



🏠 447 m<sup>2</sup> 📄 Vinohradská 📅 16 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	<b>N7090</b>	Price	<b>16 EUR per m2 / month + services</b>
Address	<b>Vinohradská</b>	Type	<b>Offices</b>
Usable area	<b>447 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>12th floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>
Date to move in	<b>27. 8. 2024</b>		

## About real estate

We offer for lease office space of 447 sqm in a modern office building in Prague 3. This building extends over 14 floors and offers a large total leasable area of 14 310 sqm. As a Class A office building, it is designed to meet all the demands and requirements of today's market, making it an ideal choice for tenants looking for an exceptional and quality working environment.

The building is located in the prestigious and desirable Vinohrady district, which is renowned for its wide range of cafes, cosy restaurants and shops. Thanks to this location, tenants have the opportunity to not only enjoy all the benefits of city life, but also enjoy the beautiful views of the surrounding area.

Excellent transport accessibility is one of the main benefits of the building. Its location close to several tram and bus stops and a metro station allows quick and convenient access to the entire city. For those who prefer to travel by car, the building offers the possibility of parking directly in the building, ensuring maximum comfort and safety.

Services: 150,- CZK/sqm/month.

Parking: 150 EUR/month.