



## Office space

Prague 2, Nové Město, Lazarská

€ 13.15 - 14.79 / m<sup>2</sup> | CZK 320 - 360 / m<sup>2</sup>





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|                  |                                    |
|------------------|------------------------------------|
| Service price    | 155 CZK monthly per m <sup>2</sup> |
| Available area   | 145 m <sup>2</sup>                 |
| Cellar           | -                                  |
| Parking          | CZK 4 500 / ps / month             |
| PENB             | D                                  |
| Reference number | 22409                              |

Office premises on the 3rd floor of the administrative building located in close vicinity to Wenceslas Square and Charles Square.

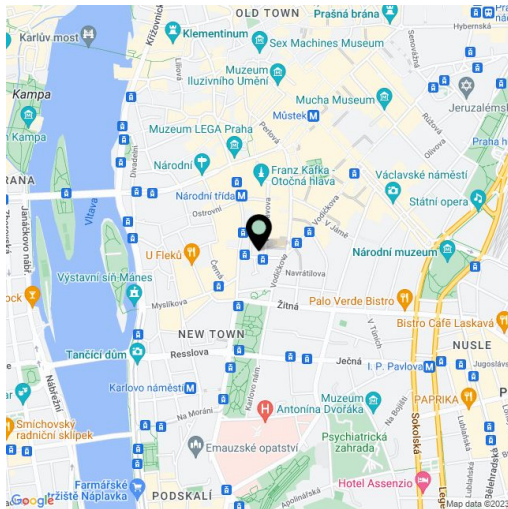
**Location:**

The exclusivity of space is enhanced by an attractive location in the financial and commercial center, with excellent access to public transportation and private parking. Excellent access by public transport - within walking distance of metro station Můstek (lines A, B), Národní třída (line B) and Karlovo náměstí (line B), tram stops in front of the building.

**Features and Services:**

- Central reception
- 24/7 access and security service
- Electronic card access
- Optical fiber cable connection
- Camera system
- Fire alarm system
- Central air-conditioning system
- Central cooling system
- Underground parking space

Rental price is exempt from VAT. Service charges are listed without VAT and include energy consumption. Lessee pays no commission.







## LEGENDA PLOCH

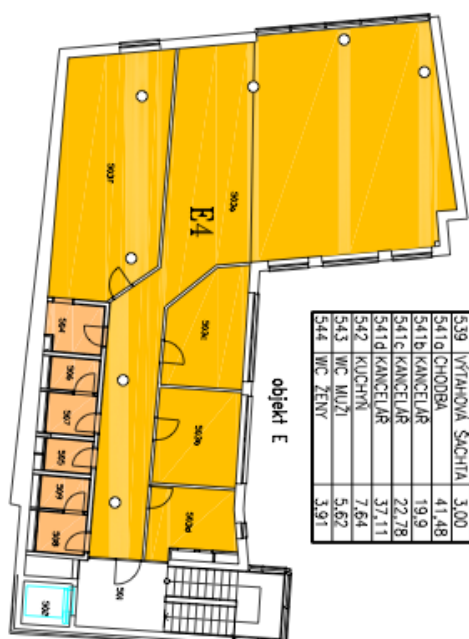
|           |                      |                    |
|-----------|----------------------|--------------------|
| <b>A7</b> | 243,53m <sup>2</sup> | PRONÁJEMNÍ CELEK   |
| <b>B7</b> | 46,87m <sup>2</sup>  | ZÁZEMÍ PRON. CEJKU |
| <b>B7</b> | 411,95m <sup>2</sup> | PRONÁJEMNÍ CELEK   |
| <b>C5</b> | 35,8m <sup>2</sup>   | ZÁZEMÍ PRON. CEJKU |
| <b>C5</b> | 112,87m <sup>2</sup> | PRONÁJEMNÍ CELEK   |
| <b>D4</b> | 134,48m <sup>2</sup> | ZÁZEMÍ PRON. CEJKU |
| <b>D4</b> | 20,61m <sup>2</sup>  | PRONÁJEMNÍ CELEK   |
| <b>E4</b> | 121,27m <sup>2</sup> | ZÁZEMÍ PRON. CEJKU |
| <b>E4</b> | 138,44m <sup>2</sup> | PRONÁJEMNÍ CELEK   |
| <b>E4</b> | 171,39m <sup>2</sup> | ZÁZEMÍ PRON. CEJKU |
| <b>E4</b> | 188,13m <sup>2</sup> | PRONÁJEMNÍ CELEK   |

## LEGENDA MÍSTNOSTI

| OBJEKT | NAZEV MÍSTNOSTI | m <sup>2</sup> |
|--------|-----------------|----------------|
| 501    | SCHODIŠTĚ       | 19,20          |
| 502    | VÝTAHOVÁ ŠACHTA | 2,88           |
| 503    | HALOVÁ KANCELÁŘ | 113,90         |
| 503a   | KANCELÁŘ        | 10,93          |
| 503b   | KANCELÁŘ        | 8,10           |
| 503c   | KANCELÁŘ        | 12,02          |
| 503d   | KANCELÁŘ        | 35,30          |
| 504    | KUCHYNKA        | 3,92           |
| 505    | UKLIDOVÁ MÍST.  | 2,21           |
| 506    | WC ŽENY         | 2,25           |
| 507    | UMÝVÁRNA ŽENY   | 2,83           |
| 508    | UMÝVÁRNA MUŽI   | 2,83           |
| 509    | WC MUŽI         | 2,25           |

LEGENDA MÍSTNOSTI  
BLOK A,B,C,D

| OBJEKT | NAZEV MÍSTNOSTI | m <sup>2</sup> |
|--------|-----------------|----------------|
| 501    | SCHODIŠTĚ       | 44,12          |
| 503    | VÝTAHOVÁ ŠACHTA | 3,10           |
| 504    | PAVLAC          | 26,43          |
| 505    | KANCELÁŘ        | 88,44          |
| 506    | KUCHYNKA        | 11,32          |
| 507    | WC              | 4,42           |
| 508    | UKLID           | 2,78           |
| 509    | WC              | 2,09           |
| 510    | SCHODIŠTĚ       | 35,90          |
| 511    | VÝTAHOVÁ ŠACHTA | 4,70           |
| 513    | CHODBA          | 26,38          |
| 514    | CHODBA          | 11,38          |
| 515a   | CHODBA          | 84,94          |
| 515b   | KANCELÁŘ        | 20,05          |
| 515c   | KANCELÁŘ        | 29,49          |
| 516a   | KANCELÁŘ        | 29,42          |
| 516b   | KANCELÁŘ        | 29,57          |
| 516c   | KANCELÁŘ        | 29,57          |
| 517a   | KANCELÁŘ        | 26,46          |
| 517b   | KANCELÁŘ        | 7,94           |
| 518    | KANCELÁŘ        | 25,28          |
| 519    | KANCELÁŘ        | 22,25          |
| 520    | KANCELÁŘ        | 26,99          |
| 521    | KUCHYNKA        | 4,11           |
| 522    | WC ŽENY         | 11,8           |
| 523    | WC MUŽI         | 6,9            |
| 524    | UKLID           | 2,44           |
| 525    | CHODBA          | 25,71          |
| 526    | CHODBA          | 26,34          |
| 527    | KANCELÁŘ        | 50,38          |
| 528    | BALKON          | 2,85           |
| 529a   | KANCELÁŘ        | 37,13          |
| 529b   | KANCELÁŘ        | 31,06          |
| 529c   | CHODBA          | 5,78           |
| 530a   | KANCELÁŘ        | 60,57          |
| 530b   | KANCELÁŘ        | 36,21          |
| 531    | WC MUŽI         | 6,0            |
| 532    | WC ŽENY         | 6,08           |
| 533    | SKLAD           | 3,12           |
| 534    | KANCELÁŘ        | 29,57          |
| 535    | KUCHYNKA        | 5,33           |
| 537    | PAVLAC          | 15,39          |
| 538    | SCHODIŠTĚ       | 17,40          |
| 539    | VÝTAHOVÁ ŠACHTA | 3,00           |
| 540    | CHODBA          | 41,48          |
| 541b   | KANCELÁŘ        | 19,9           |
| 541c   | KANCELÁŘ        | 22,78          |
| 541d   | KANCELÁŘ        | 37,11          |
| 542    | KUCHYN          | 7,64           |
| 543    | WC MUŽI         | 5,62           |
| 544    | WC ŽENY         | 3,91           |



Adminis:  
Lazarská  
Rozdělení obj