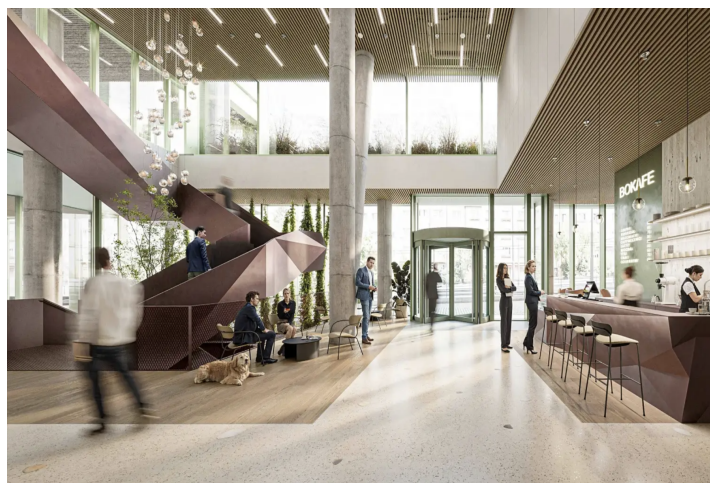




Office building

€ 22.00 - 25.00 / m² | CZK 535 - 609 / m²

10 025 m², Prague 4, Nusle, Na Pankráči



**Office building**

10 025 m², Prague 4, Nusle, Na Pankráci

€ 22.00 - 25.00 / m² | CZK 535 - 609 / m²

Service price	85 CZK monthly per m²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	Not required
Reference number	107578

Modern office space for lease in a new administrative complex with planned completion in the first half of 2028. The building will offer approximately 11,000 sq. m of office space and 1,000 sq. m of retail units, including a shopping arcade and a supermarket.

The architectural concept by the renowned Klaska studio combines modern design with elements of the original structure and features an open public passageway that connects the building's surroundings. Standard amenities include a two-story lobby with a reception area and café, underground parking with electric vehicle chargers, air conditioning, openable windows, fiber optic connectivity, 24/7 security, and chip card access. The project aspires to LEED Platinum certification thanks to its use of green technologies.

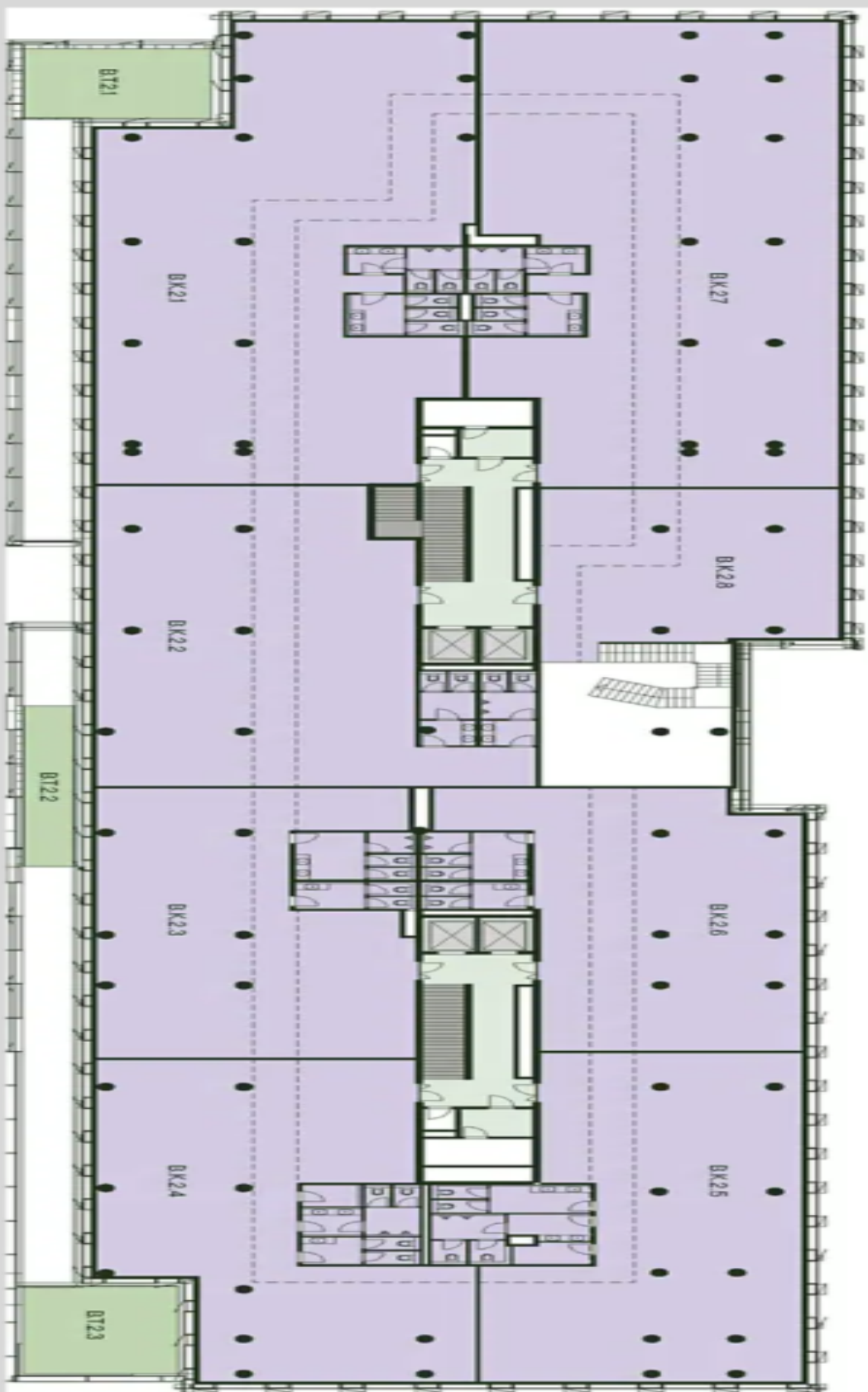
Location:

The building is located in the prestigious Pankrác district, between the Pankrác (line C) and Pražského povstání (line C) metro stations, in close proximity to the Kotorská tram stop. The location offers great transport links by car and public transport, lots of amenities, including the Arkády Pankrác shopping center and services within the arcade.

Features and Services:

Two-story lobby with reception desk
 Café
 Underground parking with electric car chargers
 Air conditioning
 Openable windows
 Optical connection
 24/7 security and chip card access

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

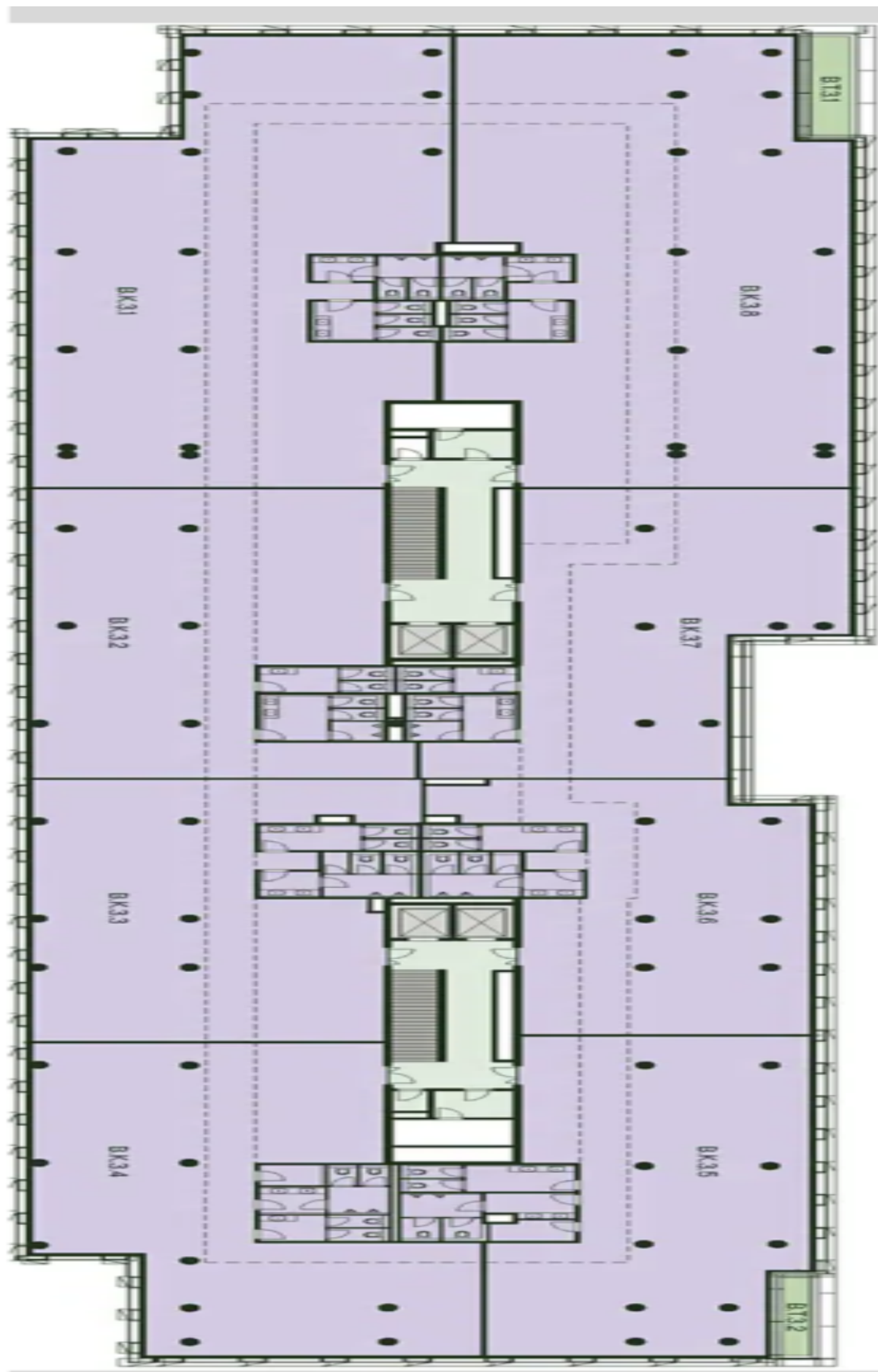
**Office building**10 025 m², Prague 4, Nusle, Na Pankráci€ 22.00 - 25.00 / m² | CZK 535 - 609 / m²**2.NP, kanceláře 2570 m², terasy 120 m²**



Office building

10 025 m², Prague 4, Nusle, Na Pankráci

€ 22.00 - 25.00 / m² | CZK 535 - 609 / m²



3.NP, kanceláře 2665 m²

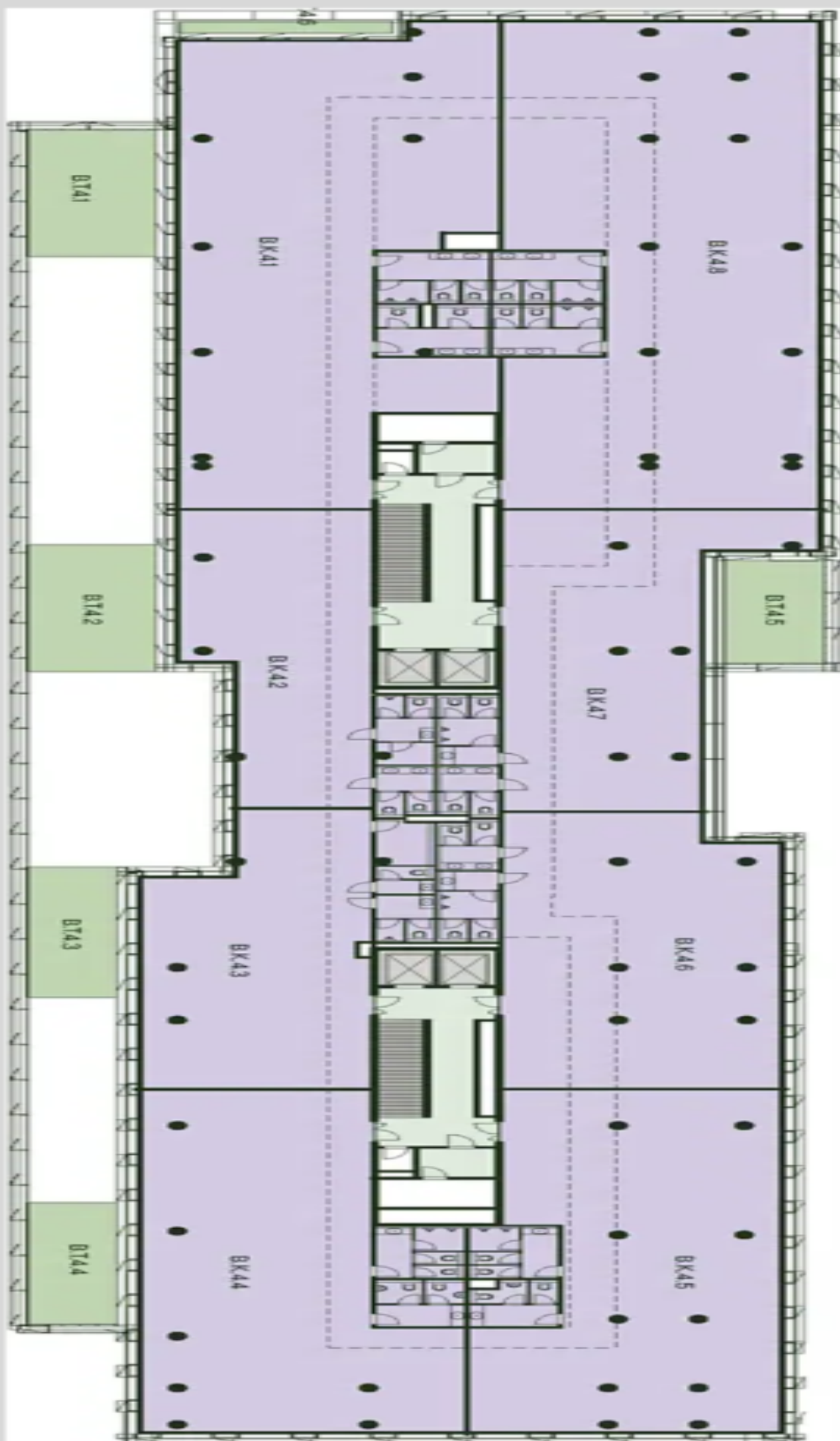


Office building

10 025 m², Prague 4, Nusle, Na Pankráci

€ 22.00 - 25.00 / m² | CZK 535 - 609 / m²

4.NP, kanceláře 2220m², terasy 170m²





Office building

10 025 m², Prague 4, Nusle, Na Pankráci

€ 22.00 - 25.00 / m² | CZK 535 - 609 / m²



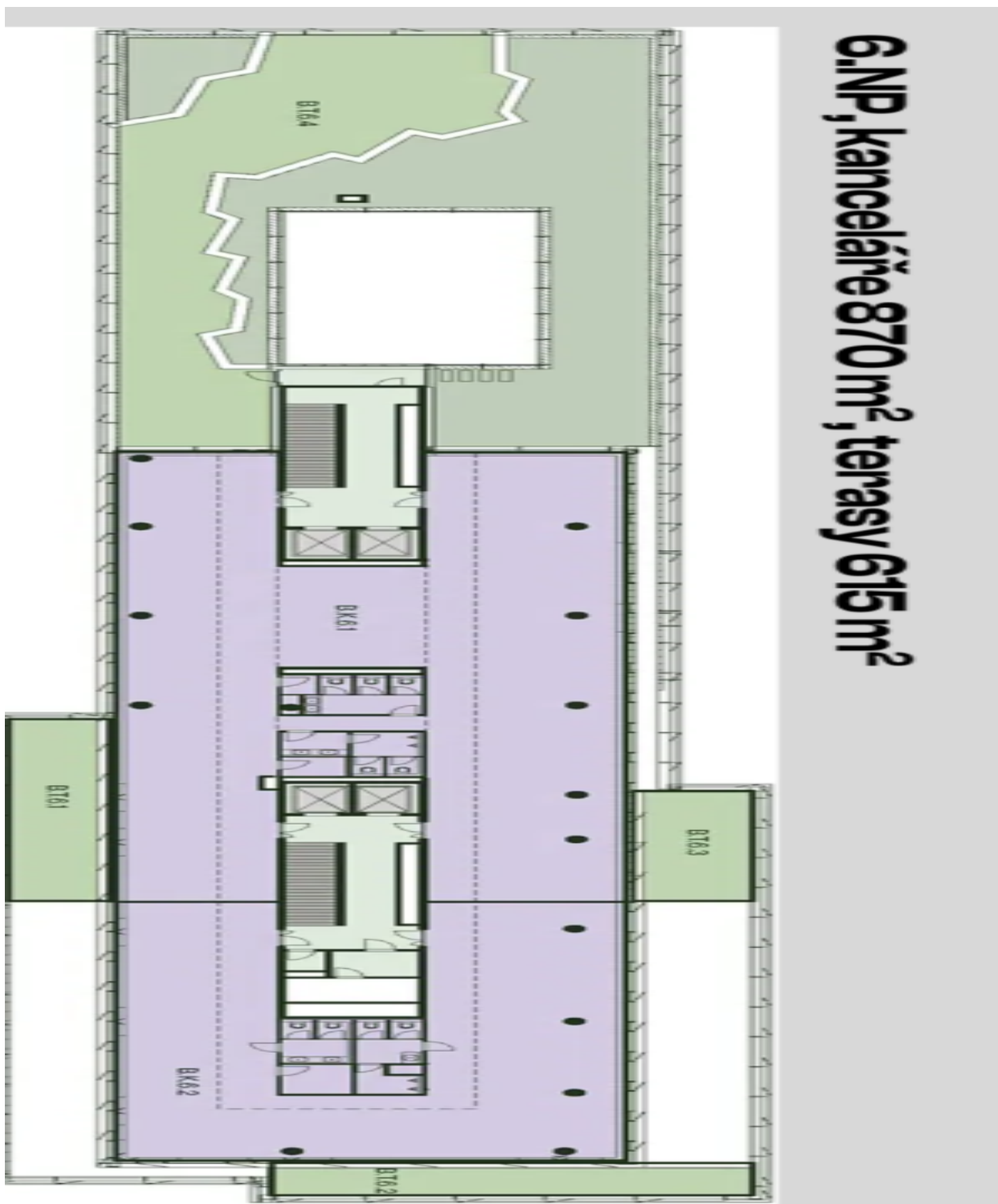
5.NP, kanceláře 1850 m², terasy 155 m²



Office building

10 025 m², Prague 4, Nusle, Na Pankráci

€ 22.00 - 25.00 / m² | CZK 535 - 609 / m²



6.NP, kanceláře 870 m², terasy 615 m²