



## Office space

Prague 8, Hlavní město Praha, Pobřežní

€ 28.00 / m<sup>2</sup> | CZK 680 / m<sup>2</sup>



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Available area	851 m <sup>2</sup>
Cellar	-
Terrace	48 m <sup>2</sup>
Parking	Yes
PENB	Not required
Reference number	109573

We offer office space on the 6th floor of a modern eight-storey office building, which will sensitively complement the urban context of Pobřežní Street and offer 6,600 sqm of premium office space for lease, a green atrium with a garden and 550 sqm of terraces, including a spacious roof terrace with a view of the city. The building, designed by PATA & FRYDECKÝ ARCHITECTS, is designed to meet the criteria of BREEAM Excellent environmental certification, EU taxonomy and international ESG concepts. One of the key principles of the entire project is sustainability, manifested in the choice of building materials with a low ecological footprint and in the operation of the building. Of course, eco-mobility is promoted and there will be complete facilities for cyclists and charging stations for electric vehicles.

**Location:**

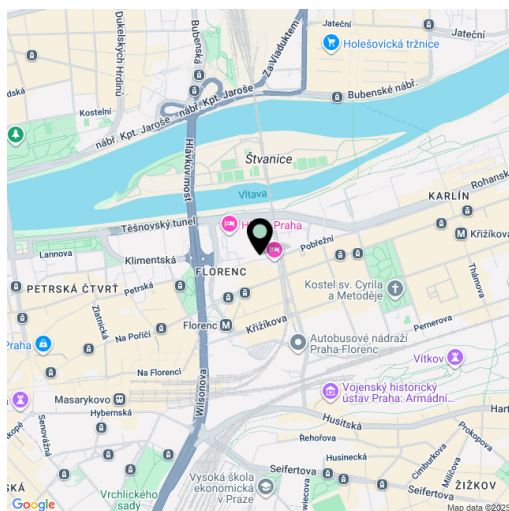
Excellent accessibility by public transport - metro station Florenc (line B, C), tram and bus stops Florenc are not far from the building. The advantage is the easy connection to the motorway. All civic amenities are nearby - restaurants, cafes, banks and hotels.

**Features and Services:**

- Cooling by 4 tubular fan coils
- Use of rainwater for flushing
- Openable windows
- Electrically operated external blinds
- EPS
- FlexROOM technology
- Smart building access
- Modern BMS
- Fibre optic cable with high speed internet
- 96 parking spaces

**Available from Q4/2027.**

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



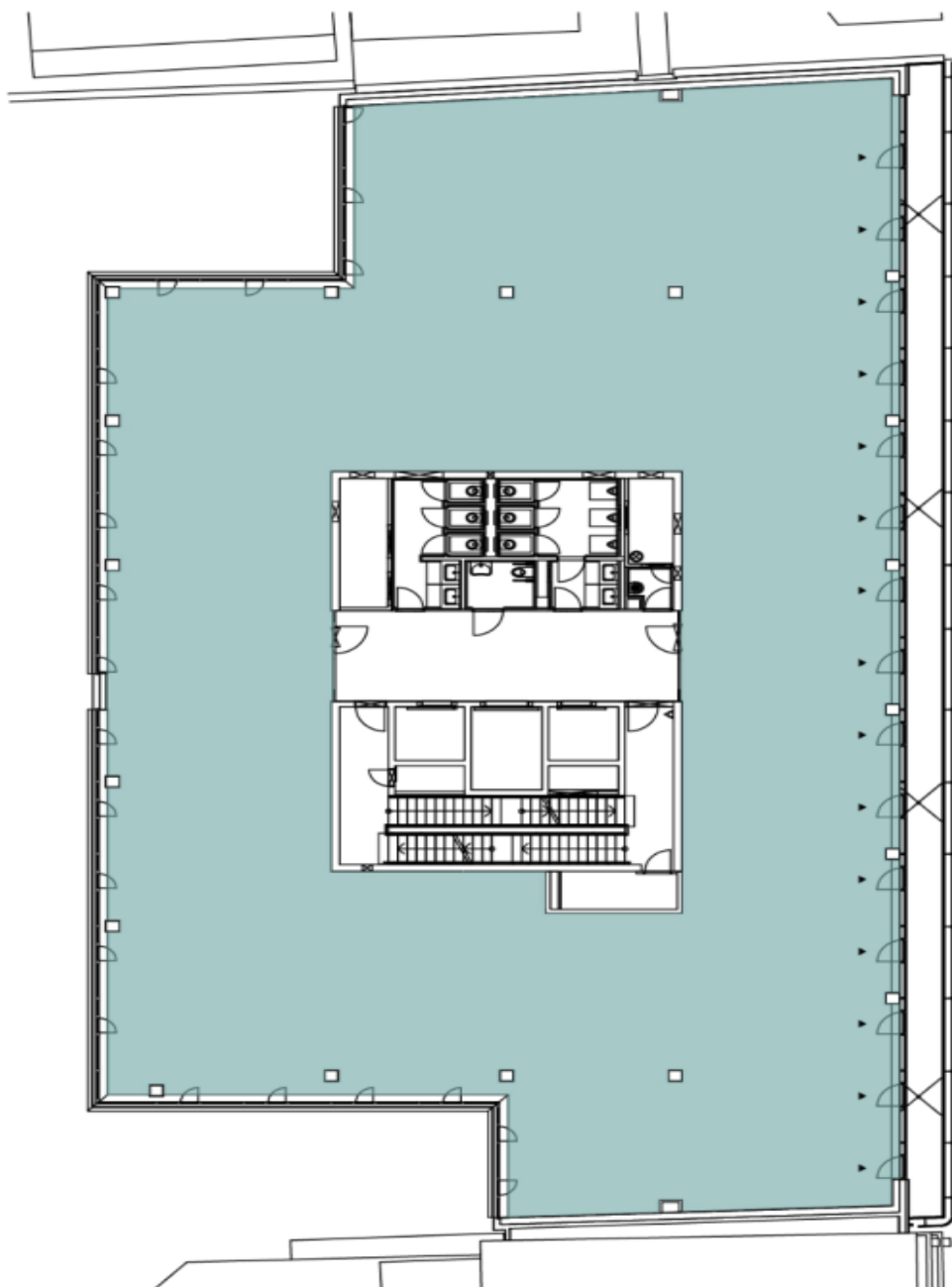


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**7**  
PATRO  
FLOOR



■ HLAVNÍ UŽITNÁ PLOCHA / MAIN USABLE AREA: 742,2 m<sup>2</sup>