



748 m<sup>2</sup> | Českomoravská, Praha 9 | 15 EUR per m<sup>2</sup> / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|              |                               |                                    |                                                          |
|--------------|-------------------------------|------------------------------------|----------------------------------------------------------|
| Order number | <b>N7121</b>                  | Price                              | <b>15 EUR per m<sup>2</sup> / month + services + VAT</b> |
| Address      | <b>Českomoravská, Praha 9</b> | Type                               | <b>Offices</b>                                           |
| Usable area  | <b>748 m<sup>2</sup></b>      | Parking                            | <b>Yes</b>                                               |
| Office area  | <b>748 m<sup>2</sup></b>      | Energy performance of the building | <b>G - Extremely uneconomical</b>                        |
| Floor        | <b>ground floor</b>           | Device                             | <b>Partly</b>                                            |
| Lift         | <b>Yes</b>                    | Date to move in                    | <b>1. 11. 2024</b>                                       |

## About real estate

We offer for rent a modern office building located near the city districts 8 and 9.

The building offers 10,000 sqm of modern office and 2,000 sqm of retail space on seven floors. The flexibility of the individual floors allows for both traditional and open plan offices. There are parking spaces on two floors in the basement of the building.

All spaces are fully air-conditioned, equipped with modern lighting, thermostat and 24-hour reception. Security is ensured by 24/7 professional security and thanks to fibre optic cable, fast and reliable internet connection is ensured. Tenant access to the building is efficiently controlled by magnetic cards.

Due to its strategic location and excellent accessibility by individual and public transport, it is an ideal location for business activities of both international and local companies. The Palmovka and Českomoravská metro stations on the B line are only a seven-minute walk away. The building is well connected to the motorway and railway network.

Services: 130,-CZK/sqm/month.

Parking: 160 EUR/month.