



## Office building

Prague 9, Libeň, Českomoravská

Rented



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|                         |                                   |
|-------------------------|-----------------------------------|
| Service price           | 95 CZK monthly per m <sup>2</sup> |
| Total building area     | 25 229 m <sup>2</sup>             |
| Tenant consumption      | —                                 |
| Parking                 | Yes                               |
| Parking service charges | —                                 |
| Parking ratio           | —                                 |
| Certification           | —                                 |
| PENB                    | A                                 |
| Reference number        | 38399                             |

This new administrative complex located in the Vysočany part of Prague offers a total of 12,700 sq. m. of modern Class A office space for lease. The building consists of 10 above-ground and 2 underground floors. Each unit has a separate access hallway and elevator. There is a spacious lobby spread out over 2 floors. The complex also has 300 parking spaces. LEED Silver certification.

**Location:**

Good accessibility by public transport. You can walk to the Českomoravská (line B) metro station in 7 minutes. The Ocelářská bus and tram stop are right next to the building. The Galerie Harfa shopping center is nearby.

**Features and services:**

Wheelchair access  
 4 access corridors  
 6 elevators  
 Clear height of 3 m  
 Cafeteria in the building  
 Security cameras  
 24/7 security  
 Self-opening windows  
 Floor load of 350 kg/sq. m.  
 Double floors with floor boxes  
 Ventilation by a central unit with recuperation  
 Internal blinds + glass with a shading coefficient  
 Optical cable  
 Sprinklers  
 Building Control System  
 Central server room  
 Central heating and air-conditioning

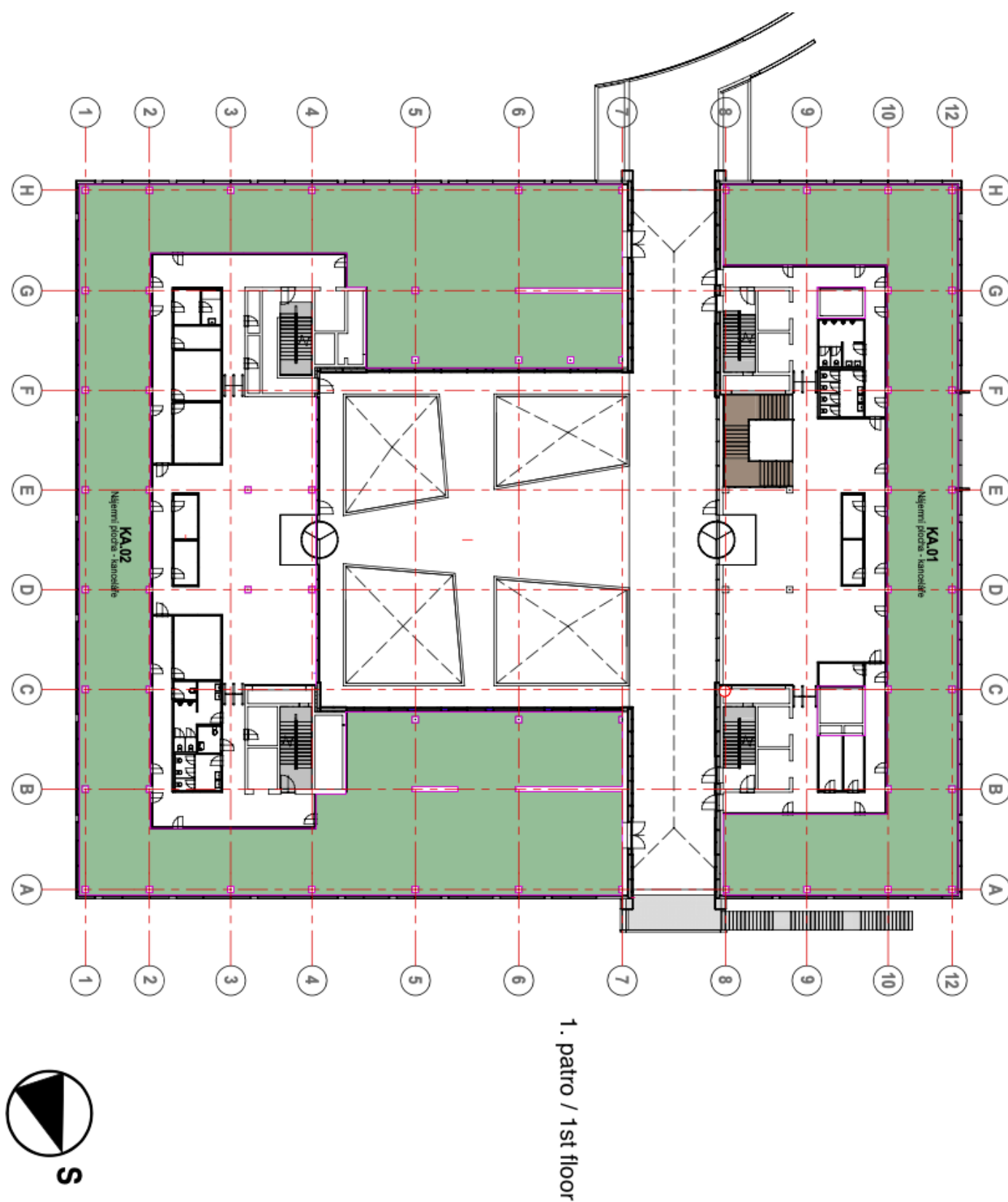
Rental and service charges are listed without VAT. Lessee pays no commission.



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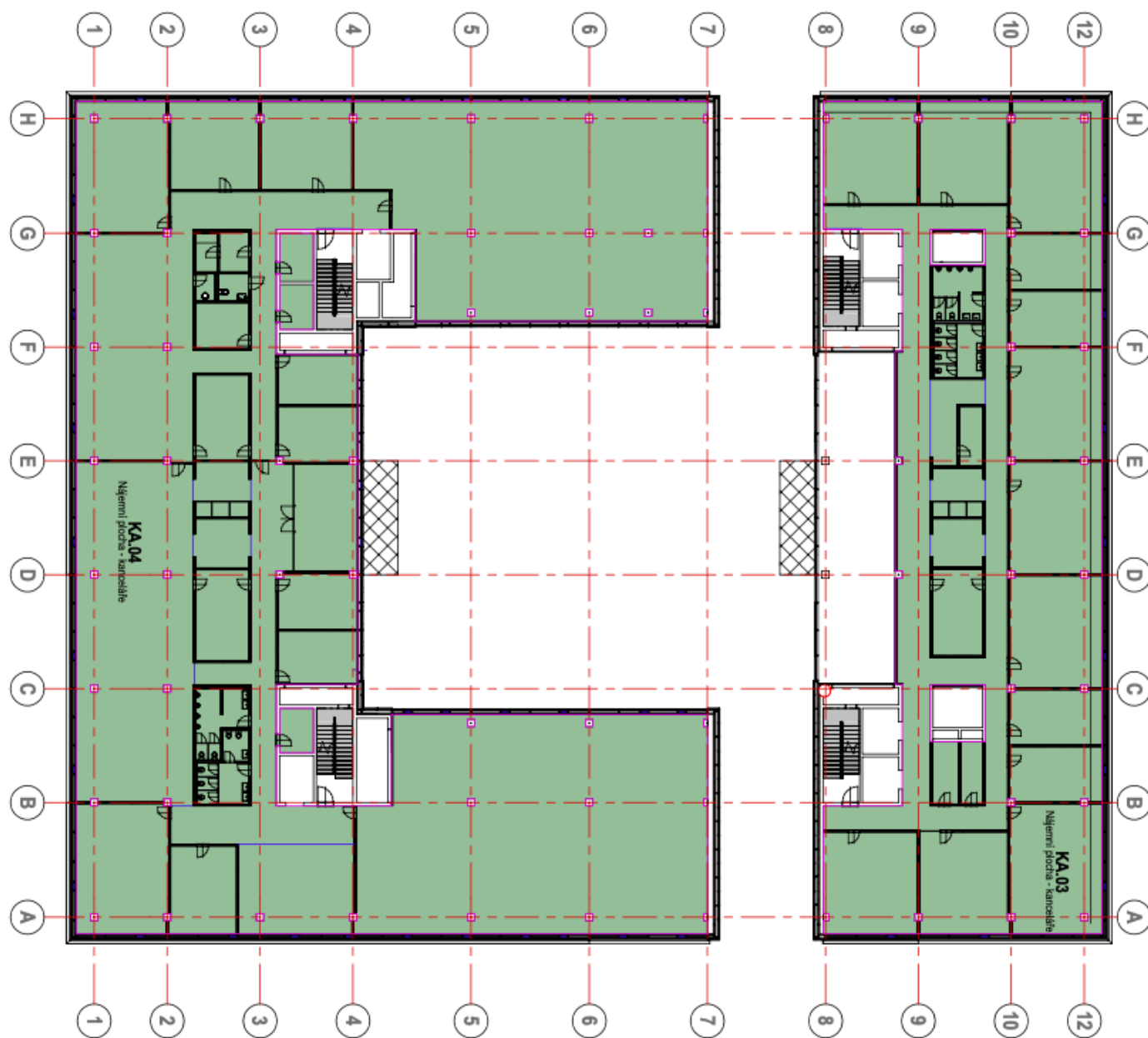




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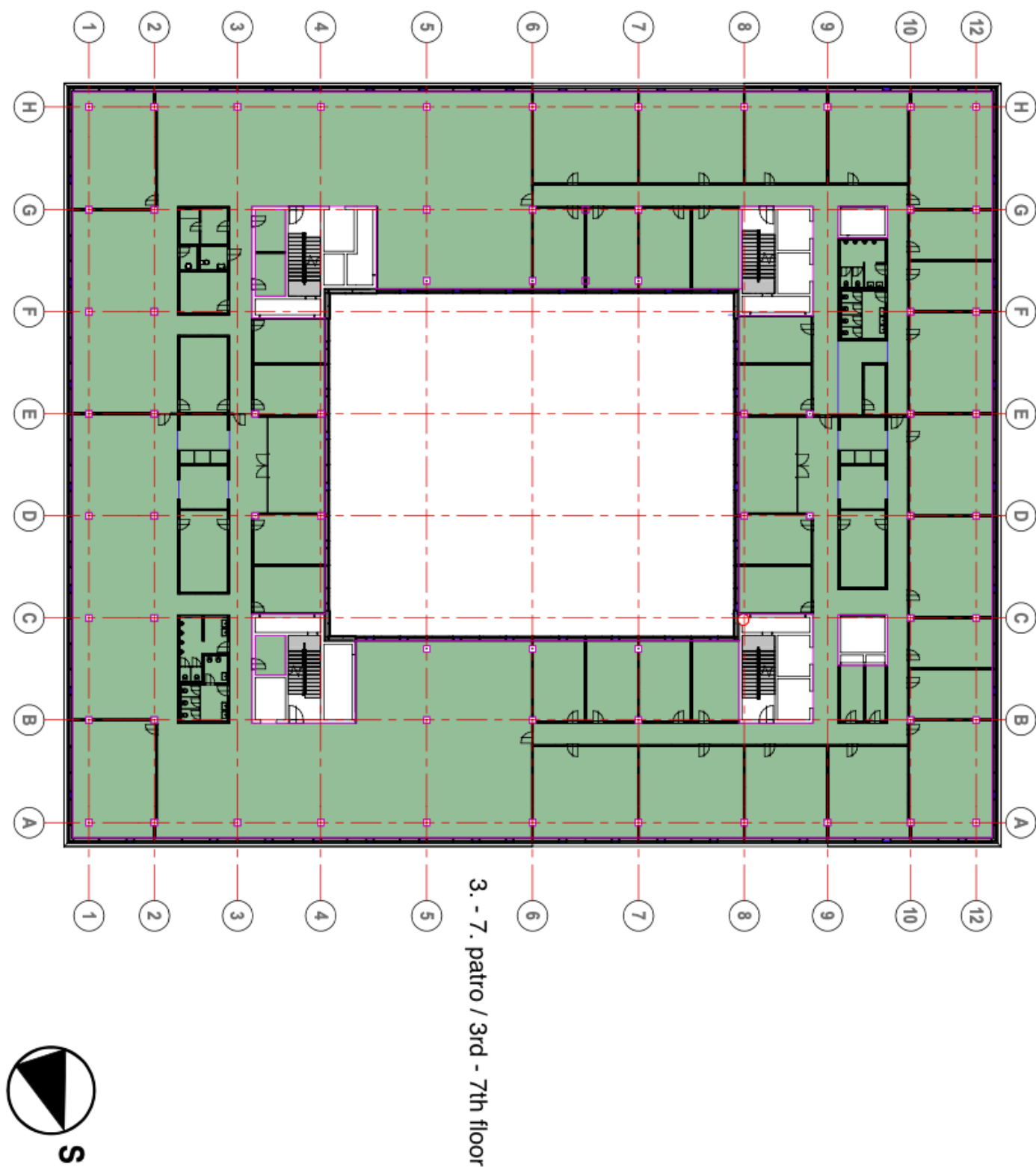


2. patro / 2nd floor



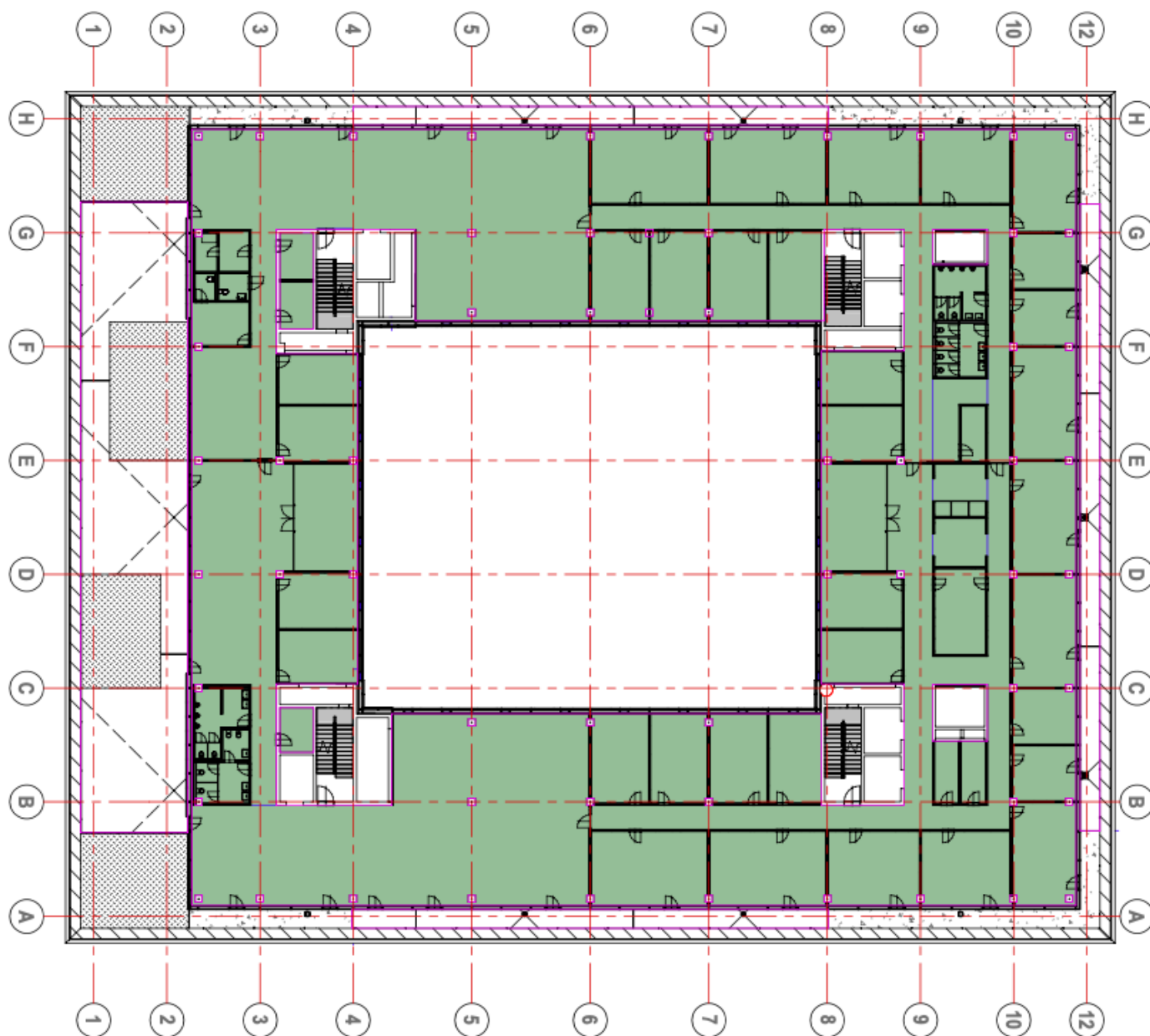
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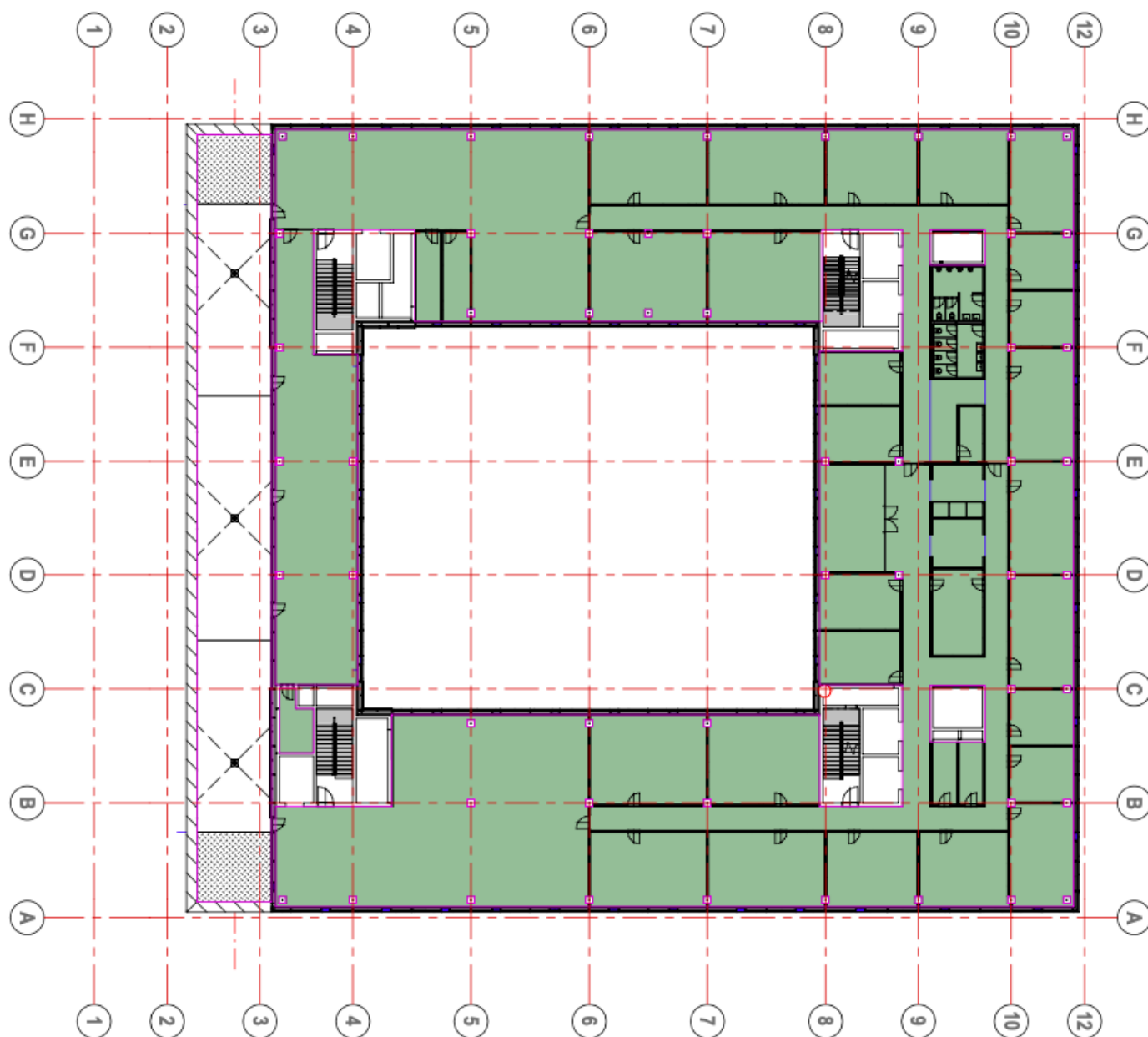
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8. patro / 8th floor



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9. patro / 9th floor

