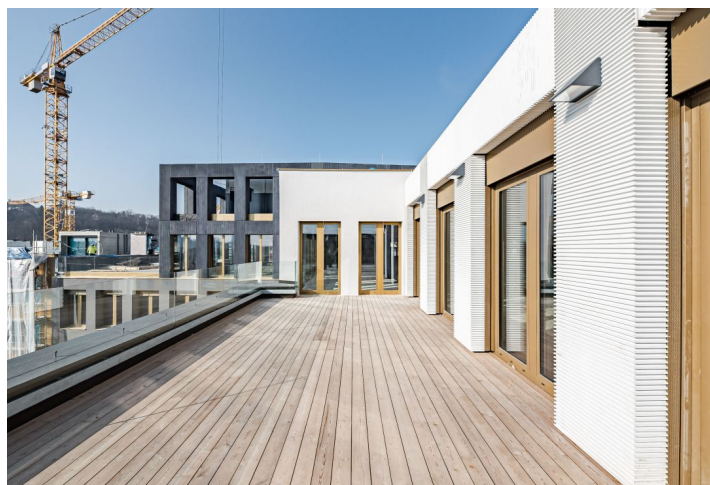
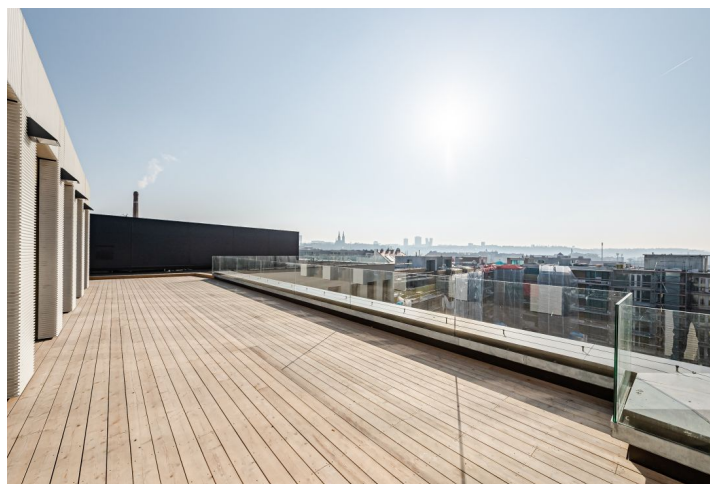
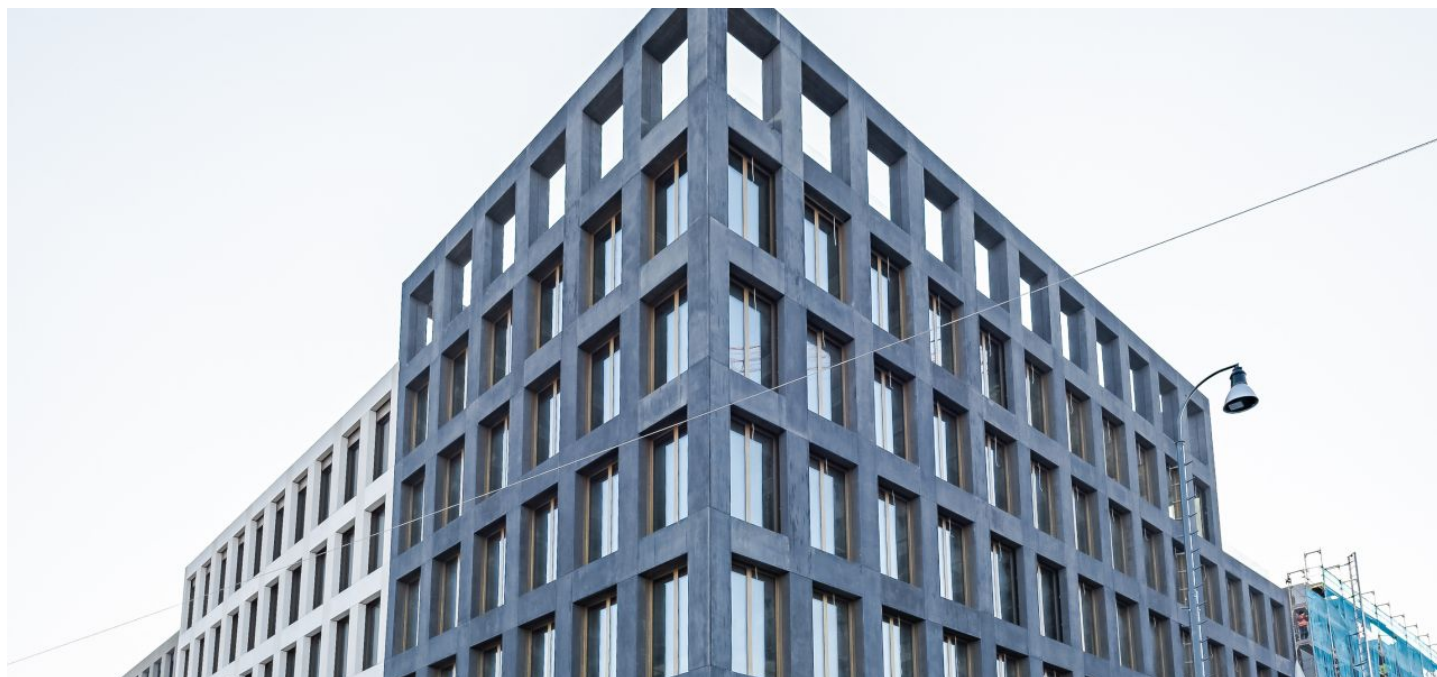




Office building

Prague 5, Smíchov, Za Ženskými domovy

€ 20.50 / m² | CZK 499 / m²

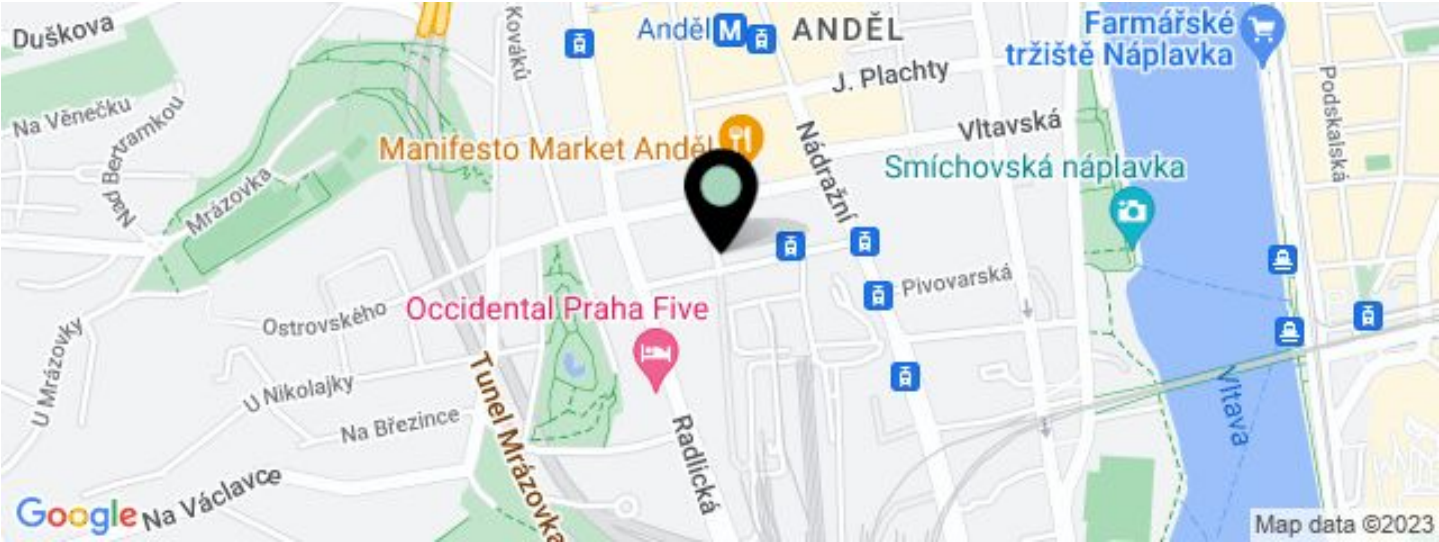




Office building

Prague 5, Smíchov, Za Ženskými domovy

€ 20.50 / m² | CZK 499 / m²



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 5th floor + terrace	932 m²	160 CZK monthly per m²	EUR 165 / pp / month	€ 20.50 / m²

**Office building**

Prague 5, Smíchov, Za Ženskými domovy

€ 20.50 / m² | CZK 499 / m²

Service price	160 CZK monthly per m ²
Total building area	7 798 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	31824

The project offers high-standard office and business space for lease situated in a newly-built residential district with both residential and office buildings. The project also includes parks and a pedestrian zone linking Na Knizeci with the Smichov Railway Station.

The first office building of the project is located in an exclusive corner position and will form the main facade of the newly created space. In the future, it is planned to transform the adjacent space of the bus terminal where a city building with a park should be built. The highly efficient building will include sustainable technologies and is working on achieving a BREEAM Excellent certificate in the future. The tenants will have access to a rooftop terrace with an ornamental garden and a communal garden in the courtyard with relaxation areas.

Location:

The building will be located in a sought-after location of Prague 5 and will be easily accessible by car and public transport and within walking distance of the Andel metro station (line B), the Smichov train station, and other tram and bus stops. It will also have excellent connections to the Prague Ring Road and the Mrázovka and Strahov tunnels.

Features and Services:

Elegant reception with a spacious entrance hall
 24/7 security
 LED lighting technology
 Raised floors
 Cooling by ceiling induction beams
 Heating via low radiators under the windows
 Openable opaque windows
 Outdoor blinds on the western and southern facades
 Freight and passenger elevators
 Shared garden
 Rooftop terrace
 Parking in underground garages
 Bike garage with sanitary facilities
 Charging stations for electric cars and electric bicycles

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