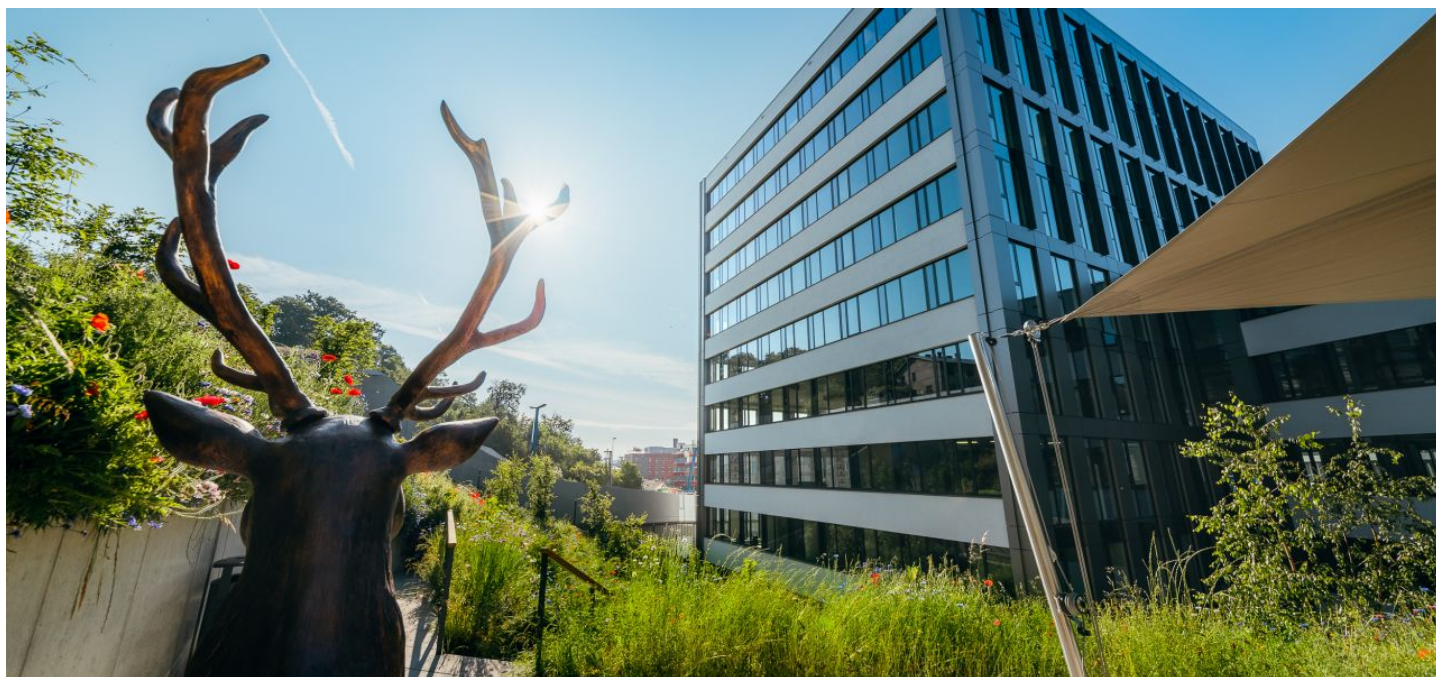




Office building

1 316 m², Prague 5, Smíchov, Plzeňská

€ 18.00 / m² | CZK 437 / m²

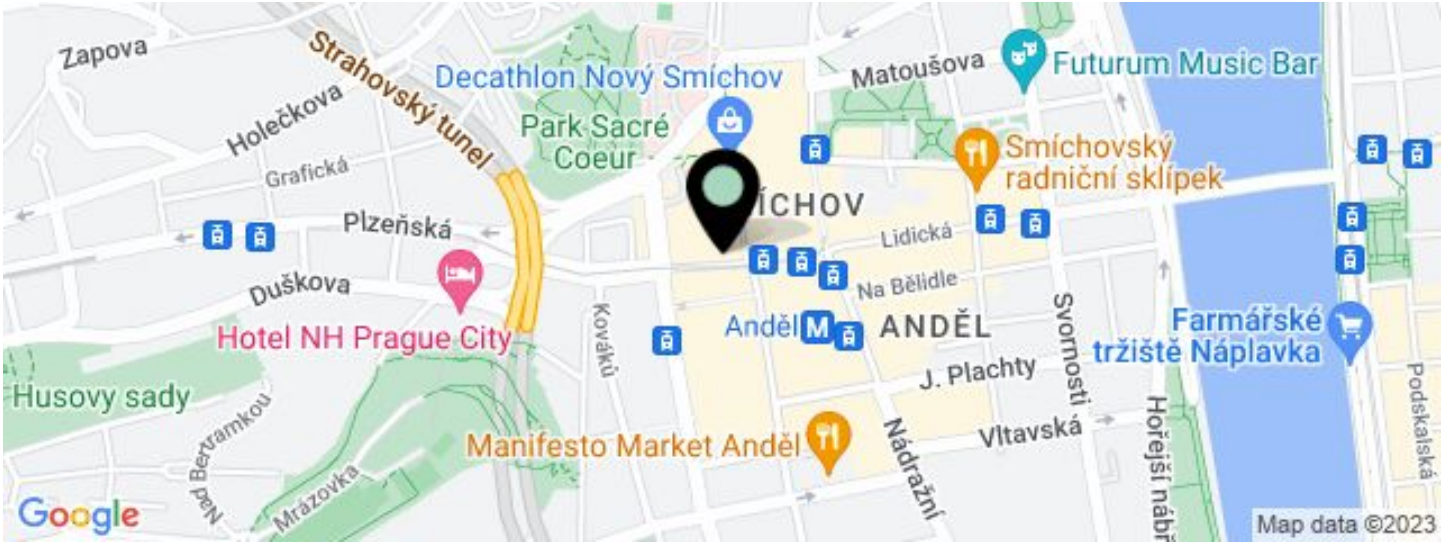




Office building

1 316 m², Prague 5, Smíchov, Plzeňská

€ 18.00 / m² | CZK 437 / m²



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 3rd floor	300 - 1 316 m²	150 CZK monthly per m²	EUR 170 / pp / month - 12 parking spaces	€ 18 / m²

**Office building**1 316 m², Prague 5, Smíchov, Plzeňská**€ 18.00 / m² | CZK 437 / m²**

Service price	150 CZK monthly per m ²
Total building area	10 800 m ²
Tenant consumption	—
Parking	-
Parking service charges	350
Parking ratio	—
Certification	—
PENB	A
Reference number	26425

This modern Class A administrative building offers high standard office and retail space to lease. The building has unique architectural features and boast remarkable views of Prague from its 1,000 sq. m. of private gardens and relaxation zones. The highly efficient building includes sustainable technologies and is working on achieving a LEED Gold green certificate in the future.

Location:

The building is located in a desired location of Prague 5, at the intersection of Plzenska, Kartouzská, and Mozart streets and will be easily accessible by car and public transport and within walking distance of the Andel metro station (line B), the tram and bus stops, not far from the Smíchov train station. With excellent connection to the Prague Ring Road and the Mrázovka and Strahov tunnels.

Facilities and services:

Elegant reception with a spacious entrance hall
 24/7 security, entrance card access system
 High-speed elevators
 Flexible office space solutions
 Ceilings with built-in lighting
 Double floors
 Air-conditioning
 Hot water heating
 Openable windows in each office
 Sprinkler system
 Optical fibers from several providers
 Parking in underground garages

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