Rent of an office unit, 400 sqm, Green Point, Prague 5 - Smíchov

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

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	**N7023**	Price	**17 EUR per m2 / month**
Address	**Plzeňská, Praha 5 - Motol**	Type	**Offices**
Usable area	**400 m²**	Parking	**87**
Area of non-residential premises	**985 m²**	Energy performance of the building	**B - Very economical**
Floor	**1st floor**	Device	**No**
Garage	**Yes**	Lift	**Yes**
Year of construction	**2019**	Date to move in	**16. 2. 2026**

About real estate

We offer for rent an office unit in the project of an administrative building Green Point, 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.