



406 m<sup>2</sup> Spálená, Praha 1 18 EUR per m<sup>2</sup> / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7891</b>	Price	<b>18 EUR per m<sup>2</sup> / month + service charges CZK 200/sqm/month + parking CZK 6,300-7,500/month</b>
Address	<b>Spálená, Praha 1</b>	Type	<b>Offices</b>
Usable area	<b>406 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>3rd floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>

## About real estate

We offer for rent office space with a total area of 615 m<sup>2</sup> in a neo-baroque Art Nouveau complex designed by the renowned Czech architect Osvald Polívka between 1907 and 1909.

The building, known as part of the Spálená-Vladislavova Complex (Olympic Garden), is located in the heart of Prague 1 – Nové Město, at a prestigious address in the immediate vicinity of Spálená and Vladislavova streets. The complex consists of interconnected Neo-Renaissance and Art Nouveau buildings, which are connected by an elegant passageway and a spacious atrium. The total leasable office space of the complex is almost 5,400 m<sup>2</sup>. A significant advantage is the possibility of using underground parking spaces directly in the building.

The property is within walking distance of the Národní třída metro station (line B) and several busy tram stops. Its excellent location in the city center ensures quick and convenient access by all types of public and private transport. The surrounding area offers a wide range of shops, restaurants, cafes, and other services, creating an ideal environment for everyday work and leisure activities.

Standard equipment and technical parameters: 24-hour reception and security service, central reception, high-speed fiber optic internet connection, air conditioning and openable windows for natural ventilation, blinds, carpets on the floors, elevators, and underground parking.

Service fees include complete building management, including:

heat, water, and hot water supply

electricity for common areas

maintenance, repairs, and regular inspections of all technical equipment and components of the property

cleaning of common areas

lighting and heating/cooling of common areas

The complex offers a unique combination of the historical charm of Art Nouveau architecture, modern facilities, and an exclusive central location. It is the ideal choice for companies looking for a prestigious and comfortable headquarters in the historical center of Prague.