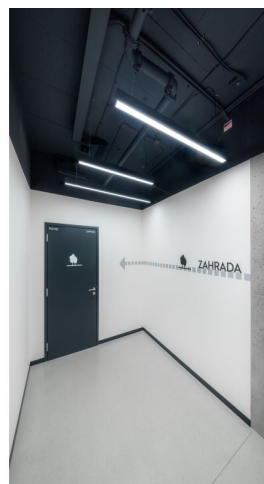
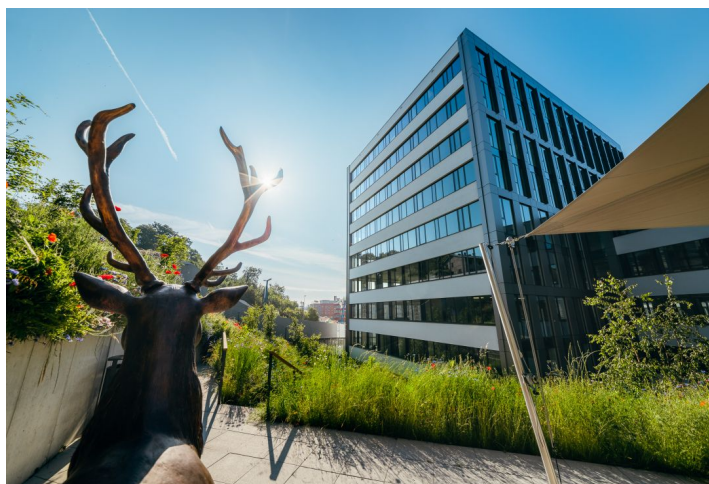
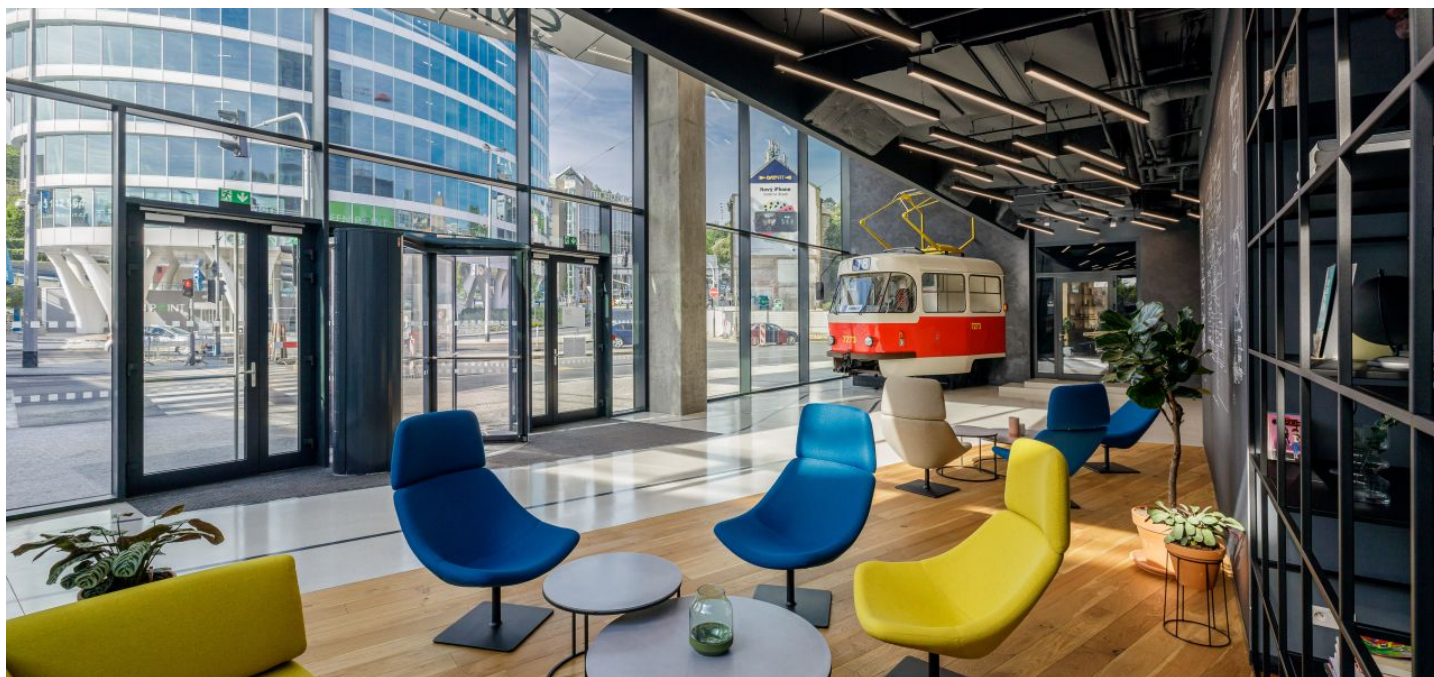




Office space

Prague 5, Smíchov, Plzeňská

€ 18.00 / m² | CZK 438 / m²





Office space

Prague 5, Smíchov, Plzeňská

€ 18.00 / m² | CZK 438 / m²

Service price	150 CZK monthly per m ²
Available area	1 316 m ²
Cellar	-
Parking	EUR 170 / pp / month - 12 parking spaces
PENB	A
Reference number	29805

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.

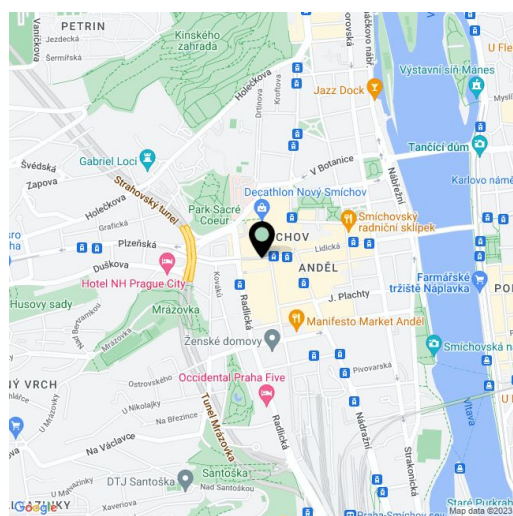
Location:

The building is located in a desired location of Prague 5, at the intersection of Plzeňská, 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.

Features 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.



Prague 5, Smíchov, Plzeňská

The floor plan of the Portia building is a long, narrow structure with a central corridor. On the left side, there is a large open area with several round tables and chairs, and a long table with chairs. On the right side, there are several meeting rooms, each with a large table and chairs. The rooms are labeled 'MEETING ROOM' and 'A. 1000'. The plan also shows a kitchen area, a bathroom, and a storage area. The overall layout is functional and modern.