and the D1 and D8 motorways. The Palladium shopping center and the Kotva department store are close-by.

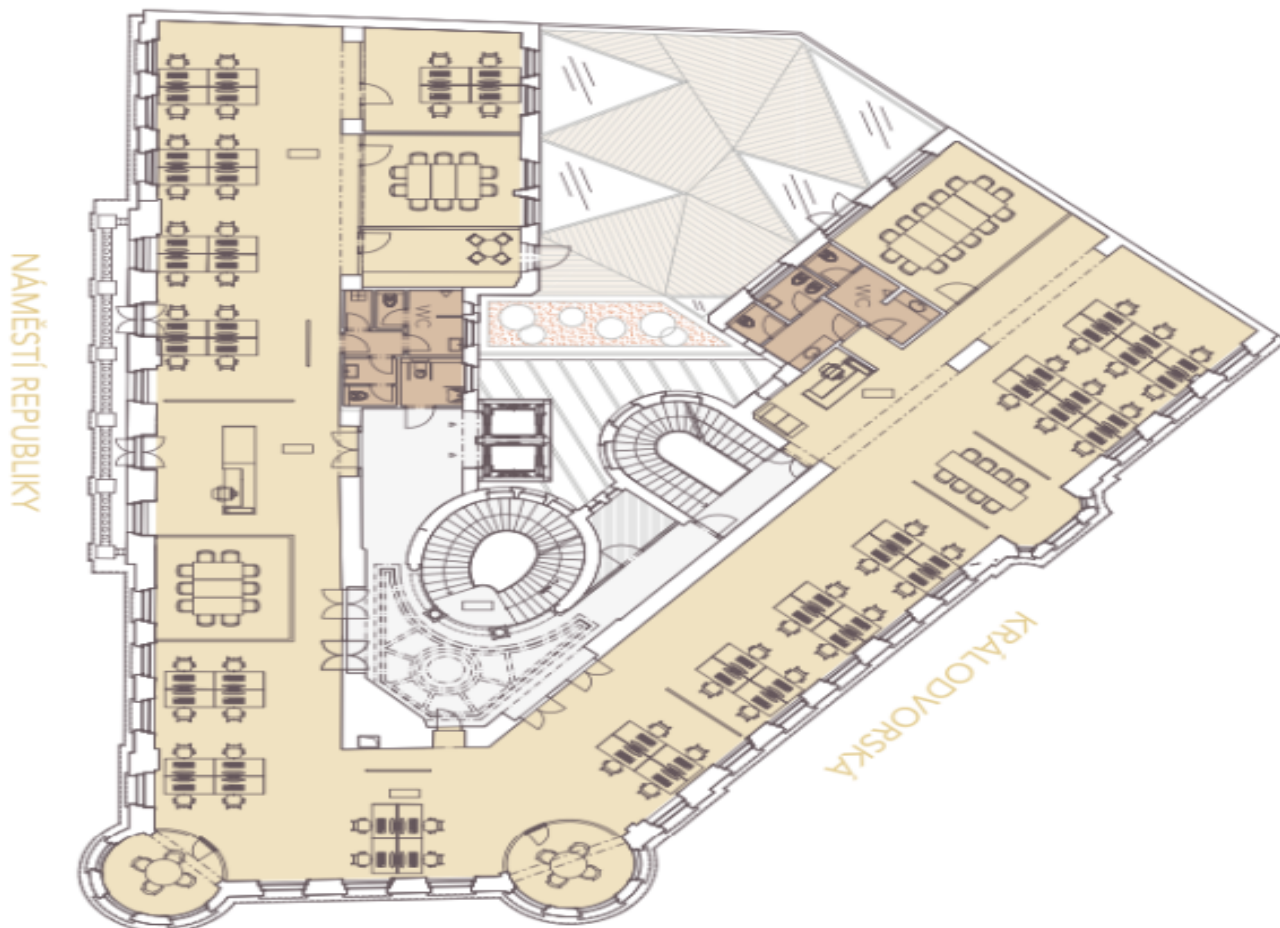
**Facilities and services:**

24/7 reception  
2 passenger lifts  
Available storage space  
Raised floors with floor boxes  
Openable windows  
Modern LED backlight  
Terrace  
Parking in the adjacent shopping centers

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

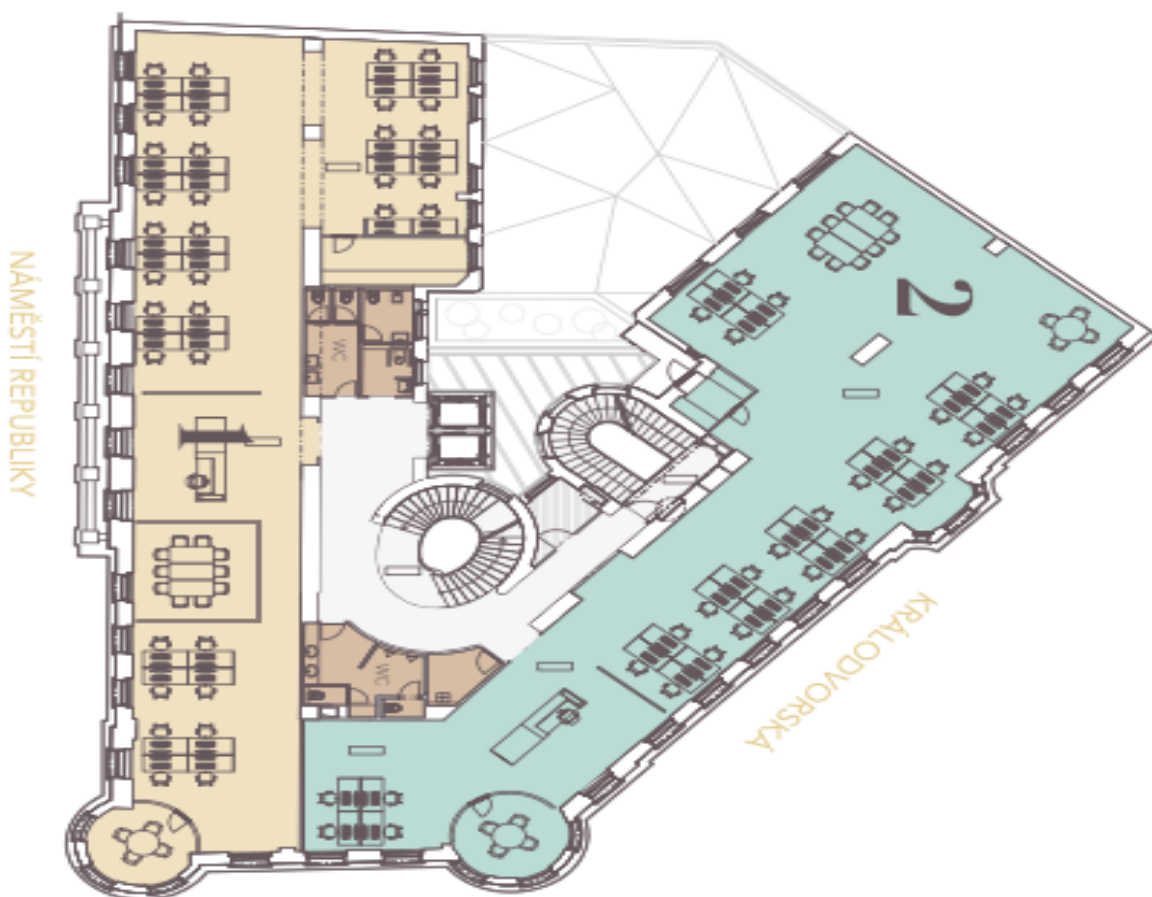
# Second floor

OFFICE 608 sqm  
TERRACE 105 sqm



# Third floor

OFFICE 1	306 sqm
OFFICE 2	328 sqm



# Fourth floor

OFFICE 1 298 sqm  
OFFICE 2 316 sqm



# Fifth floor

OFFICE 1	150 sqm
OFFICE 2	214 sqm
OFFICE 3	133 sqm

