



🏠 250 m<sup>2</sup> 📖 Na strži, Praha 4 - Nusle 📄 Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Karel Bartek**  
COMMERCIAL SPECIALIST

karel.bartek@luxent.cz  
+420 770 189 189

Order number	<b>ELE-17</b>	Price	<b>Leased</b>
Address	<b>Na strži, Praha 4 - Nusle</b>	Type	<b>Offices</b>
Usable area	<b>250 m<sup>2</sup></b>	Parking	<b>Yes</b>
Offer status	<b>Leased</b>	Floor area	<b>250 m<sup>2</sup></b>
Office area	<b>250 m<sup>2</sup></b>	Area of non-residential premises	<b>250 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>5th floor</b>
Lift	<b>Yes</b>		

## About real estate

Our company offers to rent a unique office unit in the project of this new administrative building, in a pleasant location directly at the metro station C-Pankrác.

The unit is equipped with openable windows, electrical connections and Internet connections, air conditioning, security card inputs, meeting room, security cameras, kitchenette, toilets, double floors. The building also has a central reception, garage parking spaces, 24/7 entrance to the building, 24/7 security, barrier-free entrance to the building, technical maintenance, cleaning service, security turnstiles at office entrance, security cameras (CCTV) rain water tanks, parking for cyclists.

This building has a total of 8 floors, of which 7 floors are used for office purposes and 923 sqm business units are available on the ground floor.

This is a brand new and modern project with a total area of 8.400 sqm of lettable space. The unique concept, functionality and energy efficiency will ensure the tenants have the perfect backdrop and working environment.

The size of the space on one floor is up to 1.167 sqm. However, due to the great flexibility, the layout can be divided and modified with the possibility of dividing units from 250 sqm. The advantage is that the units have fully openable windows.

Of course there are own social facilities, kitchen, data networks, air conditioning, CCTV system, 24/7 security reception, technical and cleaning service, lifts. The building will offer a restaurant and other retail units.

The building will also offer a garden, storage areas, garage parking and barrier-free access.

The area is very easily accessible by public transport, thanks to close proximity of the metro station and bus stops.

There are a lot of restaurants, cafes, shopping center Arkády Pankrác, where you can easily shop.

Units are available since 5/5/2018.

For more information about the unit, do not hesitate to contact us.

The order	Floor	Usable area	Parking	Price
ELE-5	2nd floor	250 m <sup>2</sup>	Yes	LEASED
ELE-7	2nd floor	800 m <sup>2</sup>	Yes	LEASED
N7115	5th floor	1 000 m <sup>2</sup>	Yes	452 CZK
ELE-17	5th floor	250 m <sup>2</sup>	Yes	LEASED
ELE-24	6th floor	1 000 m <sup>2</sup>	Yes	LEASED