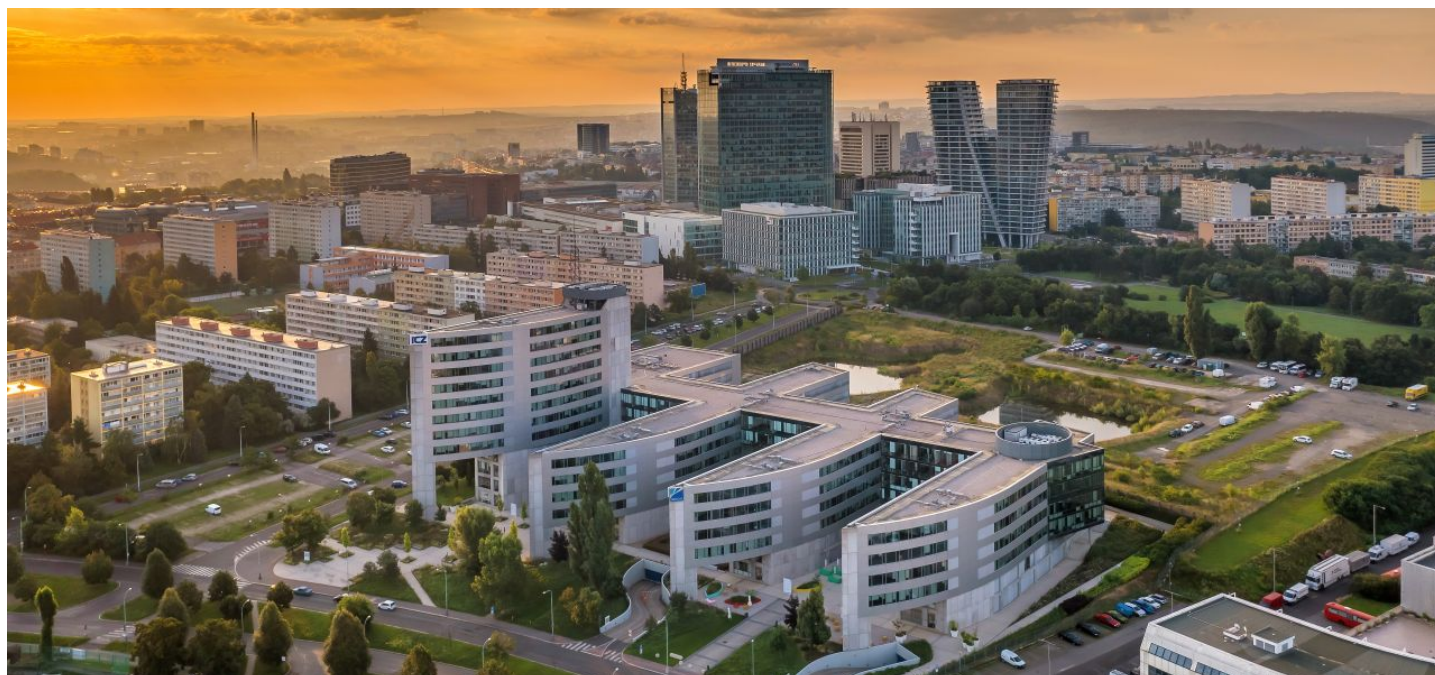




Office building

1844 m², Prague 4, Nusle, Na Hřebenech II

€ 15.00 - 16.75 / m² | CZK 365 - 408 / m²

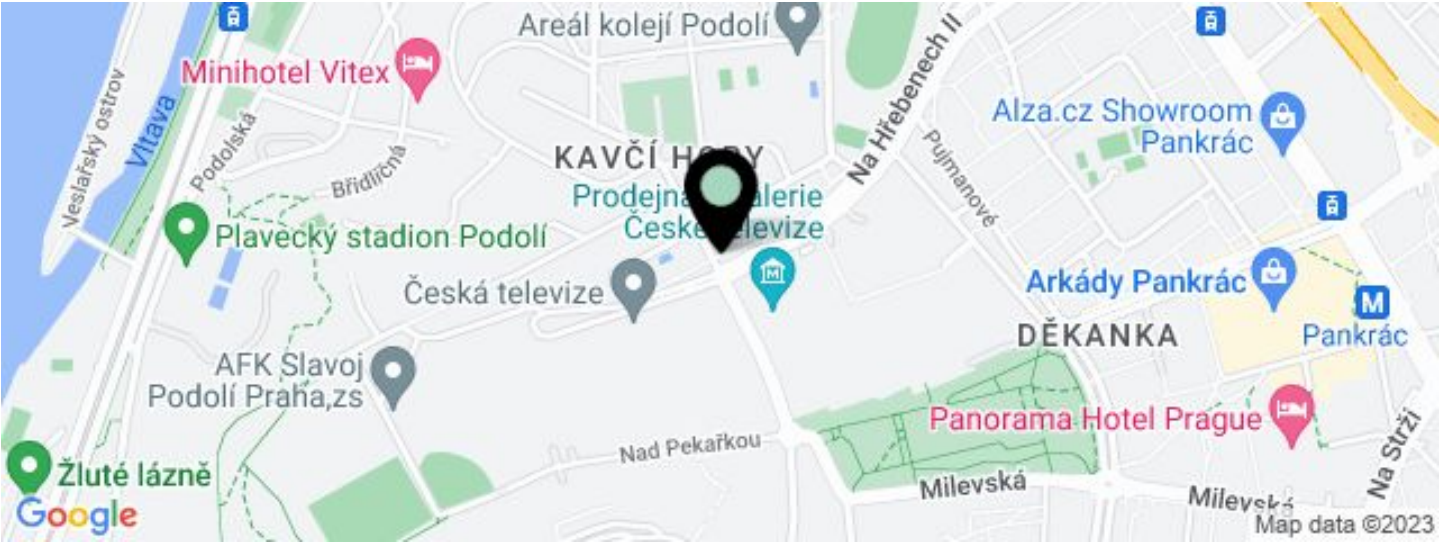




Office building

€ 15.00 - 16.75 / m² | CZK 365 - 408 / m²

1 844 m², Prague 4, Nusle, Na Hřebenech II



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building A, Office space, 5th floor	631 m²	155 CZK monthly per m²	EUR 130 / ps / month	€ 15 - 16.75 / m²
Building A, Office space, 3rd floor	651 m²	155 CZK monthly per m²	EUR 130 / ps / month	€ 15 - 16.75 / m²
Building A, Office space, 2nd floor	561 m²	155 CZK monthly per m²	EUR 130 / ps / month	€ 15 - 16.75 / m²

**Office building****€ 15.00 - 16.75 / m² | CZK 365 - 408 / m²**1 844 m², Prague 4, Nusle, Na Hřebenech II

Service price	155 CZK monthly per m ²
Total building area	36 500 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	290
Parking ratio	—
Certification	—
PENB	C
Reference number	15698

This complex, structured as a system of four connected wings, offers flexible modern "A- level" class office space with stunning views over the city and Prague Castle. The complex is surrounded by greenery. The building has received LEED Platinum certification.

Location:

The project is located in Prague 4 – Nusle. Outstanding accessibility by car and public transportation – within walking distance of tram stops and the Pražského povstání and Pankrác (line C) metro stations.

Features and Services:

2 separate receptions
 24-hour security service
 CCTV
 Openable windows
 2-tube fan-coil cooling units
 Mechanical ventilation/air exchange
 Raised floors, and suspended ceilings with integrated lighting
 External electrically controlled sunshades
 Garage parking lots
 Platinum LEED certificate

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