



🏠 218 m<sup>2</sup> 📄 Lazarská, Praha 1 📞 14 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

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Order number	<b>N7189</b>	Price	<b>14 EUR per m2 / month + services + VAT</b>
Address	<b>Lazarská, Praha 1</b>	Type	<b>Offices</b>
Usable area	<b>218 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Date to move in	<b>4. 3. 2026</b>

## About real estate

We offer offices in a business center in a unique location in the center of Prague 1. There is a possibility of flexible arrangement of space from 200 sqm. The ground floor has commercial space in the courtyard of the building. On the 5th and 6th floor there are luxury apartments with large terraces and beautiful views of Prague.

The building has air-conditioning, heating (4-channel fan-coils), opening windows in all areas, security locks on the entrances to the buildings and a key system for entering the individual rental units. Security of the building is a matter of course. The business center is divided into two parts, the new part is located in a separate courtyard, under which there is an automatic parking system.

The building is located a three-minute walk from Wenceslas Square. Metro lines A and B - Můstek and Národní třída stations are within walking distance. The tram stop is right in front of the building. There is a post office, a pharmacy, a cinema, restaurants, cafes and a park nearby.

Minimum lease term 3 years.

Number of parking spaces.

The rental price may vary according to the size and location of the unit.

Services 170,- CZK/sqm/month

Parking in the garage 4.500,- CZK + VAT/place/month