



## Office space

Prague 4, Nusle, Hvězdova

Ask for price





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Available area	1 400 m <sup>2</sup>
Cellar	-
Terrace	160 m <sup>2</sup>
Parking	EUR 140 / ps / month
PENB	G
Reference number	18245

Office space for lease on the top, 27th floor of the building, which is the flagship of the project CITY and with its 109 m is one of the tallest buildings in the Czech Republic. The author of the project is a renowned American architect Richard Meier. The building has also received international BREEAM certification at the Very Good level. The space includes a large 160 sq. m terrace and its own kitchen facilities. Suitable for a restaurant.

**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
- 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
- Parking

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

