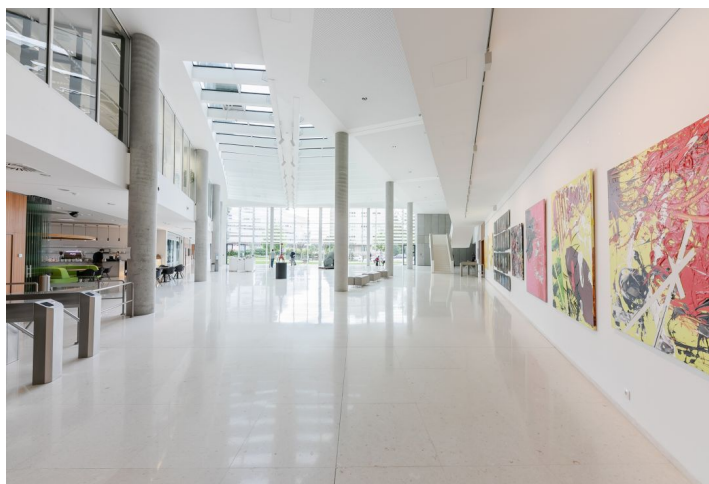




## Office space

Prague 4, Nusle, Pikrtova

€ 18.00 / m<sup>2</sup> | CZK 437 / m<sup>2</sup>





## Office space

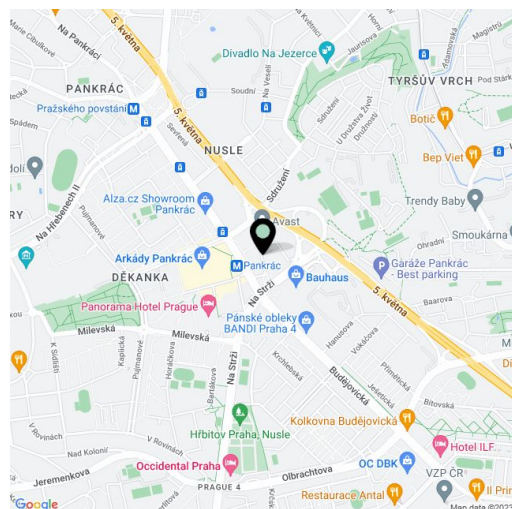
Prague 4, Nusle, Pikrtova

€ 18.00 / m<sup>2</sup> | CZK 437 / m<sup>2</sup>

|                  |                                    |
|------------------|------------------------------------|
| Service price    | 189 CZK monthly per m <sup>2</sup> |
| Available area   | 1 489 m <sup>2</sup>               |
| Cellar           | -                                  |
| Parking          | EUR 120 / ps / month               |
| PENB             | A                                  |
| Reference number | 100369                             |

Office space for lease on the 1st floor in an administrative building. On the ground floor there is a bike storage to hold up to 50 bikes, together with cloakrooms and showers. This storage has a separate entrance, through a pleasant park. Building is certified with BREEAM EXCELLENT certificate.

**The available area is 989.45 sq. m, with the option to expand by an additional 500 sq.m from September 1, 2026 (interconnectable units).**



## Location:

Its size and prominent position make the building the new landmark for the Prague 4 business district, of the most dynamic and sought-after office locality in Prague. Outstanding accessibility by car and public transportation – the building is situated next to the trunk road at the start of the D1 motorway, 50 meters from the Pankrác (line C) metro station.

## Features and Services:

- Central reception and 24/7 security service
- Magnetic card-controlled access
- 11 personal lifts (3 of which are for logistical purposes)
- Openable windows / External sun-blinds
- Central ventilation and air-conditioning of all spaces of the building supplemented by individual system of cooling beam units
- Individual climate control / Humidity control
- Raised floor including floor cases for electrical installations
- Connection of telephone lines and Internet
- Sophisticated Building Management System
- Diesel generator in case of power failure to secure the basic building services, and on request also tenant IT systems
- Electronic fire signalisation
- Sprinklers in all rental premises
- Camera system monitoring the building and its surroundings
- Bicycle parking with showers and lockers
- Canteen and cafe-restaurant on ground floor
- Retail space on ground floor / Underground storage space / Goods supply

Images might not accurately reflect the current state of the premises.





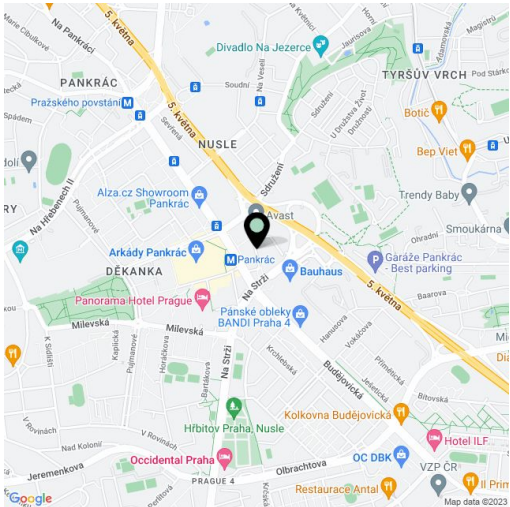
Office space

Prague 4, Nusle, Pikrtova

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| Reference number | 100369                             |

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





## Office space

Prague 4, Nusle, Pikrtova

€ 18.00 / m<sup>2</sup> | CZK 437 / m<sup>2</sup>

