



740 m<sup>2</sup> Na strži 19 EUR per m<sup>2</sup> / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7920</b>	Price	<b>19 EUR per m<sup>2</sup> / month + services CZK 160/month + storage EUR 10/m<sup>2</sup>/month + terraces EUR 6.50/m<sup>2</sup>/month</b>
Address	<b>Na strži</b>	Type	<b>Offices</b>
Usable area	<b>740 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>2nd floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>
Date to move in	<b>16. 8. 2024</b>		

## About real estate

We offer for rent office space measuring 216 m<sup>2</sup> in an administrative building called ELEMENT, located in Prague 4 - Nusle. This unique E-shaped administrative building consists of three wings connected by a transverse section, and the green roofs of two atriums create a pleasant relaxation zone. The complex has more than 50 terraces and balconies.

The building is located in close proximity to the Pankrác metro station and offers more than 18,000 m<sup>2</sup> of modern office space on a plot of 6,290 m<sup>2</sup>. The building has been awarded LEED Gold certification. Each floor has an entrance hall, shared sanitary facilities, kitchens, and conference and common areas.

Tenants have access to 24-hour security, access and magnetic cards, security, central reception, smoke detectors, internet, internal blinds, air conditioning, carpets, fiber optics, raised floors, sprinklers, and openable windows. Parking in the building is a matter of course.

The building offers the possibility of short-term or long-term rental of conference rooms.

Services: CZK 172/m<sup>2</sup>/month.

Parking: EUR 130 - EUR 150/month.