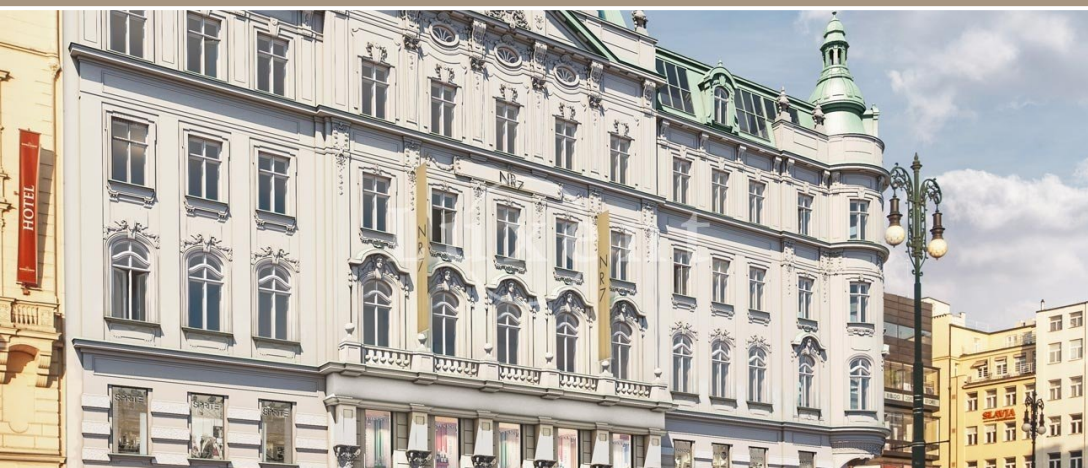
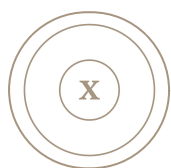




## Attractive offices for rent in the centre of Prague, 80 - 800 sqm, Náměstí Republiky - Prague 1



800 m<sup>2</sup> náměstí Republiky, Praha 1 - Staré Město 757 CZK per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                  |                                                 |                                    |                                          |
|------------------|-------------------------------------------------|------------------------------------|------------------------------------------|
| Order number     | <b>N6763</b>                                    | Price                              | <b>757 CZK per m2 / month + services</b> |
| Address          | <b>náměstí Republiky, Praha 1 - Staré Město</b> | Type                               | <b>Offices</b>                           |
| Usable area      | <b>800 m<sup>2</sup></b>                        | Parking                            | <b>No</b>                                |
| Low energy       | <b>No</b>                                       | Energy performance of the building | <b>G - Extremely uneconomical</b>        |
| Number of floors | <b>8</b>                                        | Device                             | <b>Yes</b>                               |
| Lift             | <b>Yes</b>                                      |                                    |                                          |

## About real estate

We are offering for rent office units in an architecturally significant building in a prestigious location on Náměstí Republiky. The building has a unique history and unmistakable charm. Adjacent to the iconic Anchor department store and opposite the vibrant Palladium shopping centre, the building stands at the crossroads of urban activity and culture.

Following a meticulous refurbishment, the ten-storey NR7 offers not only a prime location but also modern office and retail space totalling 5,360 sq ft. The spacious offices have operable windows to provide a pleasant working environment with plenty of daylight.

The building also has a restaurant with a terrace, ideal for relaxing breaks during the working day, and a prestigious reception area welcomes you on entry. NR7 is an example of neoclassical architecture, designed in 1905 by architects Adolf Foehr and Alfons Wertmuller. Originally designed as a bank building, it is now a modern office address. The amenities in the vicinity of the building are of an excellent standard, with a wide range of services to satisfy even the most demanding. Republiky Square is home to many major national and international companies, luxury hotels, branches of well-known brands, banks and top restaurants, making NR7 a truly comfortable and inspiring working environment.

Available:

2NP: 807.1 sqm

3NP: 710.4m<sup>2</sup> + terrace

4NP: 709.2m<sup>2</sup> + terrace

5NP: 716 m<sup>2</sup> + terrace

6NP: 625,6 m<sup>2</sup> + terrace and storage room

7NP: 304,7 m<sup>2</sup> + terrace and storage room

8NP: 82 m<sup>2</sup> + terrace

Easy access is ensured by nearby public transport stops, including the Náměstí Republiky metro station (line B), and visitors will be pleased with easy access by car from Revoluční Street and the possibility of parking in the vicinity.