



492 m² | Plzeňská, Praha 5 - Motol | 17 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Filip Sloupenský

COMMERCIAL LEASE SPECIALIST

filip.sloupensky@luxent.cz

+420 771 229 229

Order number	N7023	Price	17 EUR per m2 / month
Address	Plzeňská, Praha 5 - Motol	Type	Offices
Usable area	492 m²	Parking	87
Area of non-residential premises	985 m²	Energy performance of the building	B - Very economical
Floor	5th floor	Device	No
Garage	Yes	Lift	Yes
Year of construction	2019	Date to move in	1. 4. 2025

About real estate

We offer for rent an office unit in the project of an administrative building in Plzeňská Street, approx. 400 m from the metro station B – Anděl. The building has eight floors above ground and three underground floors with a total leasable office area of 7,515 sqm. The project offers flexible modern office space, equipped with the latest technologies, which are combined with original architecture, a reception with 24/7 security and an inner atrium with living greenery. There is 87 parking spaces in the basement of the building.

The building is designed to be energy efficient and aims at BREAM Excellent certification.

High building standards:

Central ventilation system

Double floor for cabling

Ceiling with LED lighting

Office divisibility module min. 1.4-2.0 m

Low-energy air conditioning, ventilation and heating systems with heat recovery and cooling

Induction beams with fresh air, cooling and heat distribution

Shading on exposed facades

Powerful lighting with low energy consumption

Elevators with electricity recovery

EPS system, sprinklers

Anděl has been one of the most popular parts of the city in recent years. In the developing center of Smíchov, there are excellent civic amenities, restaurants, cafes, shops, leisure activities and at the same time urban greenery. The location offers great transport accessibility, by car and public transport you are in the center in 10 minutes.