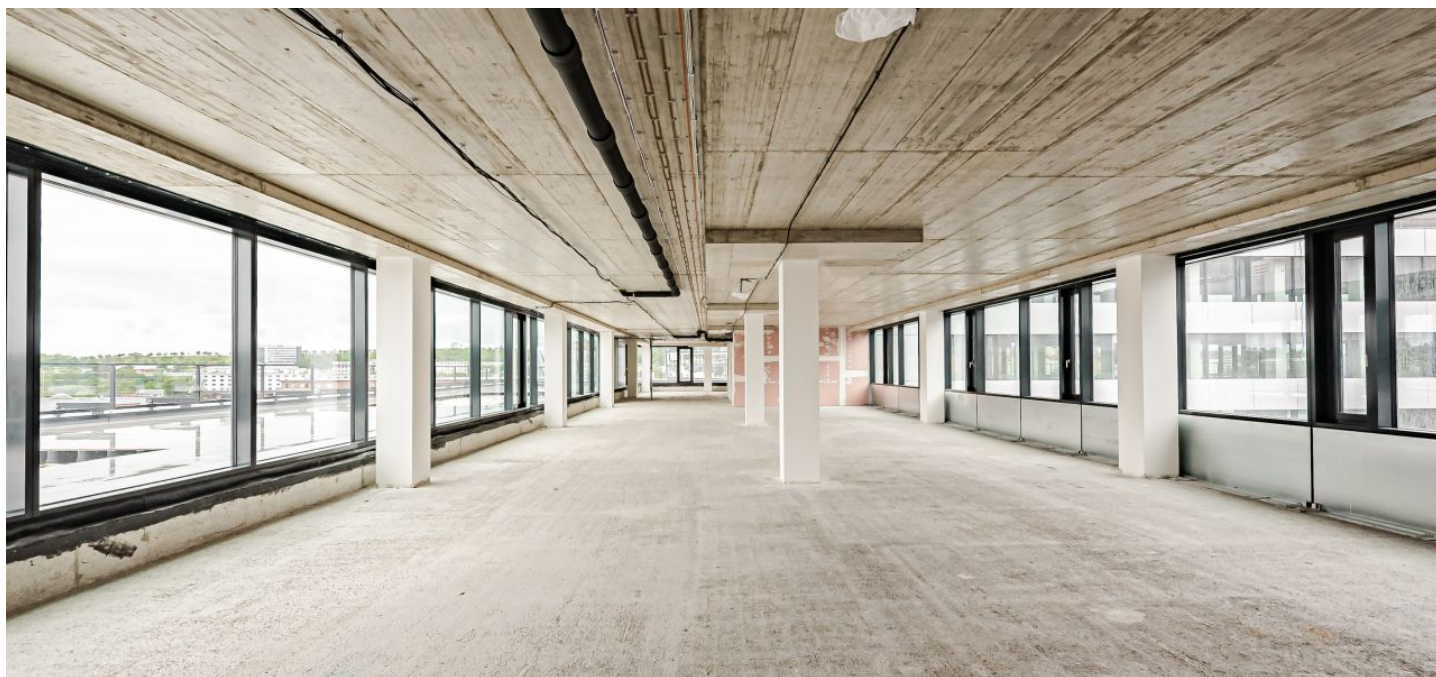


## Office space

€ 16.50 / m<sup>2</sup> | CZK 413 / m<sup>2</sup>

Prague 9, Vysočany, Českomoravská



## Office space

€ 16.50 / m<sup>2</sup> | CZK 413 / m<sup>2</sup>

Prague 9, Vysočany, Českomoravská

Service price	95 CZK monthly per m <sup>2</sup>
Available area	1 964 m <sup>2</sup>
Cellar	-
Terrace	289 m <sup>2</sup>
Parking	120 EUR / pp / month
PENB	A
Reference number	39126

Office space for lease on the 9th floor in new administrative complex located in the Vysočany part of Prague. 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. The building is aiming to be LEED Silver certified. The space cannot be divided.

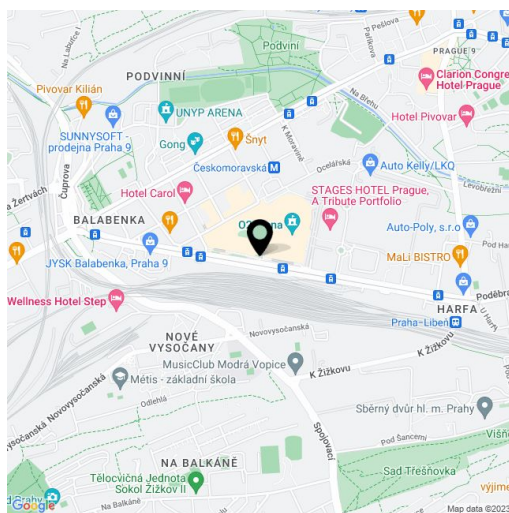
**Location:**

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.

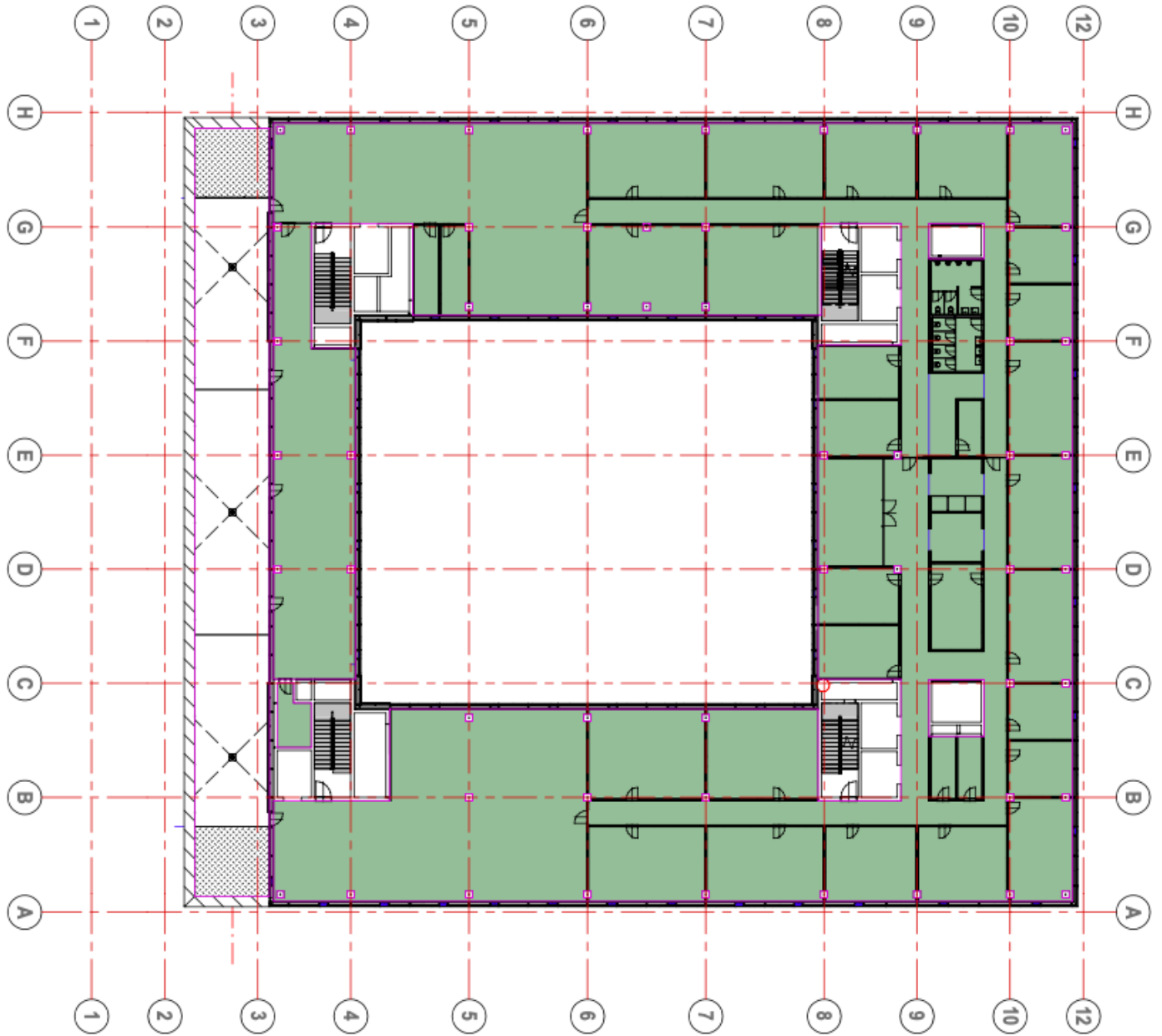
**Features and services:**

- 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.







9. patro / 9th floor

