



🏠 740 m<sup>2</sup> 📖 Na strži 🏠 18 CZK per 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>TRI</b>	Price	<b>18 CZK per month + services + VAT</b>
Address	<b>Na strži</b>	Type	<b>Offices</b>
Usable area	<b>740 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>2nd floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>
Date to move in	<b>16. 8. 2024</b>		

## About real estate

We offer for lease office space of 740 sqm in a modern commercial complex in Prague 4 - Nusle. This unique E-shaped office building consists of three wings connected by a cross wing and the green roofs of two atriums form a pleasant relaxation zone. There are more than 50 terraces and balconies in the complex.

The building is located in close proximity to the Pankrác metro station and offers more than 18,000 m<sup>2</sup> of modern office space on a 6,290 m<sup>2</sup> plot. The building has been awarded LEED Gold certification. Each floor has an entrance hall, shared sanitary facilities, kitchens and conference and common areas.

Tenants have 24-hour security, access and magnetic card access, security, central reception, smoke detectors, internet, internal blinds, air conditioning, carpeting, fiber optics, double flooring, sprinklers and operable windows. Of course there is parking in the building.

The building offers the possibility of short or long term rental of conference rooms.

Services: 172 CZK/m<sup>2</sup>/month.

Parking: 130 EUR - 150 EUR/month.