



🏠 523 m<sup>2</sup> 📄 5. května, Praha 4 💰 15 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>N7008</b>	Price	<b>15 EUR per m2 / month + VAT + fees</b>
Address	<b>5. května, Praha 4</b>	Type	<b>Offices</b>
Usable area	<b>523 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>2nd floor</b>
Garage	<b>Yes</b>	Lift	<b>Yes</b>
Date to move in	<b>17. 1. 2025</b>		

## About real estate

The new office project is located in the sought-after area of Prague 4 - Pankrác and offers representative premises for small and large companies. The building is a modern office building sensitively set in the surrounding development. Large-format windows, which bring plenty of daylight into the building, ensure a pleasant working environment. The building includes a commercial unit on the ground floor and an underground garage.

The offices offer a total area of 7,210 m<sup>2</sup> and each floor has 1,580 m<sup>2</sup>. The units are divisible from 350 m<sup>2</sup> onwards. The building has 6 floors and 69 parking spaces.

The building will be equipped with a 24/7 central reception with magnetic card access, wheelchair access, 24-hour security, a wheelhouse with showers, a shared roof terrace and storage facilities.

In addition, double floors, external blinds, opening windows, CCTV, EPS, electric vehicle charging stations in the garages, modern lifts, flexibiní possibility of zoning.

Your office will be easily accessible by car and public transport. A special feature is the exceptional visibility of illuminated logos located directly on the facade. Tenants can use the wheelhouse with sanitary facilities or the roof terrace, which offers a unique view of the whole of Prague. The building is located on 5. května Street, which is part of Prague's main thoroughfare and guarantees excellent transport accessibility not only towards the centre of Prague, but also to the Prague ring road and D1. Public transport accessibility is also very good, the building is located between metro stations C - Pankrác and Pražského povstání and has a tram line within easy reach. You can use a wide range of services in the area.