



## Office building

3 100 m<sup>2</sup>, Prague 9, Prosek, Prosecká

€ 16.30 / m<sup>2</sup> | CZK 397 / m<sup>2</sup>

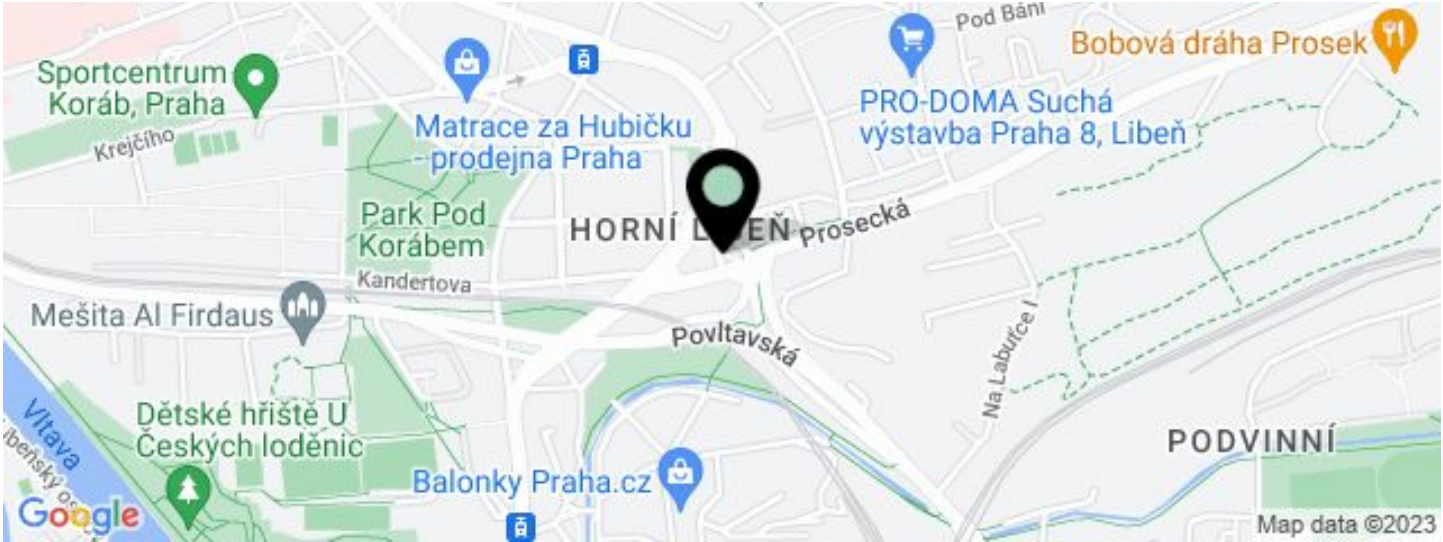




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| UNIT                                | AVAILABLE AREA | SERVICES               | PARKING              | MONTHLY RENT |
|-------------------------------------|----------------|------------------------|----------------------|--------------|
| Building B, Office space, 7th floor | 1 154 m²       | 145 CZK monthly per m² | EUR 120 / ps / month | € 16.30 / m² |
| Building B, Office space, 2nd floor | 1 106 m²       | 145 CZK monthly per m² | EUR 120 / ps / month | € 16.30 / m² |
| Building A, Office space, 7th floor | 839 m²         | 145 CZK monthly per m² | EUR 120 / ps / month | € 16.30 / m² |

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|                         |                                    |
|-------------------------|------------------------------------|
| Service price           | 145 CZK monthly per m <sup>2</sup> |
| Total building area     | 26 106 m <sup>2</sup>              |
| Tenant consumption      | —                                  |
| Parking                 | Yes                                |
| Parking service charges | —                                  |
| Parking ratio           | 1:75                               |
| Certification           | —                                  |
| PENB                    | C                                  |
| Reference number        | 19273                              |

**Modern office buildings host retail and office premises of high quality for lease. The buildings are part of an administrative complex, which consists of three buildings with its own park, piazzas between buildings, stores, coffee shops and excellent views of the city.**

**Location:**

This administrative property is situated within Prague 9 – Prosek, a newly developing part of Prague. The location offers excellent accessibility by public transport and car – Prosek (line C) metro station and bus stops are found in the immediate vicinity. The complex is a five-minute drive off the city ring road, with excellent access to the D8 Motorway, D11 Motorway and the R8 expressway. All public amenities can be found in the vicinity of the building.

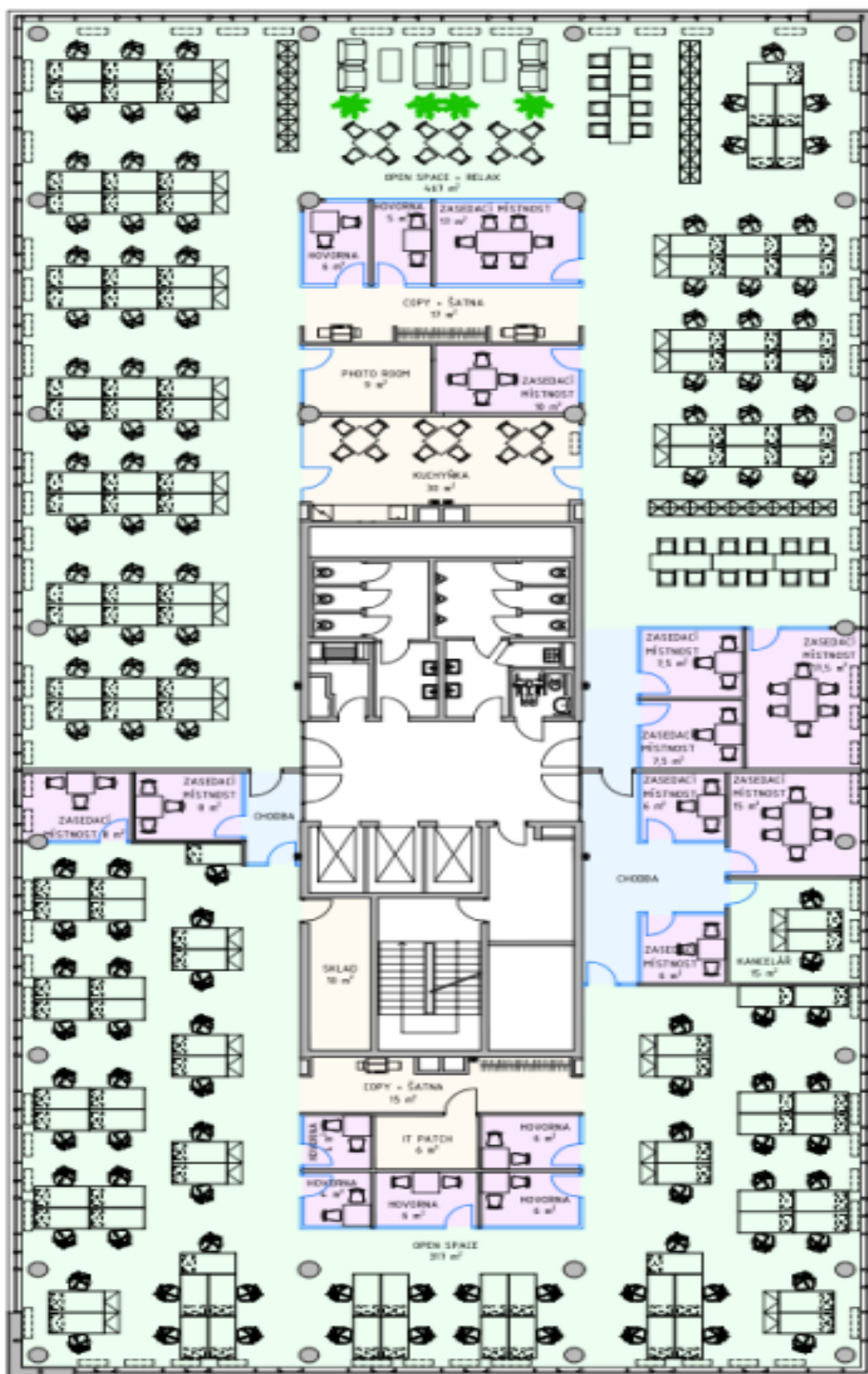
**Features and Services:**

Central reception  
 24-hour reception desk and security service  
 Building management  
 Fully accessible for disabled people, 3 modern lifts  
 Equipped kitchenettes  
 Natural stone in the entrance hall and in the corridors  
 High-quality carpeting  
 Tiling in the sanitary facilities  
 Modern lighting throughout the building  
 Terrace on the roof of the building  
 Underground garages  
 Restaurant and café on ground floor of complex

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



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