



188 m<sup>2</sup>    Pekařská, Praha 5    13 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

[filip.sloupensky@luxent.cz](mailto:filip.sloupensky@luxent.cz)

+420 771 229 229

Order number	<b>N7171</b>	Price	<b>13 EUR per m2 / month + services + VAT</b>
Address	<b>Pekařská, Praha 5</b>	Type	<b>Offices</b>
Usable area	<b>188 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>ground floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>

## About real estate

We offer serviced self-contained commercial premises of the highest standard for lease. This unit is to be used as an office or retail space. The complex is located in Jinonice, Prague 5. It is an ideal place for those who prefer cozy spaces with views of greenery to modern office complexes. The building boasts a modern working environment, plenty of parking spaces, and a direct connection to the D5 motorway towards Pilsen.

In addition, it is only a short distance from the Nové Butovice metro station (line B), which ensures easy accessibility for employees and visitors. Flexible division of the space allows for adaptation of the offices to the needs of multiple tenants. An impressive atrium with a relaxation zone runs through the centre of the building, creating space for natural light and ensuring a pleasant working atmosphere. On the ground floor there is a spacious entrance hall with reception, lobby, meeting room and staff canteen.

Services 150,- CZK/sqm/month (deposit).

Storage 6,- EUR/sqm/month.

Indoor parking 50 EUR/place/month.

Outdoor parking 25 EUR/place/month.