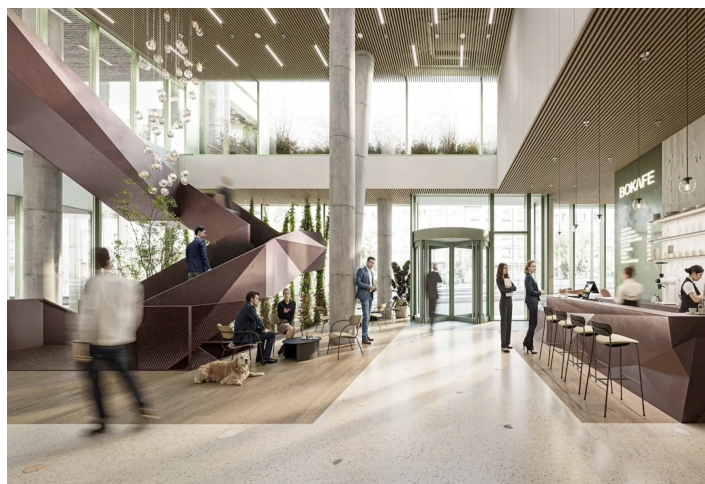
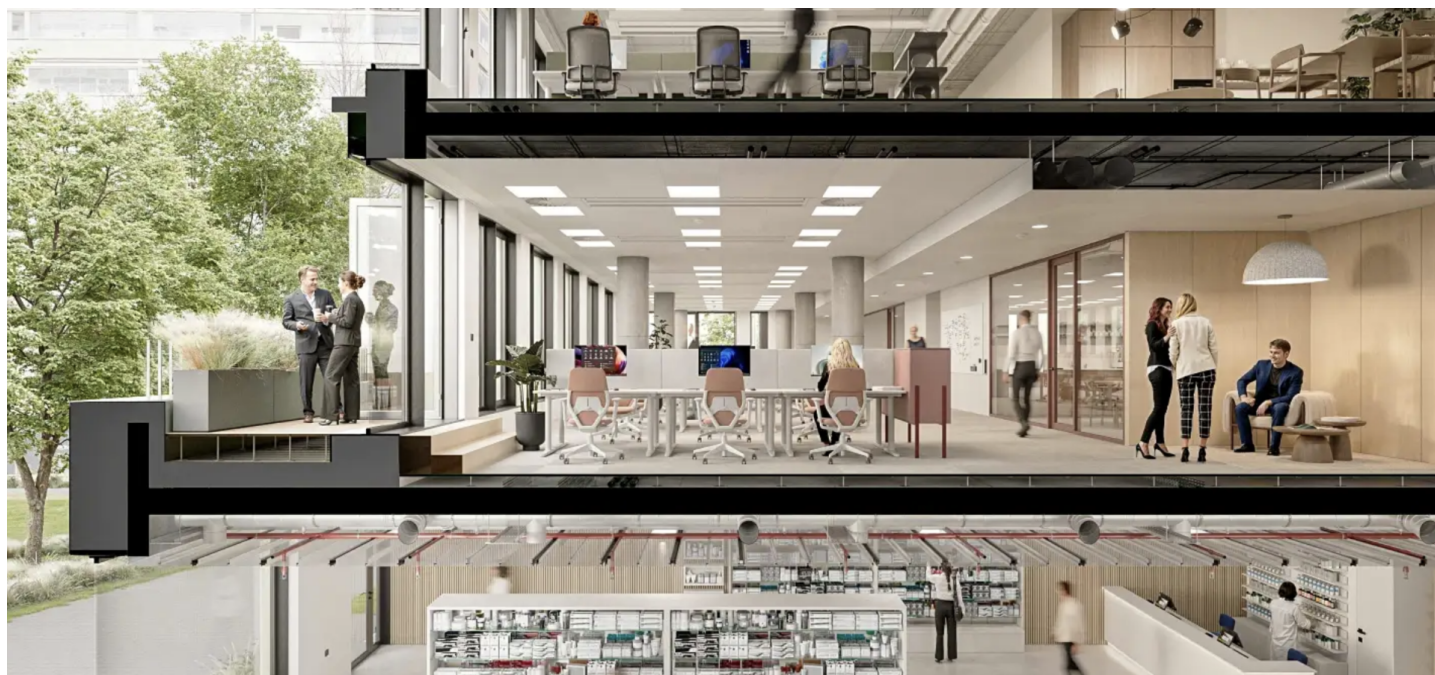




Office space

Prague 4, Nusle, Na Pankráci

€ 22.00 / m² | CZK 535 / m²





Office space

Prague 4, Nusle, Na Pankráci

€ 22.00 / m² | CZK 535 / m²

Service price	85 CZK monthly per m ²
Available area	2 470 m ²
Cellar	-
Terrace	140 m ²
Parking	EUR 160 / pp / month
PENB	Not required
Reference number	110303

Modern office space for lease on the 1st floor with terrace in a new administrative complex with planned completion in the first half of 2028.

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.

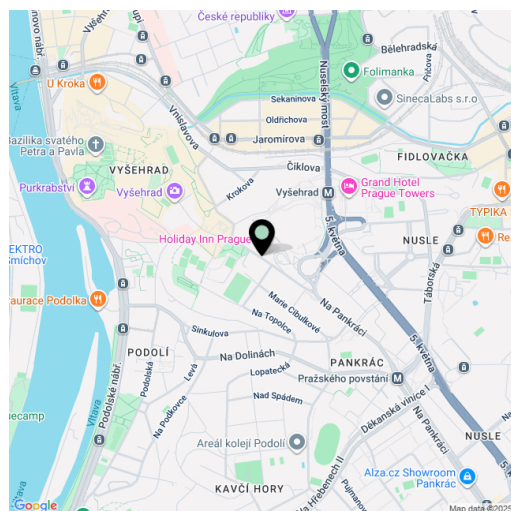
Location:

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
 Terrace

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





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