



Office space

Prague 1, Nové Město, Hybernská

€ 37.00 / m² | CZK 900 / m²





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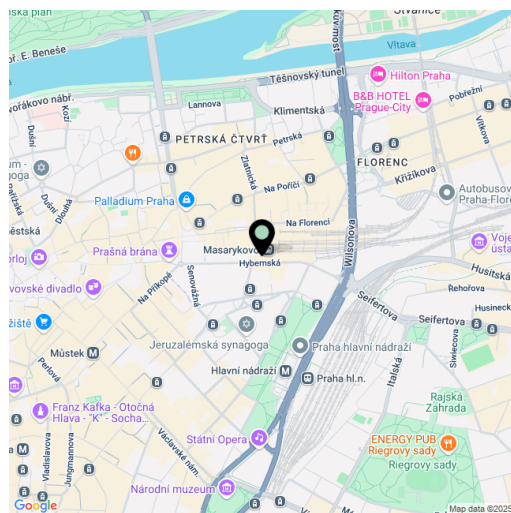
Service price	150 CZK monthly per m ²
Available area	920 m ²
Cellar	-
Terrace	170 m ²
Parking	-
PENB	B
Reference number	108984

Office space for lease on the 3rd floor in an exceptional office building in close proximity to Masaryk Station – a location currently undergoing transformation into a modern city center. The building offers a total of 5,500 sq. m of boutique offices and retail space in a timeless design. The floor can be flexibly divided into up to three separate units or used as a single unit. Most floors have their own private terraces, and there is also a communal terrace accessible to all tenants. The lobby, café, and mezzanine with coworking spaces are interconnected, which promotes the natural permeability of the building and creates an open and inspiring environment for work and meetings.

Location:

Masaryk Railway Station is located in the immediate vicinity, as well as the Náměstí Republiky metro station (line B) and several tram lines. The main railway station is within a few minutes' walk. The area surrounding the building offers a wide range of amenities, including shops, restaurants, cafés, and cultural institutions.

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

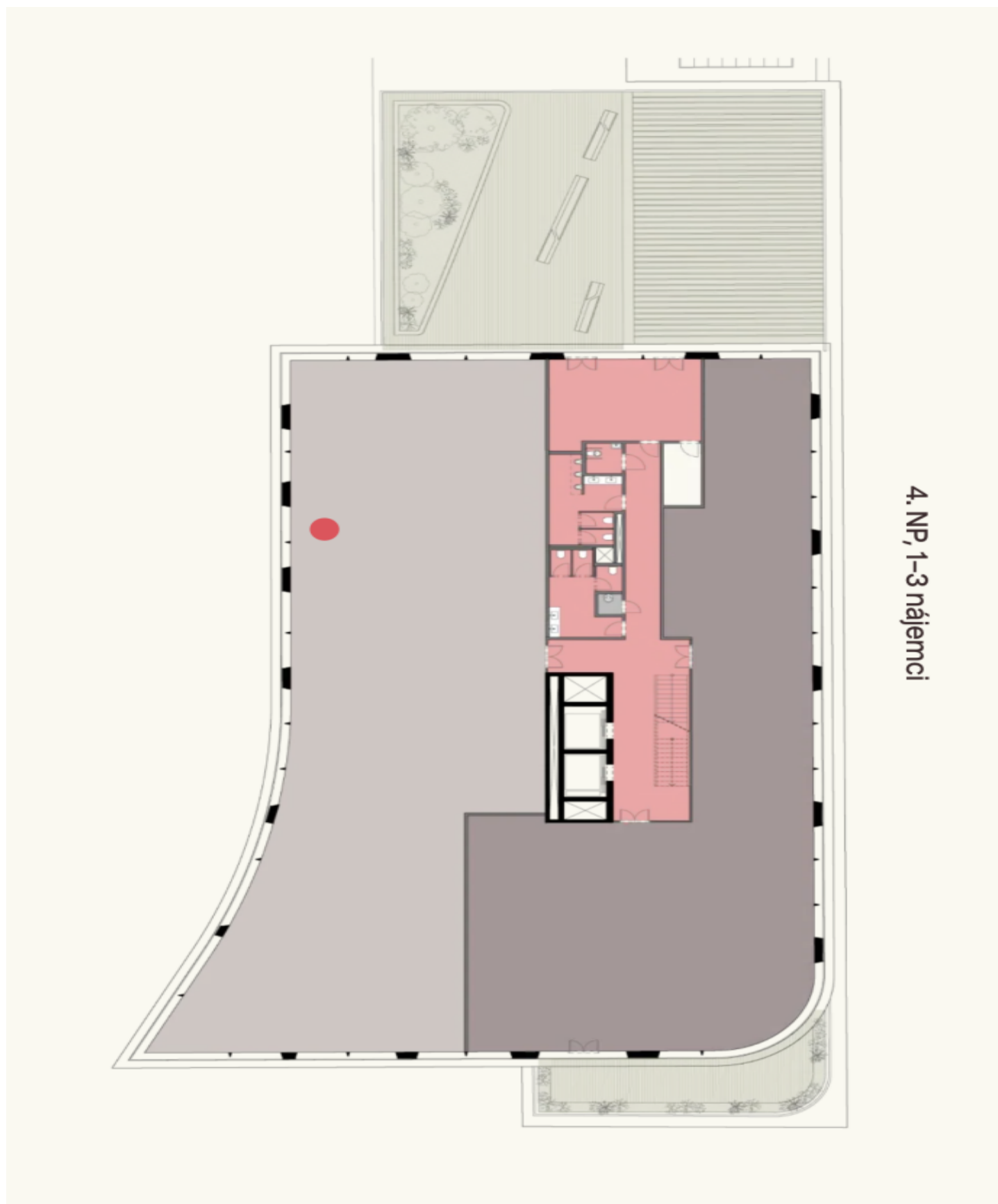




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4. NP, 1-3 nájemci