



🏠 977 m<sup>2</sup> 📄 Na strži, Praha 4 🏢 17 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

[filip.sloupensky@luxent.cz](mailto:filip.sloupensky@luxent.cz)

+420 771 229 229

Order number	<b>N7130</b>	Price	<b>17 EUR per m2 / month + services + VAT</b>
Address	<b>Na strži, Praha 4</b>	Type	<b>Offices</b>
Usable area	<b>977 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>5th floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>

## About real estate

We offer for rent office space of 977 sqm in an office building in Prague Nusle. This building is considered one of the most important and impressive architectural works of its time in the Czech Republic. With a total of 27 floors and an impressive height of 104 metres, it is one of the tallest buildings in the country and offers incredible panoramic views of Prague's landmarks, which adds to its attractiveness.

The building is an ideal base for companies seeking a modern and flexible working environment. There is office space available for long and short term lease. The unfurnished offices can be tailored to specific client requirements, while the fully furnished spaces on the 4th and 5th floors are ideal for short-term lettings and tailored to suit individual tenant needs.

The offices available for lease are in a variety of sizes, from compact smaller rooms to expansive 900 sqm spaces, and are furnished to ensure comfort and efficiency. Facilities include, amongst others, a representative reception area, professional call answering, fully equipped meeting rooms and common areas for relaxation and informal meetings. A fully stocked kitchen and private secure work areas are also essential features to meet security and privacy requirements.

Office technology equipment includes printers, fax machines, scanners and copiers along with mail delivery and franking machines, making daily office operations easier. The offices are available 24/7 and provide high-speed internet access, ensuring constant and seamless communication. On-site maintenance services are also available.

Utilities and energy charges: 185,- CZK/sqm/month

Parking: 130 EUR/space/month