



🏠 260 m<sup>2</sup> 📄 Vyskočilova, Praha 4 - Michle 📅 14 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7918</b>	Price	<b>14 EUR per m2 / month + service charges CZK 131/m<sup>2</sup>/month</b>
Address	<b>Vyskočilova, Praha 4 - Michle</b>	Type	<b>Offices</b>
Usable area	<b>260 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>8th floor</b>
Date to move in	<b>4. 3. 2026</b>		

## About real estate

We offer for rent modern office space with an area of 260 m<sup>2</sup> in the South Point office building, which stands out for its distinctive architectural design. The building is located on Vyskočilova Street in Prague 4 – one of the most sought-after business locations in the capital.

Its strategic location right next to the road connecting the city center with the D1 highway towards Brno ensures excellent transport accessibility. Employees and business partners will appreciate the quick connection to the city center and the highway network.

The location offers complete civic amenities. Budějovická and the adjacent shopping center are just a five-minute walk away, as is the BB Centrum complex. The OC Pankrác shopping center is approximately a ten-minute walk away. The combination of excellent accessibility and a quieter working environment creates ideal conditions for effective and focused work.

Thanks to its original and timeless design, the South Point building is an unmissable landmark in the area. The openable windows provide attractive views of the Prague skyline, contributing to a pleasant working atmosphere and greater comfort for employees.

The total area of the building is 7,510 m<sup>2</sup> of leasable space, and there are 131 parking spaces available. Tenants also have the option of placing their company logo on the facade of the building, which is an interesting opportunity to increase visibility and strengthen their brand.

South Point is the ideal choice for companies looking for representative, modern, and perfectly accessible office space in a dynamically developing part of Prague.