



630 m<sup>2</sup> Na hřebenech II, Praha 4 15 EUR per m<sup>2</sup> / 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>KH-1</b>	Price	<b>15 EUR per m<sup>2</sup> / month + services + VAT</b>
Address	<b>Na hřebenech II, Praha 4</b>	Type	<b>Bussiness Units</b>
Usable area	<b>630 m<sup>2</sup></b>	Parking	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>3rd floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>
Date to move in	<b>16. 2. 2026</b>		

## About real estate

We offer for rent representative commercial space with an area of 630 sqm in the Kavčí hory office park, which is strategically located in one of the most popular commercial locations in Prague 4. It offers more than 36,000 m<sup>2</sup> of modern office space, which is arranged into four interconnected wings. This configuration allows for stunning views of the center of Prague, including the iconic Prague Castle, adding unique aesthetic value to the workplace.

The building is equipped with a wide range of modern facilities and services that ensure a comfortable and safe working environment. A 24-hour security service and central reception desk are available to guarantee a high level of protection and smooth operation of the building. Air conditioning and carpeting create a pleasant working atmosphere, while internal blinds allow light to be regulated as needed. The technological infrastructure includes fiber optics for fast and reliable internet connection and a magnetic card access system that ensures modern and secure access. Openable windows provide natural ventilation, contributing to a healthy working environment. There is a sufficient number of parking spaces, ensuring convenient access for employees and visitors. The building is equipped with elevators for easy movement between floors. To optimize space utilization, raised floors and suspended ceilings are installed, allowing for efficient cabling and improving the acoustic properties of the interiors. This combination of facilities makes the building an ideal location for modern office activities.

The rental price may vary depending on the location and size of the unit.

Service charges CZK 150/m<sup>2</sup>/month

Parking EUR 125/month

Storage EUR 8/m<sup>2</sup>/month