



Office space

Prague 4, Michle, Jihlavská

Rented

Service price	102 CZK monthly per m ²
Available area	306 m ²
Cellar	-
Parking	EUR 110 / ps / month
PENB	C
Reference number	20654

Offices for lease on the 5th floor of modern multi-functional shopping and office project. There will be 4 underground parking levels and 7 above ground floors (including ground floor), with terraces being a feature of the two upper floors. Meeting and conference facilities are located on the ground floor, as well as a separate lounge area and café. The building will offer high tech features relating to the access, management and operation and A+ class office premises.

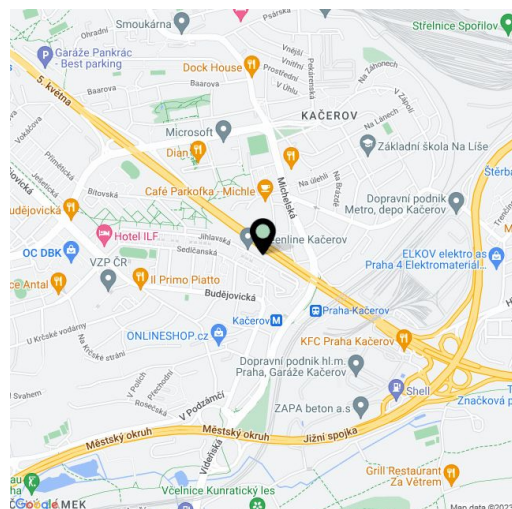
Location:

Very good accessibility by car and public transport – the building is located in close vicinity of the Kacerov Metro station (line C), from where the Central Business District and residential areas are easily reached. There is a direct exit from D1 highway to the building. Clients often travelling by plane will enjoy also the quick and hassle free drive to and from the Václav Havel Airport Prague.

Features and Services:

Noise protection windows, can be opened
 Free of charge space planning for tenants
 Clear height 3 m
 Exterior and interior video walls with HD screens available
 Openable windows, noise absorbing
 Air conditioning
 Raised floors
 Sprinkler throughout the building
 Individual service kitchens and break rooms
 LEED Gold certification
 Reception desk
 24/7 security service
 Access by magnetic card
 CCTV
 Smoke detector and emergency speakers
 Storage areas in basement
 Bicycle garage with change room and showers
 Reserved parking for electric and hybrid vehicles with charger available
 Underground parking

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





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