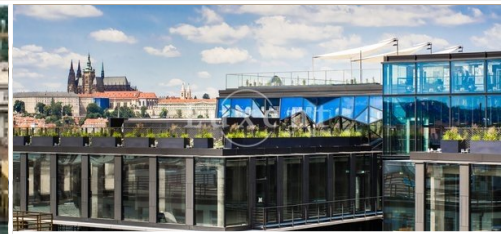




Exclusive offices for rent in Quadrio, 357 sqm, Prague 1



🏠 920 m² 📄 Spálená, Praha 1 - Nové Město 📄 403 CZK per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Anna-Maria Liubun
ASSISTANT

annamariia.liubun@luxent.cz
+420 770 189 189

Order number	N6758	Price	403 CZK per m2 / month
Address	Spálená, Praha 1 - Nové Město	Type	Offices
Usable area	920 m²	Parking	No
Low energy	No	Energy performance of the building	G - Extremely uneconomical
Floor	7th floor	Lift	Yes
Date to move in	1. 1. 2025		

About real estate

We offer for rent an exclusive office on the 8th floor of 920 sqm with terraces with a view of the Prague Castle. Quadrio is a high-end office complex in the dynamic centre of Prague, combining a modern working environment with a first-class shopping centre with 60 shops, restaurants and daily services. Located in the vibrant city centre and close to major transport links (metro B Národní třída, tram stop Spálená), Quadrio is the ideal address for your business.

This multi-functional complex offers not only offices that meet the highest standards, but also a variety of relaxation and entertainment facilities that make the working day even more enjoyable. Modern design and innovative architectural features make Quadrio a visually appealing and functional place that meets current workplace and lifestyle trends.

Quadrio tenants enjoy an exclusive bonus - access to a rooftop terrace with breathtaking panoramic views of the historic centre of Prague, including the majestic silhouette of Prague Castle. Efficient working is supported by the latest technology and smart solutions that ensure comfort, security and cost-effectiveness.

Quadrio offers a total of 17,000 sqm of office space, with a sophisticated layout and modern technological features that exceed the standards of typical Class A buildings in Prague 1. So if you are looking for spacious and modern offices in the heart of the metropolis, Quadrio is the right choice for you and your company.

Rental price list:

- Office space: 27.50 EUR/sqm/month
- 172 EUR/sqm/month + VAT + direct consumption of utilities
- Terrace: 275 CZK/sqm/month + VAT
- Parking: 330 EUR/month + VAT + service fee 850 CZK/month + VAT

Available from Q1/2025.