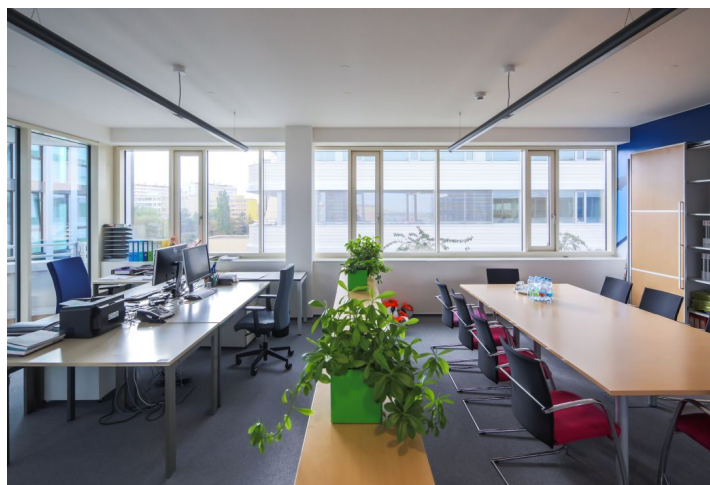




Office building

Prague 4, Nusle, Na Strži

Rented



**Office building**

Prague 4, Nusle, Na Strži

Rented

Service price	166 CZK monthly per m ²
Total building area	12 860 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	24538

Modern multifunctional AA class complex with three wings connected with a cross-section. The building's shape and facade resembles a luxury yacht. The common areas and interior also retain the resemblance.

The complex consists of four underground and seven overground floors and offers more than 18,000 m² of high quality flexible office and commercial space. There is a spacious entrance hall, two atriums, conference rooms, over 50 terraces, balconies, and green roofs; restaurants, café, and small retail space on the ground floor; and ample parking in the underground garage. The building received LEED Platinum certification.

Location:

The building is situated in an attractive business location of Prague 4 with excellent accessibility by car and public transport – in close vicinity of the Pankrác metro station (line C) and bus stops. Easy connection to the Prague Ring Road and the D1 highway. Good accessibility to the city center (approx. 7 minutes) and to Vaclav Havel Airport Prague (approx.. 25 minutes). Excellent civic amenities in the area – many restaurants, bars, financial institutions, and the Arkády Pankrác shopping center.

Features and services:

Entrance hall with a central reception
 24/7 security service
 Magnetic card access, wheelchair access
 6 elevators
 Air-conditioning
 Openable windows
 Suspended ceilings
 Raised floors
 Sprinklers
 Underground parking
 Showers
 Floor boxes

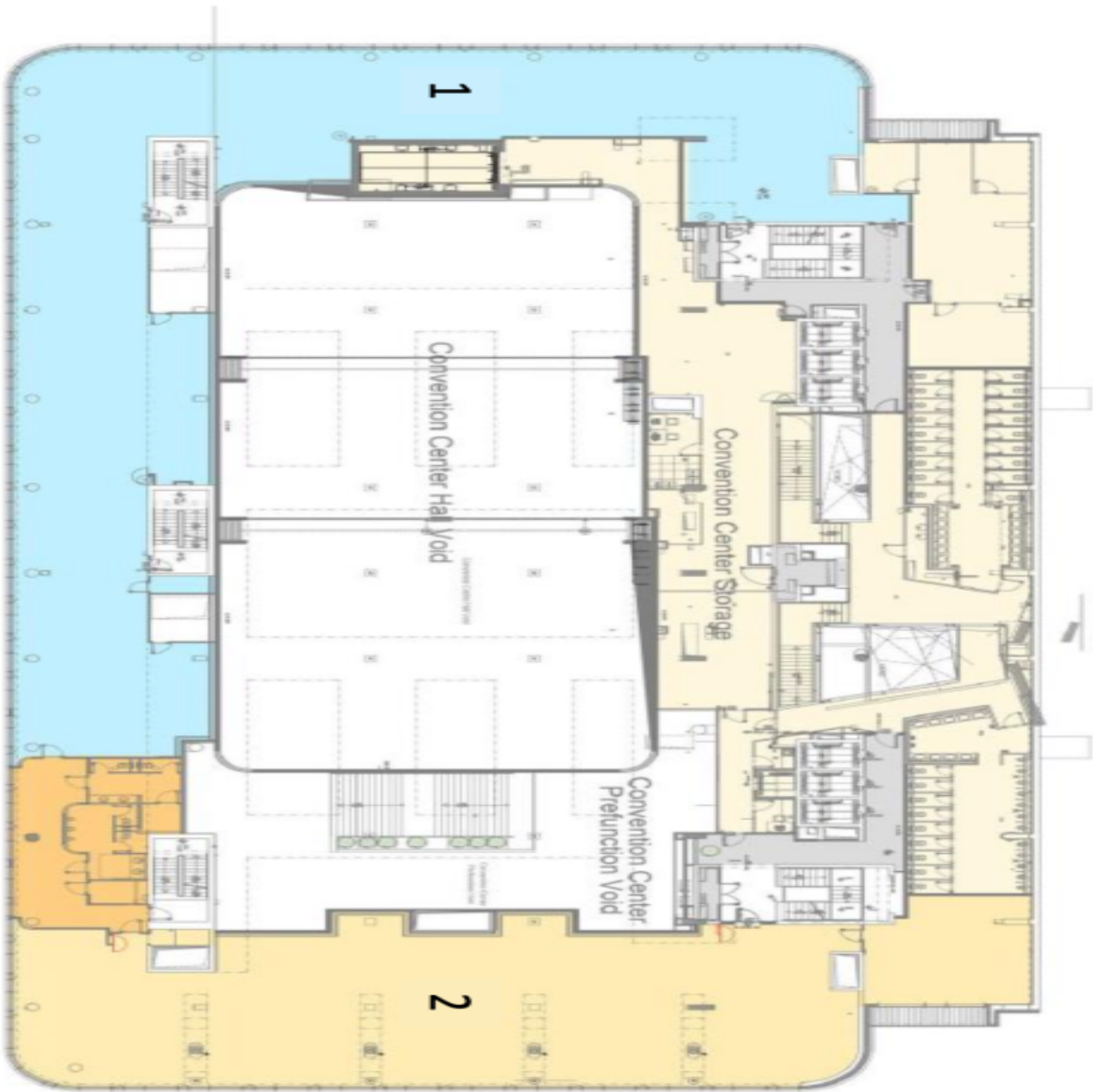
Rental and service charges listed without VAT. Lessee pays no commission.



Office building

Prague 4, Nusle, Na Strži

Rented



2nd Floor / 3NP	
Unit	Size
1	912 m ²
2	678 m ²



Office building

Prague 4, Nusle, Na Strži

Rented

