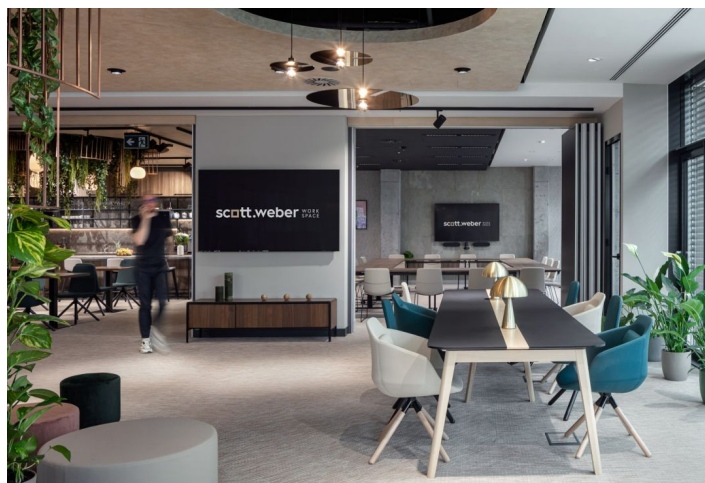
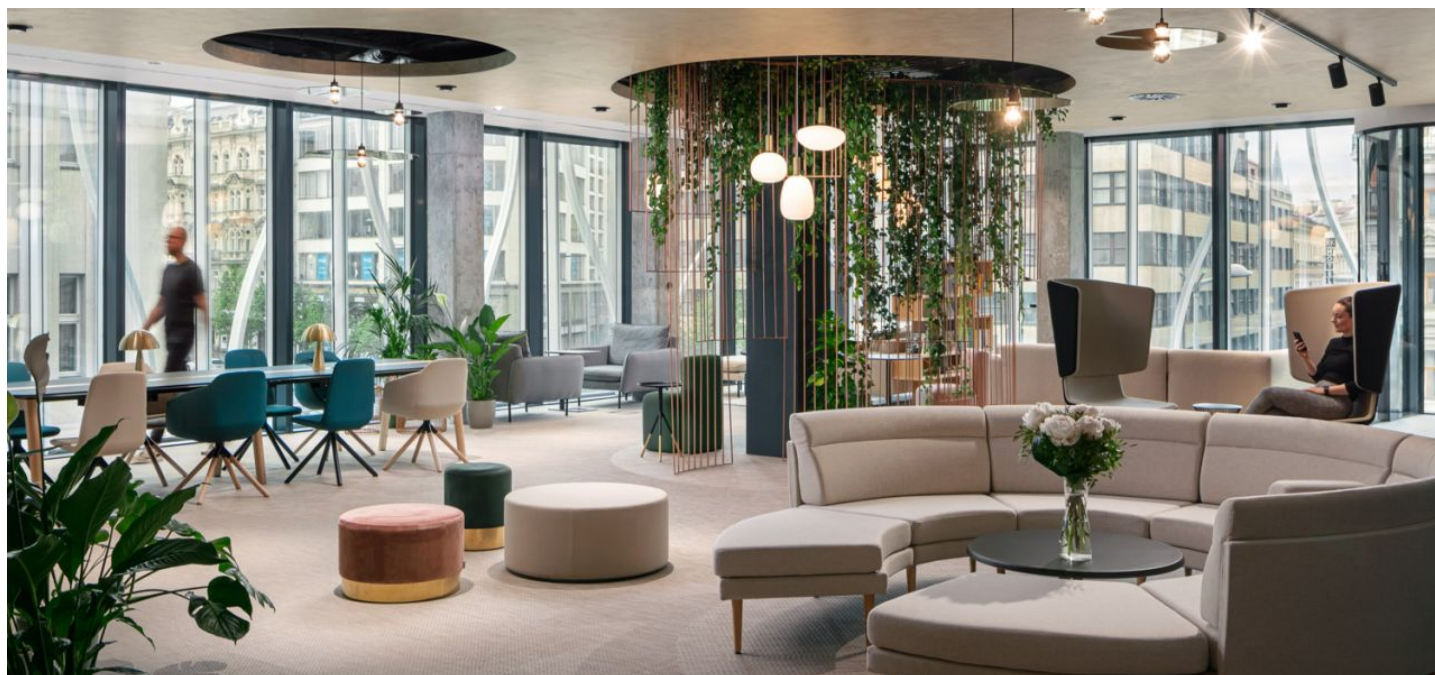




Office building

€ 30.00 - 35.00 / m² | CZK 730 - 852 / m²

2 600 m², Prague 1, Nové Město, Václavské náměstí

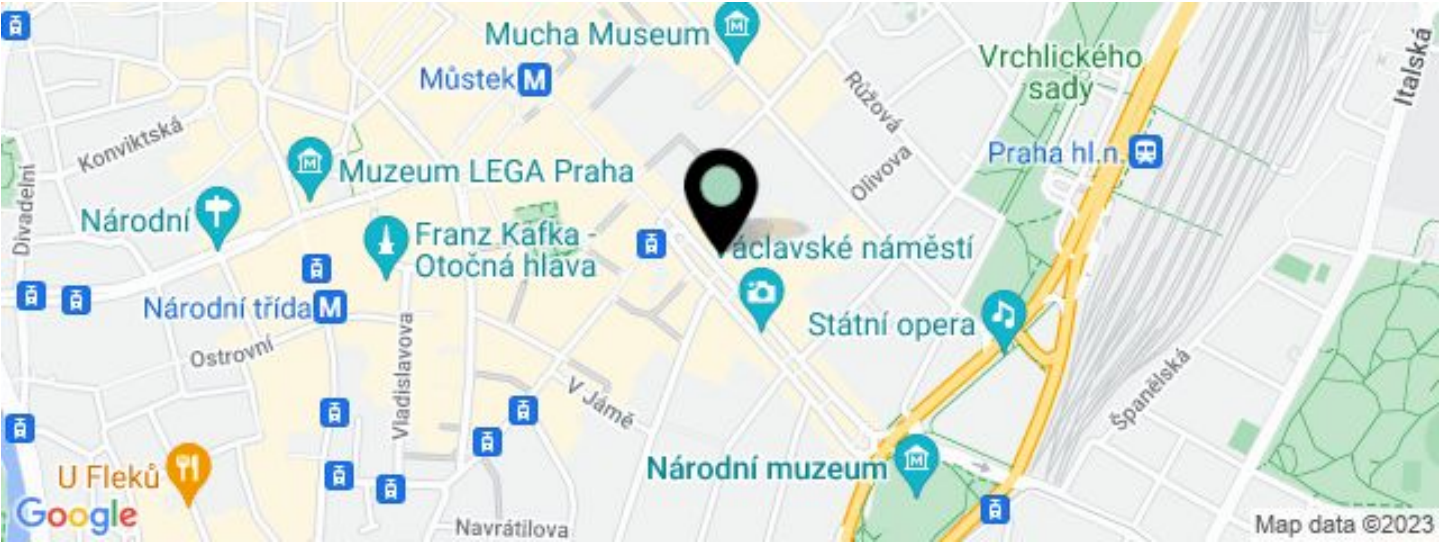




Office building

€ 30.00 - 35.00 / m² | CZK 730 - 852 / m²

2 600 m², Prague 1, Nové Město, Václavské náměstí



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
private serviced offices	20 - 200 m²	0 CZK monthly per m²	Yes	€ 30 - 35 / m²



Office building

€ 30.00 - 35.00 / m² | CZK 730 - 852 / m²2 600 m², Prague 1, Nové Město, Václavské náměstí

Total building area	2 600 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	36165

Private serviced offices in one of the most distinctive buildings on Wenceslas Square offering flexible office solutions for small companies or corporate clients, complemented by boutique coworking space.

The fully equipped premium offices for lease come with the possibility of arranging flexible lease terms and flexible office space even during the lease term. The serviced offices are complemented by **boutique coworking space**, shared meeting rooms, and professional reception services.

The offices are located in a unique administrative and commercial complex on the corner of Wenceslas Square and Opletalova Street. Designed by the the world-famous Chapman Taylor architectural studio, the building boasts a 21st century design combined with the latest technical solutions. Its BREEAM EXCELLENT certification ensures a healthy indoor environment and respect for the environment.

Location:

A first-class business and administrative address in Prague. The building is easily accessible by public transport, close to the **Muzeum (line A, C)** and **Můstek (line A, B)** metro stations. The trams stops on Vodičkova and Jindřišská streets are within walking distance. The Main Railway Station is a 5-minute walk away.

Shared offices facilities and services:

Daily reception
Mail and packages reception
Accepting phone calls
Business manager services
Equipped private offices
Company headquarters registration and virtual office
Shared meeting and conference rooms
Call boxes
Lounge and shared areas
Fully equipped kitchenettes including free snacks
Printers and copy center
High-speed Internet
IT help

Equipment and building standards:

Elegant central reception
24/7 security
Parking in underground garages
Electric car charging station
Bike storage room
Changing rooms and showers
BREEAM EXCELLENT certification

**Office building****€ 30.00 - 35.00 / m² | CZK 730 - 852 / m²**2 600 m², Prague 1, Nové Město, Václavské náměstí

Total building area	2 600 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	36165

Abundance of daylight
Smart exterior blinds
Energy-efficient elevators with recuperation
Intelligent energy-saving LED lighting
Zone temperature control
Comprehensive measurement and control system
Raised floors
Indoor fan-coil units
Central fresh air supply and exhaust on each floor
Intelligent access system

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