



Office space

Prague 10, Strašnice, Vinohradská

Rented





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Service price	120 CZK monthly per m ²
Available area	2 244 m ²
Cellar	-
Terrace	168 m ²
Parking	EUR 140 / pp / month
PENB	A
Reference number	40895

Office space for lease on the 1st floor in the new project, which will be located on the border of Vinohrady, Strašnice, and Žižkov and will offer up to 95,000 sq. m. of office space for lease, responding to the current situation and latest trends. The advantage of the project is its location, which, although standing on vibrant Vinohradská Street, retains its tranquility amidst urban greenery. The spaces will have both quality lighting and acoustics, as well as proper air circulation. An ideal place for those looking for a healthy working environment.

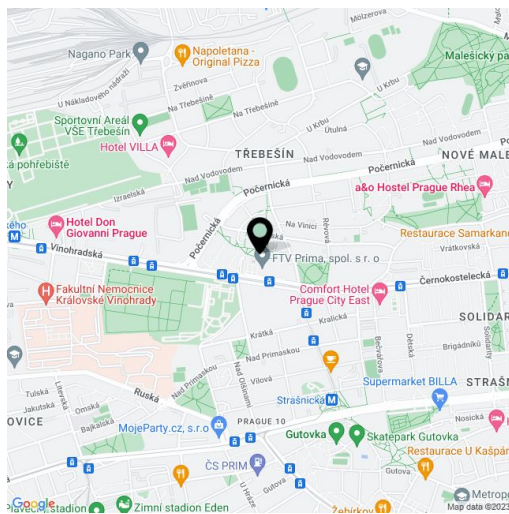
Location:

Great accessibility by public transport. The building is located right next to the Vinohradské hřbitovy tram stop and the Želivského metro station (line A) is a 2-minute walk away. The city center can be reached by metro in 10 minutes. Easy connection to the D1, D4, D8, and D11 highways.

Features and services:

Contactless entry via mobile phone
 24/7 reception
 Charging station for electric vehicles
 Fitting rooms and showers
 Bike storage
 Shared meeting room
 Active cooling beams
 Smart window blind control
 Openable windows
 Professional recording studio
 5G network coverage
 Parking spaces
 App
 Service Community Manager for tenants
 LEED Platinum certification

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





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2.NP		Plocha
Office #01	720,9 m ²	
Office #02	402,1 m ²	
Office #03	562,5 m ²	
Office #04	431,2 m ²	
		2116,6 m ²
WC #01	23,1 m ²	
WC #02	23,4 m ²	
WC #03	22,9 m ²	
WC #04	22,9 m ²	
		92,4 m ²
WC TP	8,5 m ²	
Lobby	35,3 m ²	
		43,8 m ²
Terrasa #01	166,2 m ²	
VZT pro kuchyňku		
ZTI pro kuchyňku		
Připrava pro chlazení serverů		

