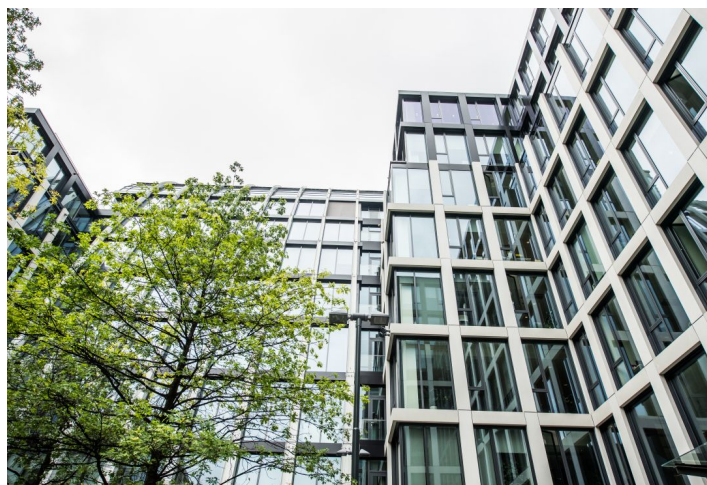
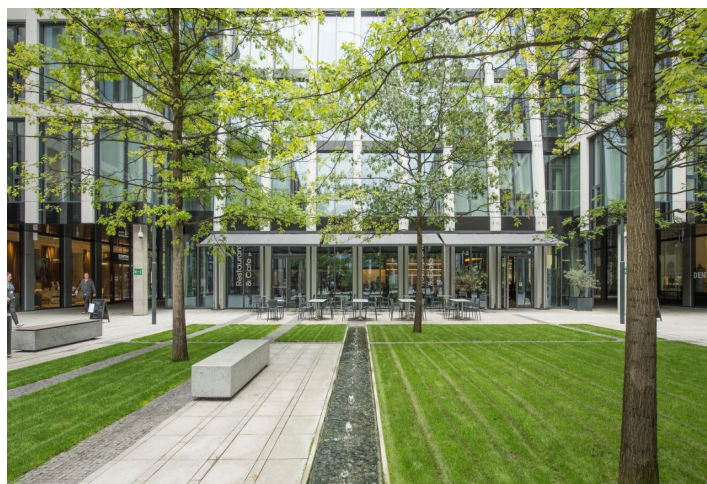
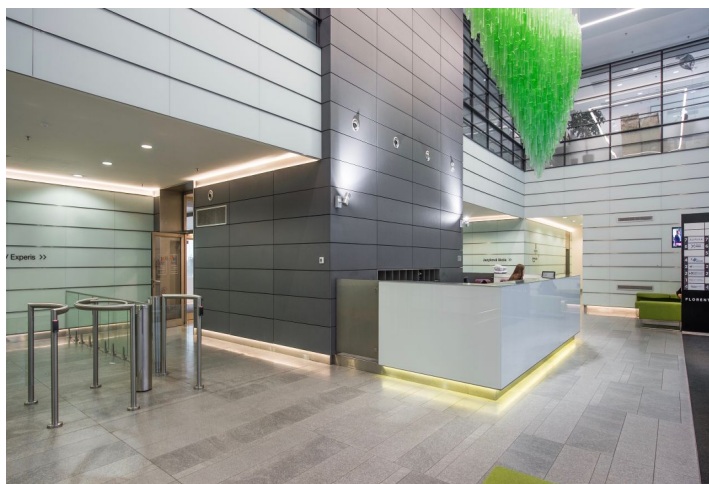




Office building

Prague 1, Nové Město, Na Florenci

Rented



**Office building**

Prague 1, Nové Město, Na Florenci

Rented

Service price	98 CZK monthly per m ²
Total building area	42 085 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	15401

This attractive mixed-use office and retail complex with a courtyard, garden, and wide range of services offers Class A offices for lease (9 floors, typical floor space: 8,000 sq. m., 600 indoor parking spaces). The complex is located in the center of Prague and consists of several buildings that are connected together through organically shaped ribbed towers. Within the complex is the Desfour Garden, a public square with greenery.

Location:

Excellent accessibility by public transport. It is located within a two-minute walk from the Náměstí Republiky (line B) and Florenc (line C) metro stations, the Náměstí Republiky/Bílá labuť tram stops, and the Masarykovo Railway Station.

Features and services:

High-speed elevators
 Central ventilation system, terraces, and storage
 Openable windows
 Outdoor terraces
 Warehouse space
 Ceiling height: 3 m
 Raised floors and lowered ceilings
 Fire protection
 Air-conditioned rooms
 Cooling and heat convectors
 Magnetic card access
 Wheelchair accessible building
 Three separate receptions
 Four separate entrances
 Security cameras
 Electronic security system
 Electronic fire prevention system
 Electricity generators (power source from two independent substations)
 Fiber optic cable from several operators
 Parking in an underground garage

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





Office building

Prague 1, Nové Město, Na Florenci

Rented

