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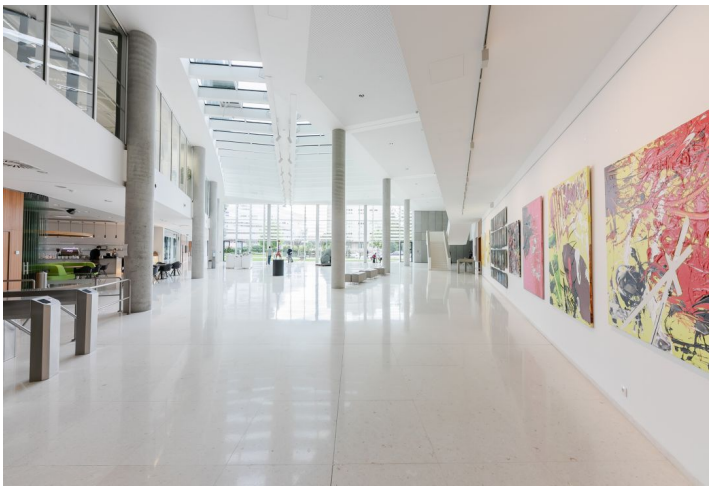
Office building

3 236 m², Prague 4, Nusle, Pikrtova

€ 18.00 / m² | CZK 438 / m²



Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

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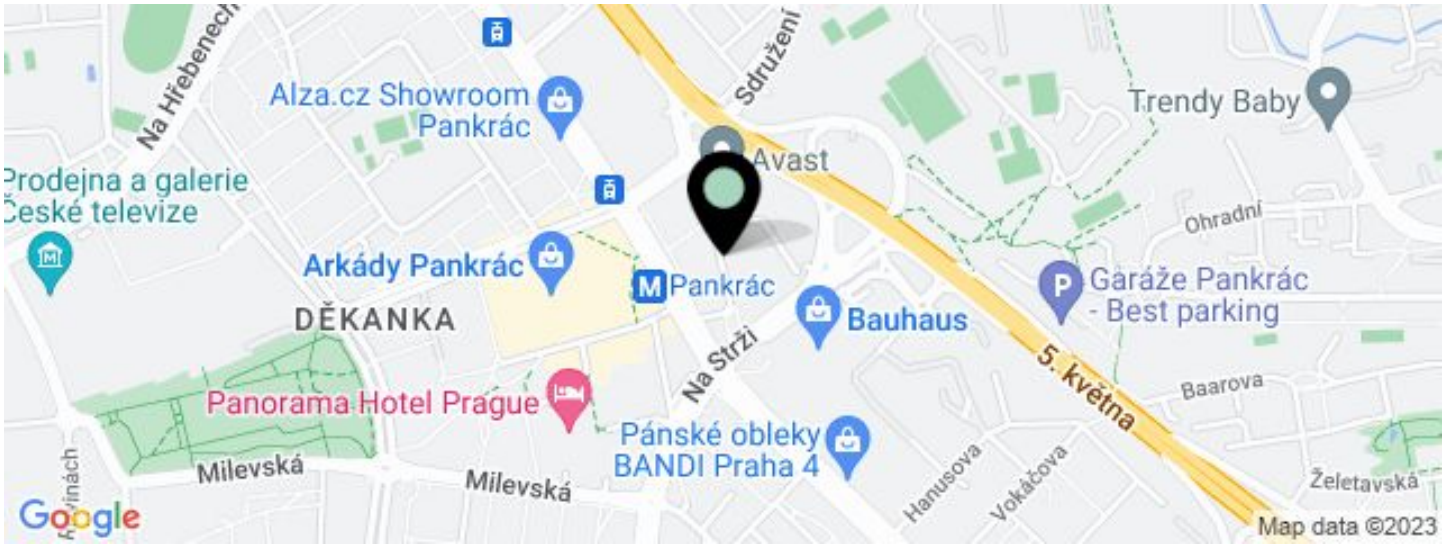

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building A, Office space, 5th floor	351 - 887 m²	189 CZK monthly per m²	EUR 125 / ps / month	€ 18 / m²
Building B, Office space, 6th floor + terrace	859 m²	189 CZK monthly per m²	EUR 125 / ps / month	€ 18 / m²
Building B, Office space, 1st floor	500 - 1 489 m²	189 CZK monthly per m²	EUR 120 / ps / month	€ 18 / m²

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Service price	189 CZK monthly per m²
Total building area	31 691 m²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	1:80
Certification	—
PENB	A
Reference number	15701

Administrative building offers for lease 29 069 sq. m of Class A high-quality efficient office space and 2,622 sq. m of retail premises for services for tenants, such as a canteen, café, and shops. On the ground floor there is a bike storage to hold up to 50 bikes, together with cloakrooms and showers. This storage has a separate entrance, through a pleasant park. Building is certified with BREEAM EXCELLENT certificate.

Location:
Its size and prominent position make the building the new landmark for the Prague 4 business district, of the most dynamic and sought-after office locality in Prague. Outstanding accessibility by car and public transportation – the building is situated next to the trunk road at the start of the D1 motorway, 50 meters from the Pankrac (line C) metro station.

Features and Services:
Central reception and 24/7 security service
Magnetic card-controlled access
11 personal lifts (3 of which are for logistical purposes)
Openable windows / External sun-blinds
Central ventilation and air-conditioning of all spaces of the building supplemented by individual system of cooling beam units
Individual climate control / Humidity control
Raised floor including floor cases for electrical installations
Connection of telephone lines and Internet
Sophisticated Building Management System
Diesel generator in case of power failure to secure the basic building services, and on request also tenant IT systems
Electronic fire signalisation
Sprinklers in all rental premises
Camera system monitoring the building and its surroundings
Bicycle parking with showers and lockers
Canteen and cafe-restaurant on ground floor
Retail space on ground floor / Underground storage space / Goods supply

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

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