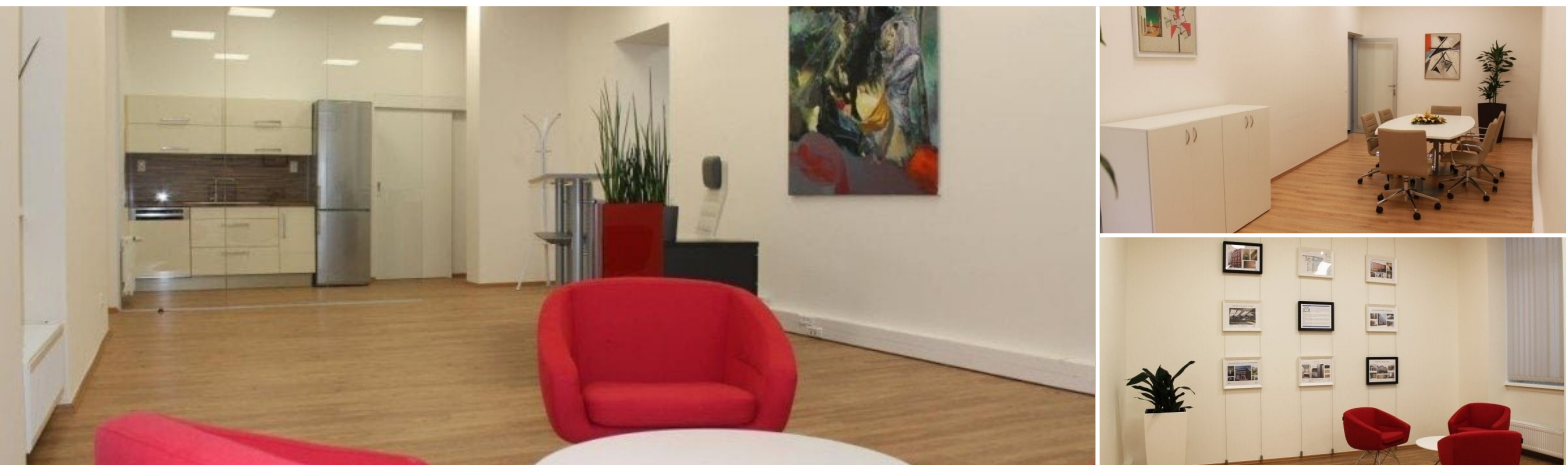




132 m<sup>2</sup>    Krakovská, Praha 1    290 CZK per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

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|                                    |                                   |         |                                                |
|------------------------------------|-----------------------------------|---------|------------------------------------------------|
| Order number                       | <b>N7134</b>                      | Price   | <b>290 CZK per m2 / month + services + VAT</b> |
| Address                            | <b>Krakovská, Praha 1</b>         | Type    | <b>Offices</b>                                 |
| Usable area                        | <b>132 m<sup>2</sup></b>          | Parking | <b>Yes</b>                                     |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Floor   | <b>1st floor</b>                               |
| Device                             | <b>Yes</b>                        | Lift    | <b>Yes</b>                                     |

## About real estate

We offer for rent a commercial space of 132 sqm in an office building City business residence in the Prague 1 - Nové Město district. The building is located in a quiet street in the center of Prague and offers all the advantages of this urban location. The modular layout allows for flexible use of the rental space, which ranges from 100 to 600 sqm. There is also the possibility of renting a parking space. The building is under constant surveillance 24 hours a day.

The building offers a comfortable working environment with air-conditioning and blinds, opening windows, reception with security and spectacular views. The office space offers 100% flexibility and can be customized to suit the tenant's needs. Smoke detectors and sprinkler systems are installed for security. Fibre optic internet connection is also available. Carpeting and lowered ceilings are used in the offices. Terraces are used for relaxation and rest. The neighborhood offers a wide range of amenities nearby including banks, restaurants, shops and other services.

Transport links are excellent, with optimal connections to the main thoroughfare and public transport (tram Vodičkova, metro Muzeum).

Operating costs: 100,-CZK/sqm/month

Heating costs: 70,- CZK/sqm/month (deposit) + electricity according to consumption

Parking in the courtyard: 4.500,-CZK/month