



🏠 511 m<sup>2</sup> 📄 Spálená, Praha 1 - Nové Město 📄 28 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

filip.sloupensky@luxent.cz

+420 771 229 229

|                                    |                                      |                 |   |
|------------------------------------|--------------------------------------|-----------------|---|
| Order number                       | <b>N6757</b>                         | Price           | <b>28 EUR per m2 / month + services</b> |
| Address                            | <b>Spálená, Praha 1 - Nové Město</b> | Type            | <b>Offices</b>                          |
| Usable area                        | <b>511 m<sup>2</sup></b>             | Parking         | <b>No</b>                               |
| Energy performance of the building | <b>G - Extremely uneconomical</b>    | Floor           | <b>7th floor</b>                        |
| Lift                               | <b>Yes</b>                           | Date to move in | <b>2. 8. 2024</b>                       |

## About real estate

We offer for rent an exclusive office on the 8th floor of 511 sqm with two terraces of 150 sqm and 220 sqm with a view of the Prague Castle. Quadrio is a high-end office complex in the dynamic centre of Prague, combining a modern working environment with a first-class shopping centre with 60 shops, restaurants and daily services. Located in the vibrant city centre and close to major transport links (metro B Národní třída, tram stop Spálená), Quadrio is the ideal address for your business.

This multi-functional complex offers not only offices that meet the highest standards, but also a variety of relaxation and entertainment facilities that make the working day even more enjoyable. Modern design and innovative architectural features make Quadrio a visually appealing and functional place that meets current workplace and lifestyle trends.

Quadrio tenants enjoy an exclusive bonus - access to a rooftop terrace with breathtaking panoramic views of the historic centre of Prague, including the majestic silhouette of Prague Castle. Efficient working is supported by the latest technology and smart solutions that ensure comfort, security and cost-effectiveness.

Quadrio offers a total of 17,000 sqm of office space, with a sophisticated layout and modern technological features that exceed the standards of typical Class A buildings in Prague 1. So if you are looking for spacious and modern offices in the heart of the metropolis, Quadrio is the right choice for you and your company.

Rental price list:

- Office space: 27.50 EUR/sqm/month
- 172 EUR/sqm/month + VAT + direct consumption of utilities
- Terrace: 275 CZK/sqm/month + VAT
- Parking: 330 EUR/month + VAT + service fee 850 CZK/month + VAT