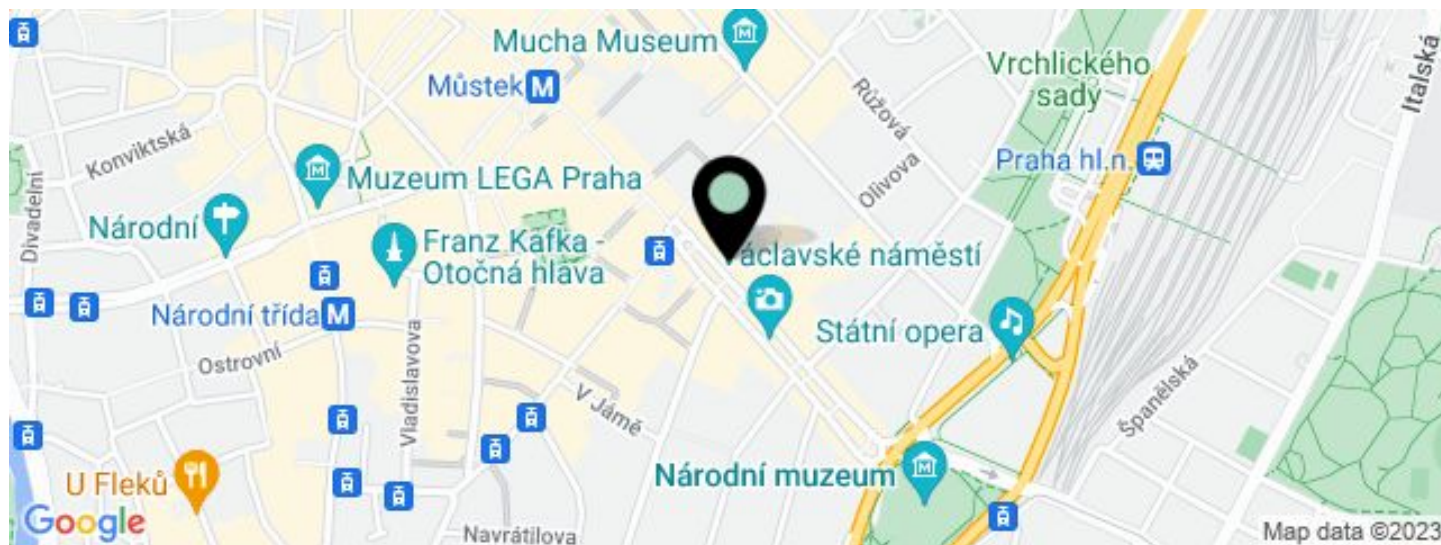




## Office building

€ 30.00 - 35.00 / m<sup>2</sup> | CZK 749 - 874 / m<sup>2</sup>2 600 m<sup>2</sup>, Prague 1, Nové Město, Václavské náměstí

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
private serviced offices	20 - 200 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	Yes	€ 30 - 35 / m <sup>2</sup>

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€ 30.00 - 35.00 / m<sup>2</sup> | CZK 749 - 874 / m<sup>2</sup>2 600 m<sup>2</sup>, Prague 1, Nové Město, Václavské náměstí

Total building area	2 600 m <sup>2</sup>
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	36165

**Private serviced offices in one of the most distinctive buildings on Wenceslas Square offering flexible office solutions for small companies or corporate clients, complemented by boutique coworking space.**

**The fully equipped premium offices** for lease come with the possibility of arranging flexible lease terms and flexible office space even during the lease term. The serviced offices are complemented by **boutique coworking space**, shared meeting rooms, and professional reception services.

The offices are located in a unique administrative and commercial complex on the corner of Wenceslas Square and Opletalova Street. Designed by the the world-famous Chapman Taylor architectural studio, the building boasts a 21st century design combined with the latest technical solutions. Its BREEAM EXCELLENT certification ensures a healthy indoor environment and respect for the environment.

**Location:**

A first-class business and administrative address in Prague. The building is easily accessible by public transport, close to the **Muzeum (line A, C)** and **Můstek (line A, B)** metro stations. The trams stops on Vodičkova and Jindřišská streets are within walking distance. The Main Railway Station is a 5-minute walk away.

**Shared offices facilities and services:**

- Daily reception
- Mail and packages reception
- Accepting phone calls
- Business manager services
- Equipped private offices
- Company headquarters registration and virtual office
- Shared meeting and conference rooms
- Call boxes
- Lounge and shared areas
- Fully equipped kitchenettes including free snacks
- Printers and copy center
- High-speed Internet
- IT help

**Equipment and building standards:**

- Elegant central reception
- 24/7 security
- Parking in underground garages
- Electric car charging station
- Bike storage room
- Changing rooms and showers
- BREEAM EXCELLENT certification

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Abundance of daylight  
Smart exterior blinds  
Energy-efficient elevators with recuperation  
Intelligent energy-saving LED lighting  
Zone temperature control  
Comprehensive measurement and control system  
Raised floors  
Indoor fan-coil units  
Central fresh air supply and exhaust on each floor  
Intelligent access system

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