



🏠 150 m<sup>2</sup> 📄 Vinohradská, Praha 3 💰 300 CZK per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

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Order number	<b>N7106</b>	Price	<b>300 CZK per m2 / month + services</b>
Address	<b>Vinohradská, Praha 3</b>	Type	<b>Offices</b>
Usable area	<b>150 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>6th floor</b>
Number of floors	<b>18</b>		

## About real estate

We offer for rent office space of 150 sqm situated in a quiet part of Prague 3. The building was built by the Milan-based company FEAL in 1971 and served as the headquarters of the Foreign Trade Enterprise. Today it has a total of 18 floors including the ground floor and reaches a height of 90 meters.

The ground floor and the first floor consist of a two-storey foundation with a reception, lobby, meeting rooms and a congress hall (cinema). Above this foundation are 16 floors of offices. The building's supporting structure is steel, supported by 18 vertical columns, and each floor contains 88 reflective glass windows. The building is equipped with plenty of spacious lifts, ensuring comfortable movement of people within the building. Energy performance E.

The offices are equipped with air conditioning. There is also a reception, 24-hour security, a conference hall (cinema), meeting rooms and a restaurant. On entering the building, visitors find themselves in a spacious atrium containing valuable decorative elements from the 1970s.

Secure parking is available across the street or an underground garage in the adjacent building. The building's surroundings provide all the amenities, with Flora Shopping Centre just one tram stop or a five-minute walk away. The location is easily accessible by metro from Želivského station (line A) and also by three tram lines, buses and also by car.