



Office space

Prague 10, Strašnice, Počernická

Ask for price





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Available area	952 m ²
Cellar	-
Terrace	45 m ²
Parking	EUR 140 / pp / month
PENB	A
Reference number	40900

Office space for lease on the 10th 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.

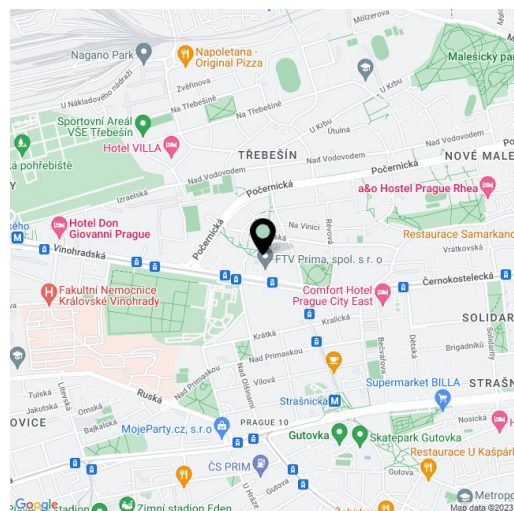
Location:

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
6.2.24 - beze z.

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





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11.NP		Plocha
Office #01		816,1 m ²
WC #01		23,2 m ²
WC #02		23,5 m ²
		46,6 m ²
WC TP		8,5 m ²
Lobby		35,3 m ²
		43,8 m ²
Terasa #01		24,3 m ²
Terasa #02		21,6 m ²

VZT pro kuchynku
ZTI pro kuchynku
Připrava pro chlazení serverů



11.NP

