



320 m<sup>2</sup> Na Pankráci, Praha 4 - Nusle 24 EUR per m<sup>2</sup> / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7893</b>	Price	<b>24 EUR per m<sup>2</sup> / month + fees CZK 125/sqm/month + parking EUR 130-180</b>
Address	<b>Na Pankráci, Praha 4 - Nusle</b>	Type	<b>Offices</b>
Usable area	<b>320 m<sup>2</sup></b>	Parking	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Lift	<b>Yes</b>	Date to move in	<b>1. 7. 2026</b>

## About real estate

We offer for rent premium office space with an area of 320 sqm in the Isola project – a top-quality office complex in one of Prague's most attractive locations in Pankrác.

The project offers approximately 8,000 m<sup>2</sup> of modern offices designed with maximum emphasis on architecture, sustainability, and a healthy working environment.

Isola is not just another office building – it is becoming a true green island in the middle of a vibrant business district.

The project is aiming for the prestigious BREEAM Outstanding certification, is fully compliant with EU taxonomy, and will be carbon neutral in operation.

Thanks to renewable energy sources, photovoltaic panels, heat pumps, and smart water and energy management, Isola delivers sustainability without compromise. The facade with triple insulated glass, smart shading, openable windows, and energy-efficient cladding ensures an ideal working climate and excellent acoustic comfort.

The workspaces feature generous ceiling heights of up to 4.4 m, open ceilings, and preserved authentic industrial elements that give the interior a unique character. The upper floors offer private terraces with breathtaking views of Prague Castle, the Vltava River, and the historic center of Prague.

The location guarantees excellent transport accessibility: the Pankrác metro station and tram stops are within walking distance, and a new metro exit will provide even faster access. The surrounding area offers a wide range of amenities – the Arkády Pankrác shopping center, numerous restaurants, cafes, and services.