



🏠 346 m<sup>2</sup> 📄 Jihlavská, Praha 4 🏠 16 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

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Order number	<b>N7030</b>	Price	<b>16 EUR per m2 / month + services</b>
Address	<b>Jihlavská, Praha 4</b>	Type	<b>Offices</b>
Usable area	<b>346 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>ground floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>
Date to move in	<b>1. 1. 2025</b>		

## About real estate

We offer for lease office space of 346 sqm in a modern administrative complex in Prague 4 - Kačerov with plenty of natural light and beautiful views of the city. It consists of four underground and seven above-ground floors, with four main cores and a central reception, which ensures easy and convenient access to each floor. On the top two floors there are green terraces with panoramic views of the surrounding area. In addition to conference rooms and relaxation areas, there is also a café on the ground floor.

The building is equipped with state-of-the-art technology for management, operations and access, and boasts LEED Gold certification. The entire complex is fully air-conditioned, with integrated fan coils and raised floors for maximum comfort. The complex also features a separate visitor elevator from the parking garage directly to the reception area, and a separate reception area on the north side for added privacy.

There is 24 hour security, central reception, external blinds, internet, fibre optic, security, opening windows and magnetic card access. The energy performance of the building is C.

102 CZK/sqm/month.

Parking: 110 EUR/month.