



Office building

Prague 5, Smíchov, Moulíkova

Rented



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Service price	130 CZK monthly per m²
Total building area	6 516 m²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	15012

Modern office building offers class A office space for lease. The focus is on an efficient layout using the latest technology, plenty of natural light and the use of natural materials. The dominant feature is a spacious shared green roof terrace on the 5th floor of the building with views of the Vltava River and Vyšehrad. The building also offers a background for cyclists - showers, lockers, racks. Underground parking.

Location:

The building is located in a popular business district of Prague 5 and is easily accessible by car and public transport. Within walking distance from the Smíchovské nádraží metro station (line B), tram, and bus stops. Close to the Smíchovské nádraží railway and bus stations. Good access to the city center and easy connection to the D1 and D5 highways. The international airport is about 20 minutes away by car.

Features and services:

Cooling - cooling beams and fan coils
 Ventilation
 Openable windows
 Electrically operated exterior blinds
 Gas heating, radiators
 EPS
 Raised floors and floor boxes
 Mineral ceilings
 Built-in lighting
 Smart access to the building
 24/7 security
 Facilities for cyclists - showers, lockers, racks
 Shared green rooftop terrace
 Smart storage lockers
 Modern interactive lobby
 Relaxing green garden in the courtyard
 Underground parking
 Electric car charging

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

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First floor
1. patro
2. NP





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