

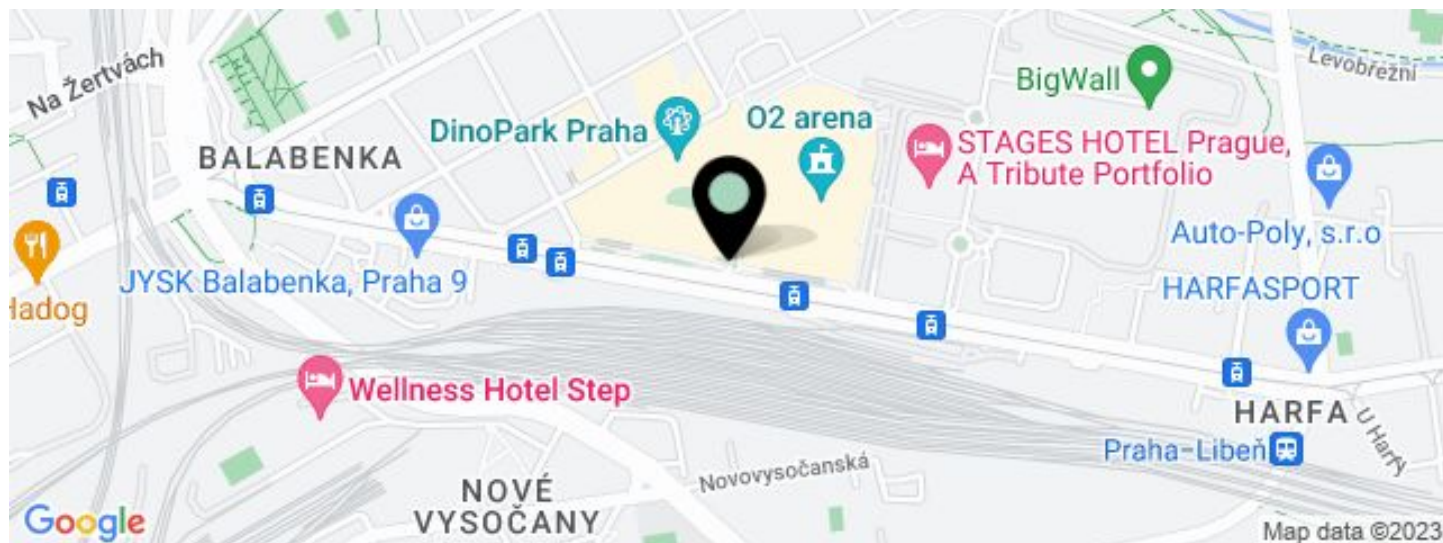
Office building

€ 15.00 - 16.50 / m<sup>2</sup> | CZK 375 - 413 / m<sup>2</sup>

5 255 m<sup>2</sup>, Prague 9, Libeň, Českomoravská



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 9th floor with terrace	1964 m <sup>2</sup>	95 CZK monthly per m <sup>2</sup>	120 EUR / pp / month	€ 16.50 / m <sup>2</sup>
Office space, 7th floor	1482 m <sup>2</sup>	95 CZK monthly per m <sup>2</sup>	120 EUR / pp / month	€ 15.50 / m <sup>2</sup>
Office space, 5th floor	500 - 3 138 m <sup>2</sup>	95 CZK monthly per m <sup>2</sup>	120 EUR / pp / month	€ 15 / m <sup>2</sup>
Office space, 4th floor	500 - 1 638 m <sup>2</sup>	95 CZK monthly per m <sup>2</sup>	120 EUR / pp / month	€ 15 / m <sup>2</sup>
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Service price	95 CZK monthly per m <sup>2</sup>
Total building area	25 229 m <sup>2</sup>
Tenant consumption	—
Parking	120 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	38399

This new administrative complex located in the Vysočany part of Prague offers a total of 12,700 sq. m. of modern Class A office space for lease. The building consists of 10 above-ground and 2 underground floors. Each unit has a separate access hallway and elevator. There is a spacious lobby spread out over 2 floors. The complex also has 300 parking spaces. LEED Silver certification.

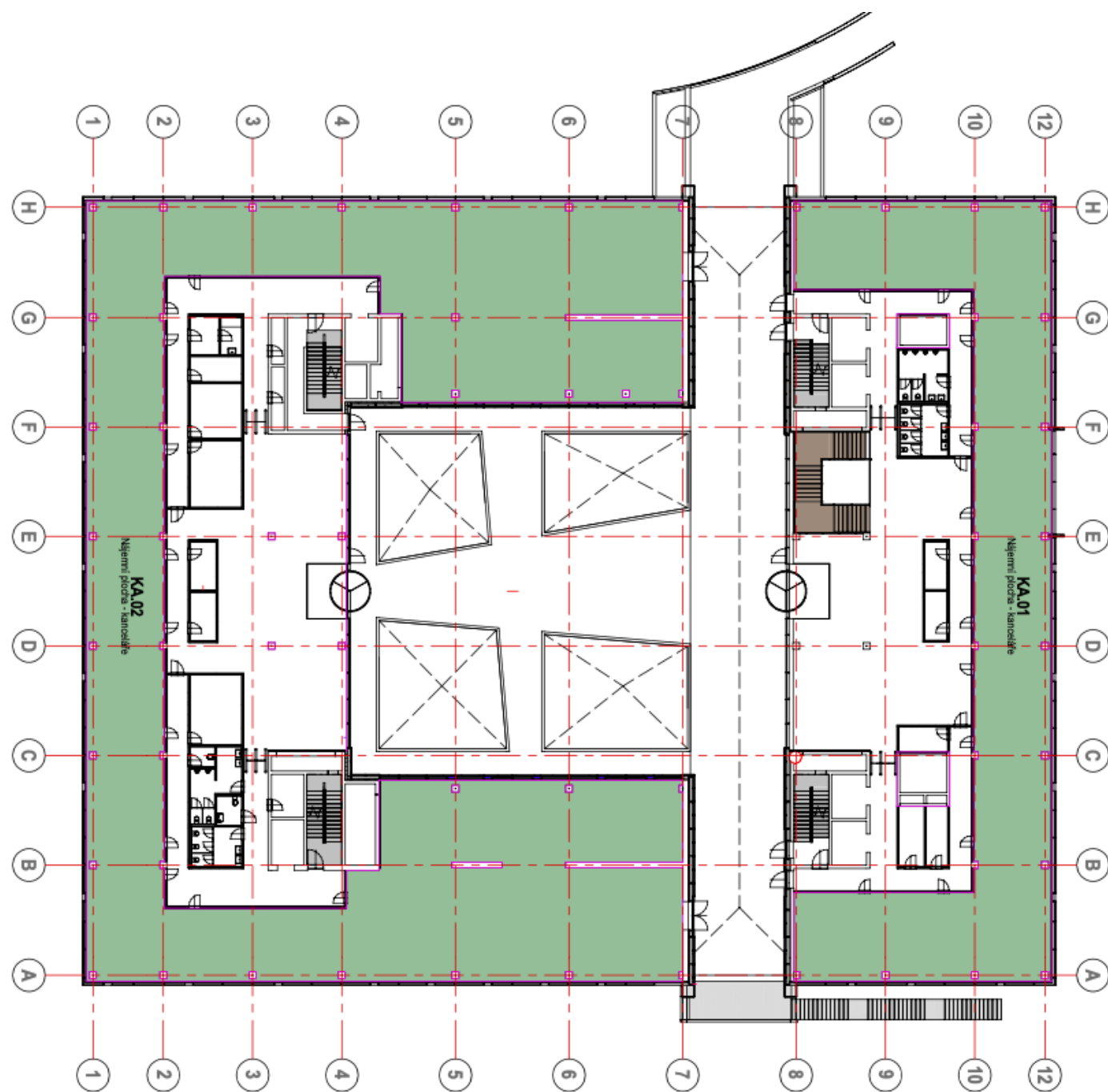
**Location:**

Good accessibility by public transport. You can walk to the Českomoravská (line B) metro station in 7 minutes. The Ocelářská bus and tram stop are right next to the building. The Galerie Harfa shopping center is nearby.

**Features and services:**

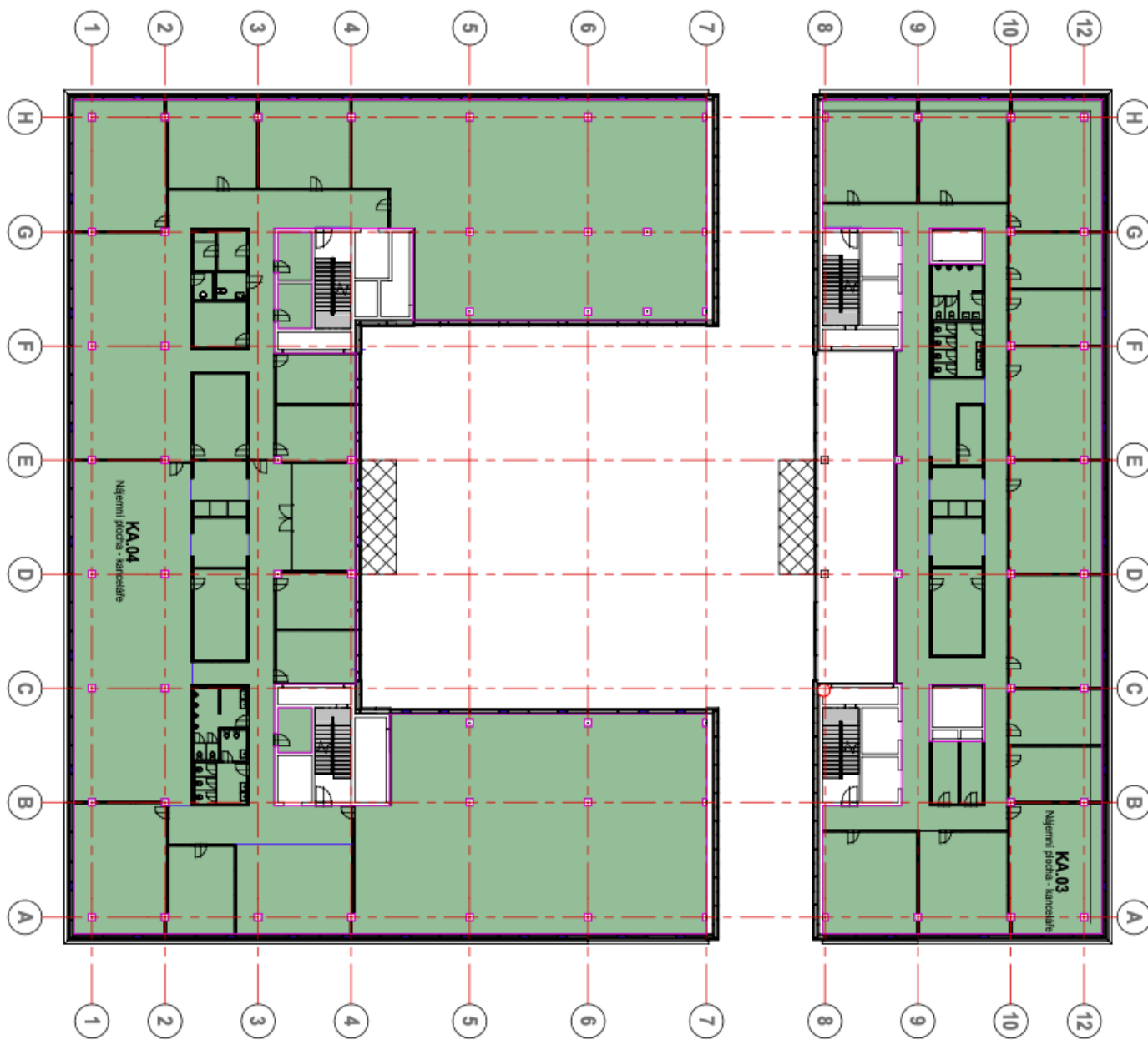
- Wheelchair access
- 4 access corridors
- 6 elevators
- Clear height of 3 m
- Cafeteria in the building
- Security cameras
- 24/7 security
- Self-opening windows
- Floor load of 350 kg/sq. m.
- Double floors with floor boxes
- Ventilation by a central unit with recuperation
- Internal blinds + glass with a shading coefficient
- Optical cable
- Sprinklers
- Building Control System
- Central server room
- Central heating and air-conditioning

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



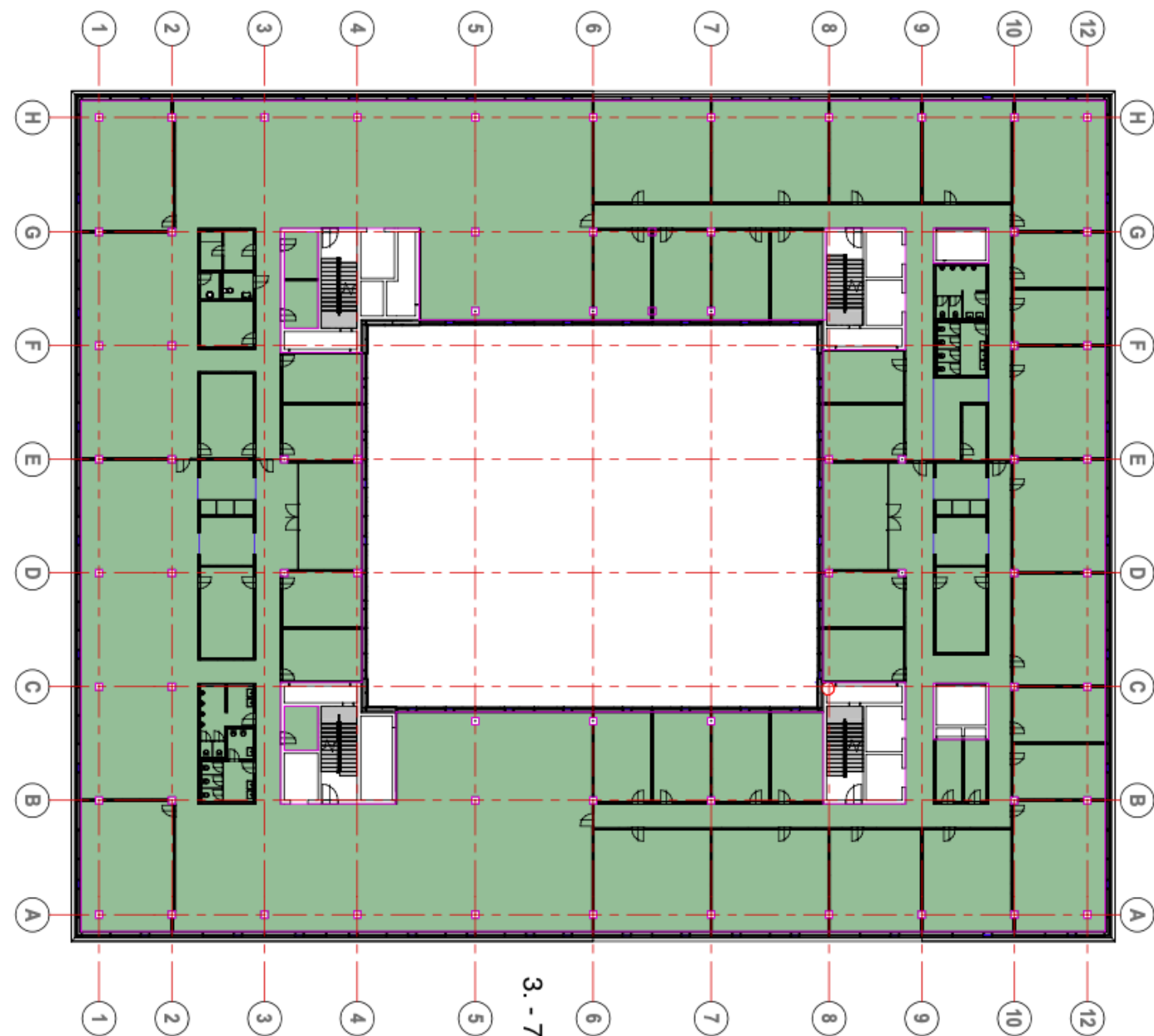
1. patro / 1st floor





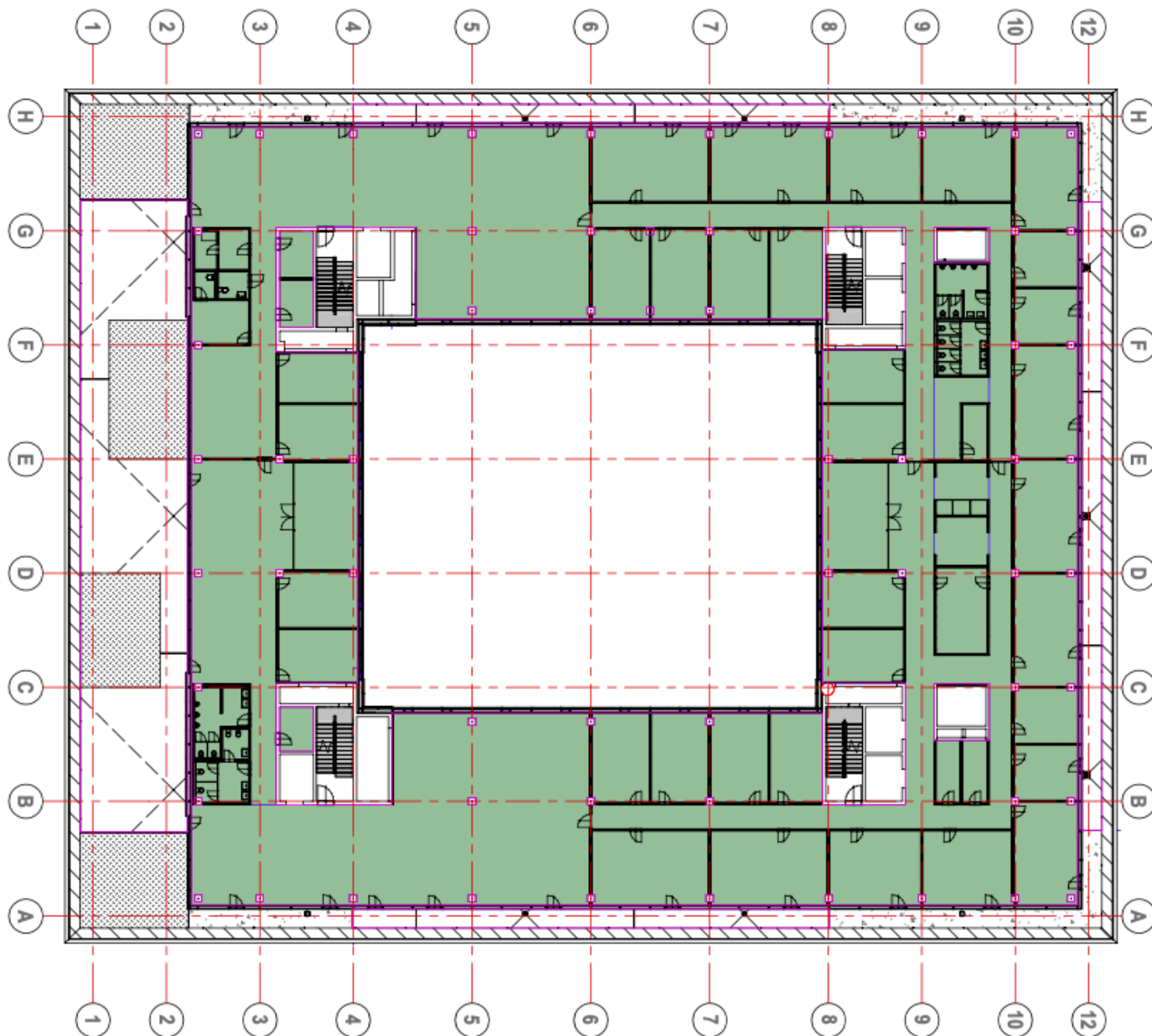
2. patro / 2nd floor





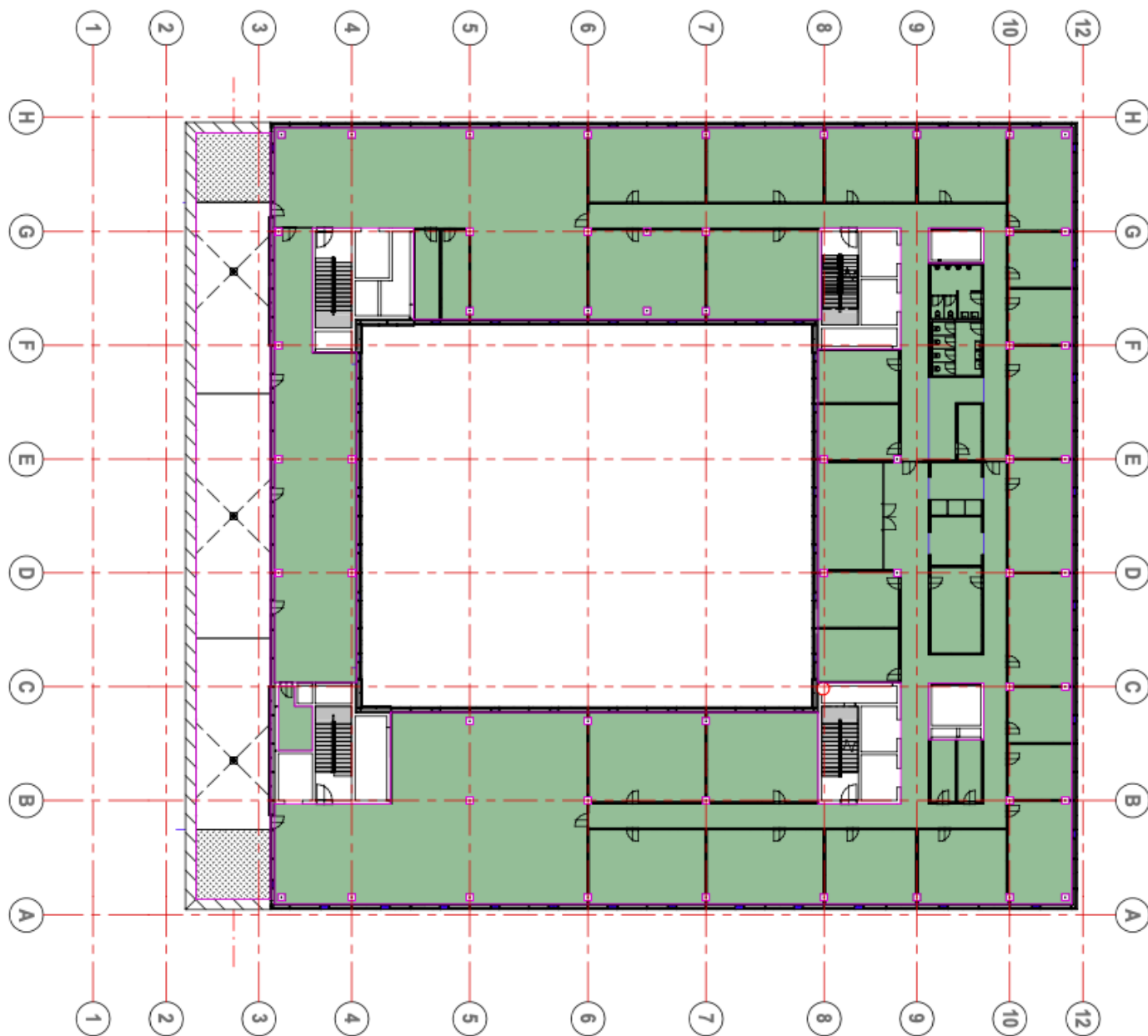
3. - 7. patro / 3rd - 7th floor





8. patro / 8th floor





9. patro / 9th floor

