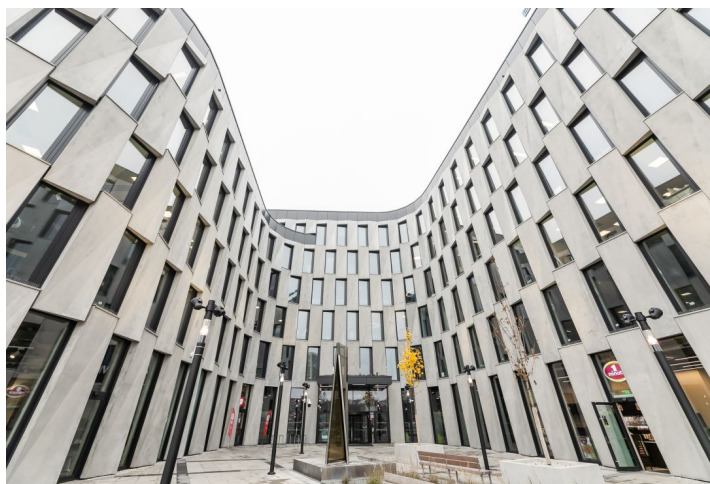




## Office space

Prague 6, Vokovice, Evropská

€ 21.00 / m<sup>2</sup> | CZK 511 / m<sup>2</sup>





## Office space

Prague 6, Vokovice, Evropská

€ 21.00 / m<sup>2</sup> | CZK 511 / m<sup>2</sup>

|                  |                                    |
|------------------|------------------------------------|
| Service price    | 160 CZK monthly per m <sup>2</sup> |
| Available area   | 188 m <sup>2</sup>                 |
| Cellar           | -                                  |
| Parking          | EUR 120 / ps / month               |
| PENB             | A                                  |
| Reference number | 38868                              |

Office space for lease on the ground floor in a new administrative center in Prague 6, consisting of two separate buildings designed by the architectural studio DAM architekti. The project offers modern office and retail space, extensive roof greenery, and landscaped surroundings with an emphasis on high-quality public space. The buildings are certified according to the international LEED sustainability standard at the highest Platinum level, which guarantees environmentally friendly and energy-efficient operation.

The project's characteristic features include a corrugated glass façade, roof gardens, aluminum details, and golden pilasters, which create a distinctive and contemporary architectural expression. Parking is provided in underground garages with a capacity of 285 spaces.

The space can not be used as a medical facility.

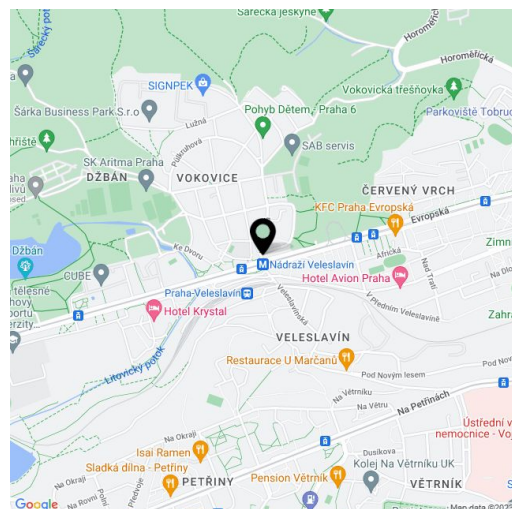
## Location:

The complex is located on the street Evropská, which allows excellent connection to the international Vaclav Havel airport Prague and also to the city center. Metro station Nádraží Veveslavín (line A), tram and bus stops next to the building. Easy access to Prague circle.

## Features and Services:

- LEED platinum certification
- Central reception
- 24h security
- 24/7 access by magnetic cards
- CCTV
- Smoke detectors and sprinklers
- Wheelchair access
- Onsite facility manager
- Flexible office space
- Fitchettes on each floor
- External motorized window blinds (incl. manual control)
- Ventilation system that supplies fresh air
- Central ventilation system, heating via bench radiators, cooling by ceiling induction units
- Raised floors with floor boxes
- Efficient and sophisticated BMS
- Bike room with showers and bike racks
- Storage and archive spaces
- Restaurant/cafe + other services in the building
- Underground parking

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



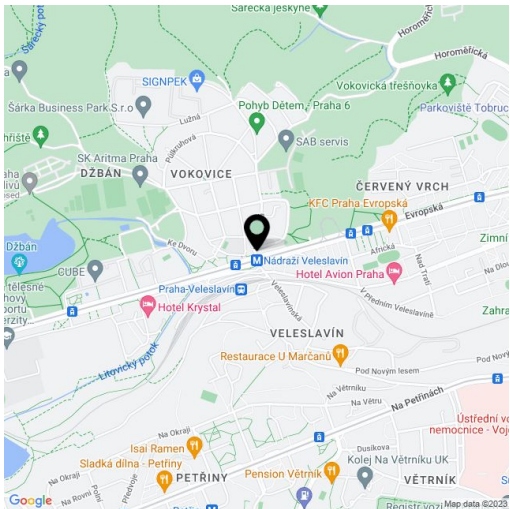


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