



## Office building

1130 m<sup>2</sup>, Prague 4, Nusle, Hvězdova

€ 16.50 - 23.00 / m<sup>2</sup> | CZK 402 - 560 / m<sup>2</sup>

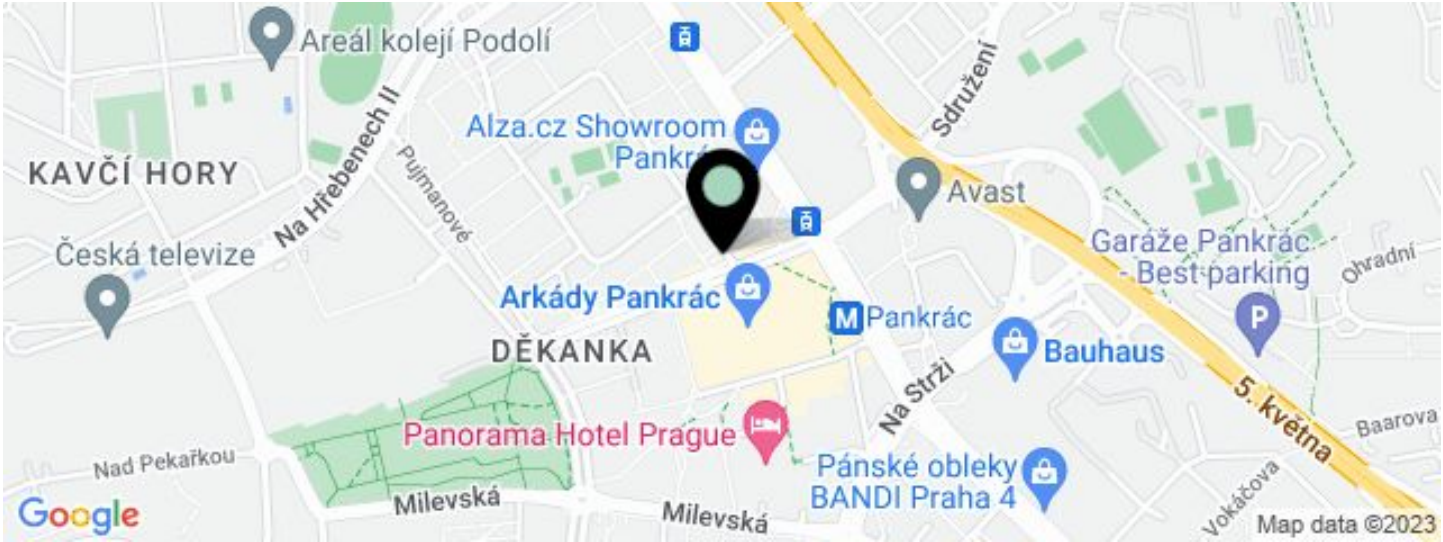




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1 130 m², Prague 4, Nusle, Hvězdova



| UNIT                              | AVAILABLE AREA | SERVICES               | PARKING              | MONTHLY RENT      |
|-----------------------------------|----------------|------------------------|----------------------|-------------------|
| Office space, 11th floor          | 135 m²         | 185 CZK monthly per m² | EUR 140 / ps / month | € 16.50 - 23 / m² |
| Office space, 3rd floor           | 995 m²         | 185 CZK monthly per m² | EUR 140 / pp / month | € 16.50 - 23 / m² |
| Sublease, Office space, 5th floor | 431 m²         | 185 CZK monthly per m² | EUR 152 / pp / month | € 14 / m²         |



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|                         |                                    |
|-------------------------|------------------------------------|
| Service price           | 185 CZK monthly per m <sup>2</sup> |
| Total building area     | 42 000 m <sup>2</sup>              |
| Tenant consumption      | —                                  |
| Parking                 | Yes                                |
| Parking service charges | —                                  |
| Parking ratio           | —                                  |
| Certification           | —                                  |
| PENB                    | G                                  |
| Reference number        | 15696                              |

**Administrative building, the flagship of the entire CITY project, offers offices to rent in Prague 4. The building with its 109 metres is one of the tallest buildings in the Czech Republic, and is one of the dominants of Prague's skyline. The author of the project is the important American architect Richard Meier. The building has also received BREEAM certification at the Very Good level.**

### Location:

The building is situated in a developed administrative area in Prague 4, close to the Pankrác metro station (line C). Bus and tram stops are located within walking distance. Direct access to the city ring and other major highways.

### Features and Services:

Attractive reception area  
 18 elevators including 15 high-speed lifts  
 Card access system for entrance  
 ESS, CCTV  
 24-hour security building  
 Modern system of building management and operation  
 A class office space, flexible layout (open space and partitioned offices)  
 Fully air-conditioned  
 Sprinklers  
 Luxury restaurant and conference rooms on the top floor of the building  
 Canteen and coffee shop for employees  
 Fibre optic backbone with possibility to install telecommunication equipment on building roof  
 Visitors parking and car wash in garages  
 795 indoor parking spaces

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

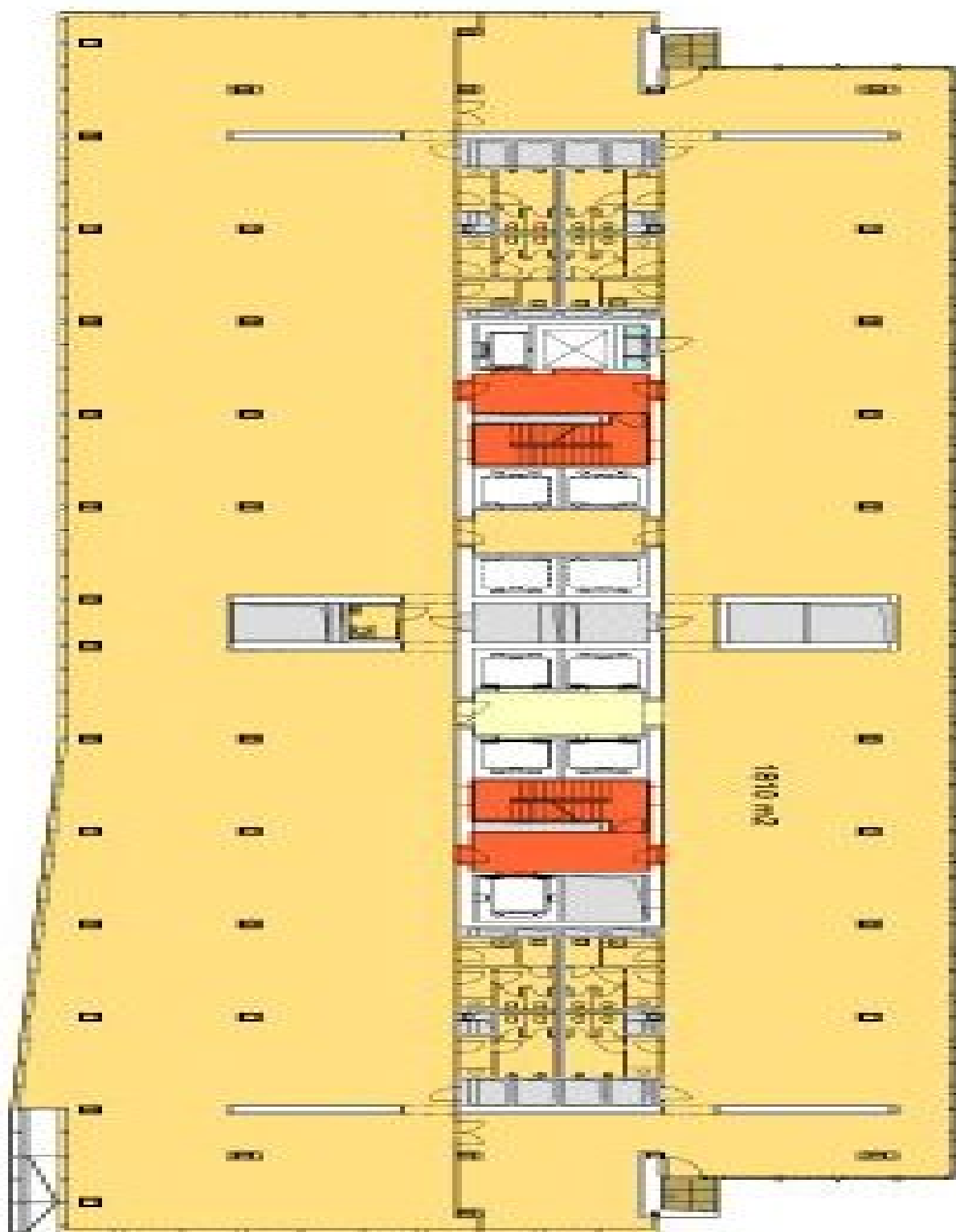


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Typical floor plan

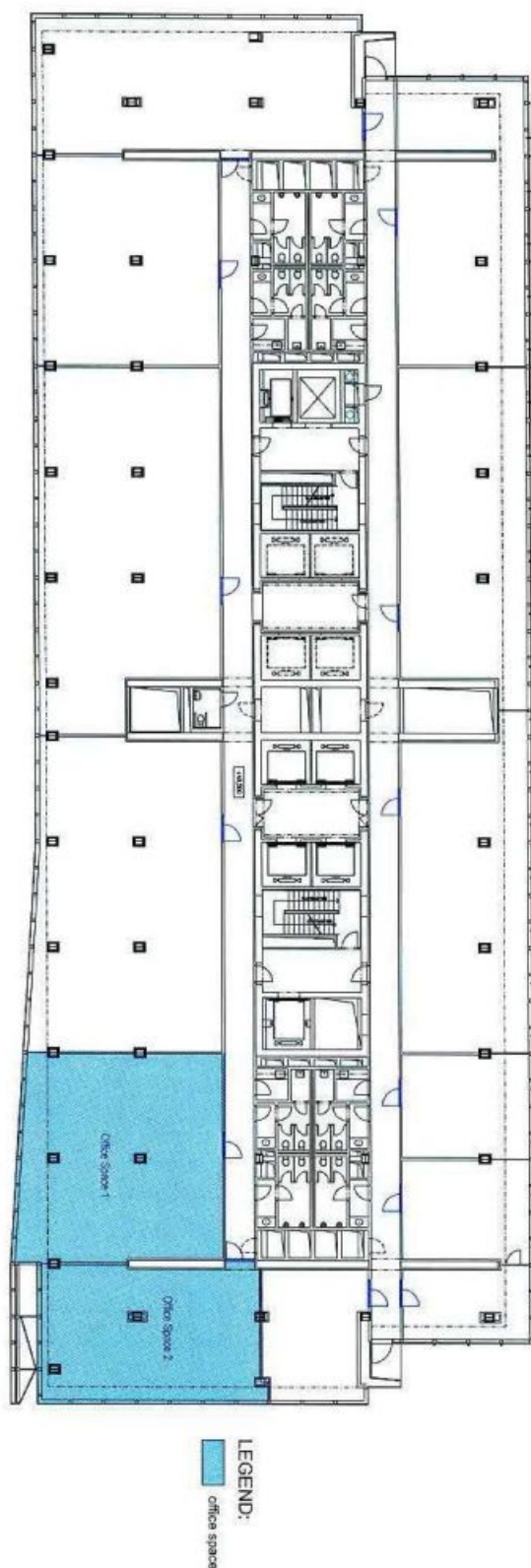




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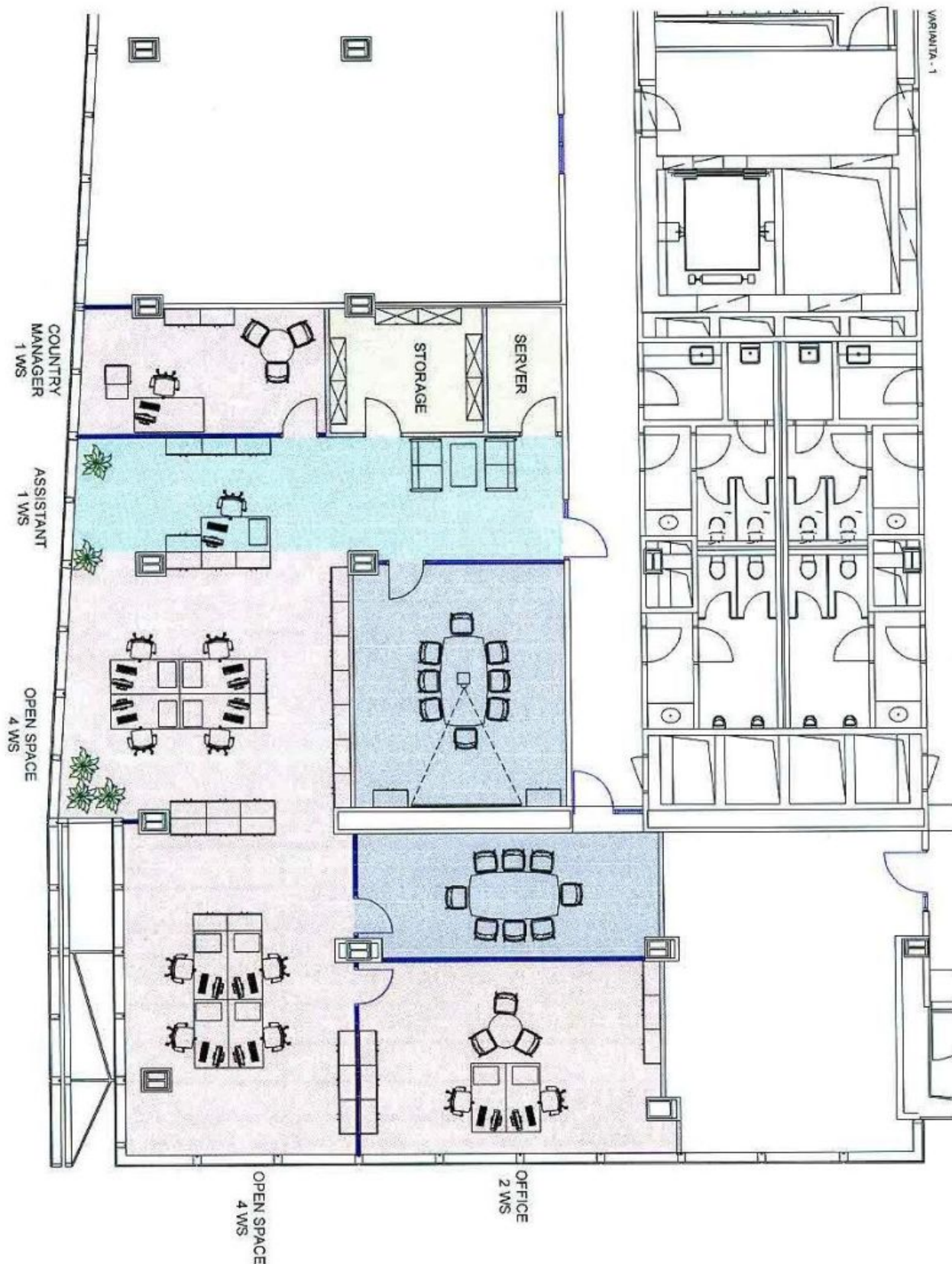




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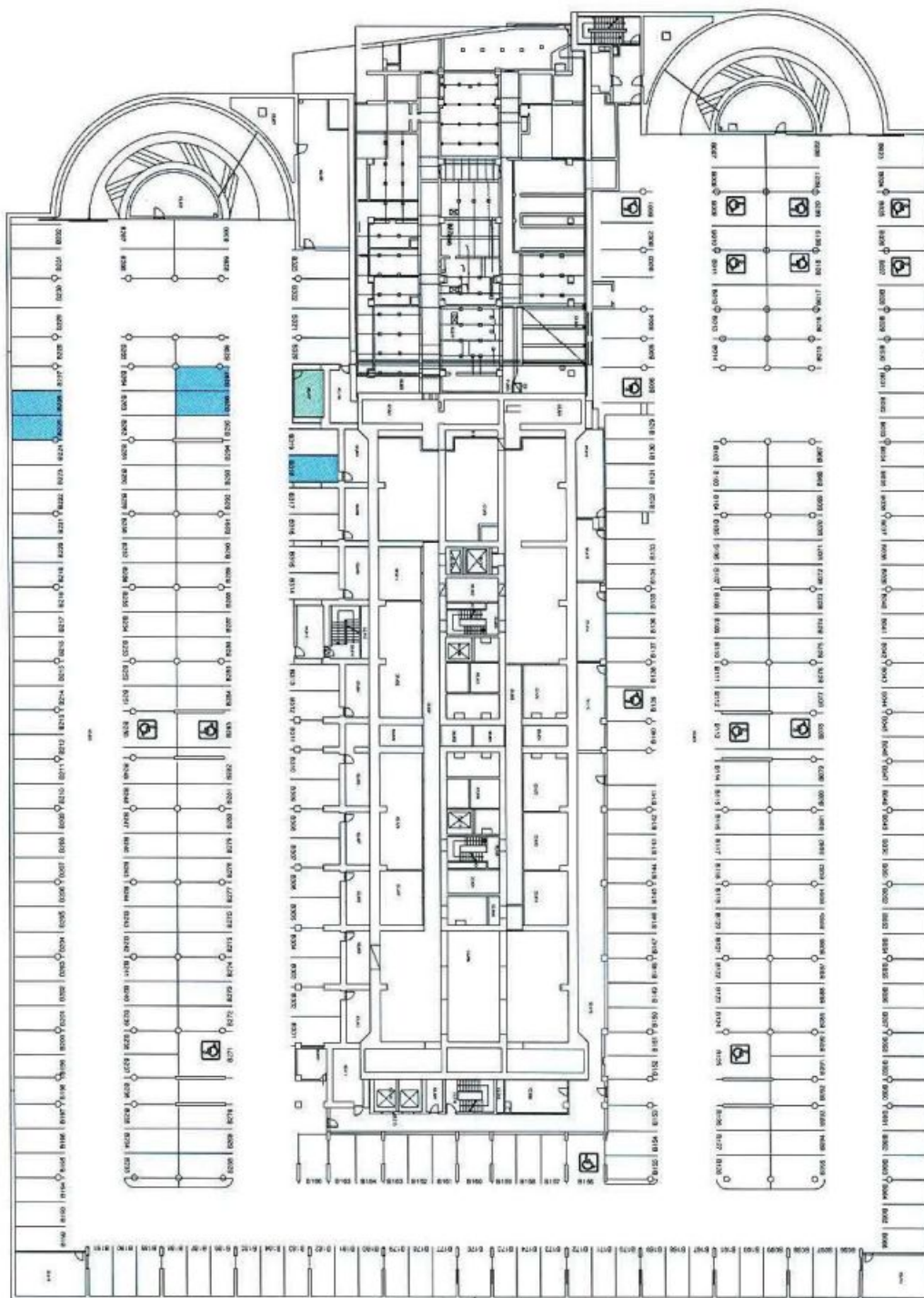




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**LEGEND:**

 PARKING SPACES

 STORAGE SPACE