



🏠 569 m<sup>2</sup> 📄 Thámová, Praha 8 💰 13 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>N7127</b>	Price	<b>13 EUR per m2 / month + services + VAT</b>
Address	<b>Thámová, Praha 8</b>	Type	<b>Offices</b>
Usable area	<b>569 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>3rd floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>

## About real estate

We offer for rent 569 sqm of space in an innovative building located in a prestigious location in the popular office district of Prague 8. This building, originally used as the headquarters of the ČKD Dukla company, has been renovated and now offers modern office space with a total area of 16,000 sqm. The building stands out for its combination of historic functionalist architecture with modern design, which gives it a unique character.

The complete renovation of the building was completed in 1999 under the expert guidance of renowned Spanish architect Ricardo Bofill. This renovation not only preserved the historic character of the building, but also ensured its modern functionality and quality standards. In 2000 it received the "Best of Realty" award and in 2017 it was awarded the "Real Estate Project of the Year", confirming its importance and exceptional value in the context of the real estate market.

The units are a top-notch office environment, making them an ideal choice for companies looking for prestigious and functional office space in the nearby centre of Prague.

Services: 120 CZK/sqm/month

Parking: 130 EUR/space/month

Add-on factor 5%