



## Office building

2 403 m<sup>2</sup>, Prague 5, Smíchov, Plzeňská

€ 17.50 - 18.00 / m<sup>2</sup> | CZK 426 - 438 / m<sup>2</sup>

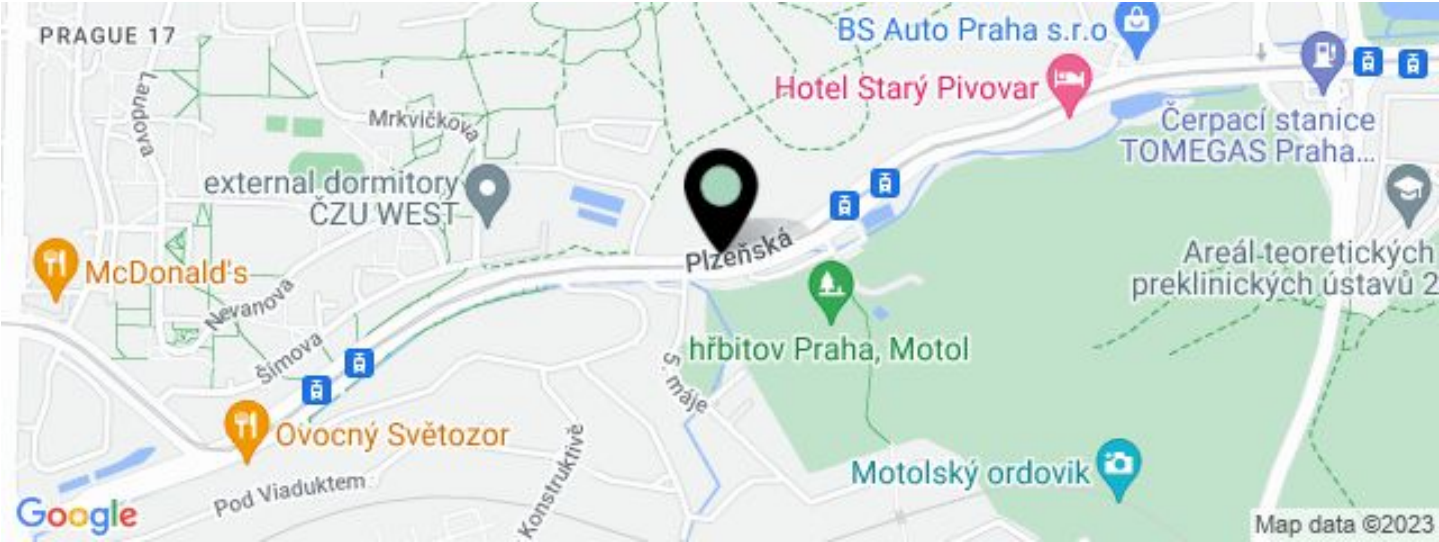




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| UNIT                                          | AVAILABLE AREA | SERVICES                  | PARKING              | MONTHLY RENT |
|-----------------------------------------------|----------------|---------------------------|----------------------|--------------|
| Building 2, Office space, 5th floor           | 379 m²         | 158 CZK<br>monthly per m² | EUR 140 / pp / month | € 18 / m²    |
| Building 1, Office space, 6th floor + terrace | 1 180 m²       | 158 CZK<br>monthly per m² | EUR 140 / pp / month | € 18 / m²    |
| Building 1, Office space, 4th floor           | 469 m²         | 158 CZK<br>monthly per m² | EUR 140 / pp / month | € 17.50 / m² |
| Building 1, Office space, 4th floor           | 376 m²         | 158 CZK<br>monthly per m² | EUR 140 / pp / month | € 17.50 / m² |

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|                         |                                    |
|-------------------------|------------------------------------|
| Service price           | 158 CZK monthly per m <sup>2</sup> |
| Total building area     | 12 000 m <sup>2</sup>              |
| Tenant consumption      | —                                  |
| Parking                 | Yes                                |
| Parking service charges | —                                  |
| Parking ratio           | —                                  |
| Certification           | —                                  |
| PENB                    | G                                  |
| Reference number        | 15388                              |

**Modern administrative complex which consists of two buildings offers office space for lease and is situated in popular location of Prague 5 - Anděl.**

**Location:**

The building is located in an attractive area with a range of hotels, entertainment and shopping centers. Conveniently accessible due to the central location with superb connections to public transport. Tram stops and the Anděl metro station (line B) are located just in front of the building. Easy access by car to the Strakonický tunnel and Prague ring road.

**Features and Services:**

Reception desk  
24-hour security  
Modern elevators  
Open-plan layout or separate offices  
Raised floors  
Carpets  
Interior sunblinds  
Storage  
Underground parking garage

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