

Office/showroom at City Green Court Prepared to move in

Prague 4 – Pankrác



**Groundfloor units
to lease**

- 3 units that could be leased both separately or together
- Direct access from the street – suitable for showroom
- LEED Platinum certified building
- Designed by renowned architect Richard Meier
- Located in business district of Prague 4 – Pankrác, directly at metro line C (Pankrác)
- A wide range of services and amenities in the area and restaurant in the building

Skanska Property Czech Republic, s.r.o.
www.skanska.cz/property
Hvězdova 1734/2c
140 00 Prague 4

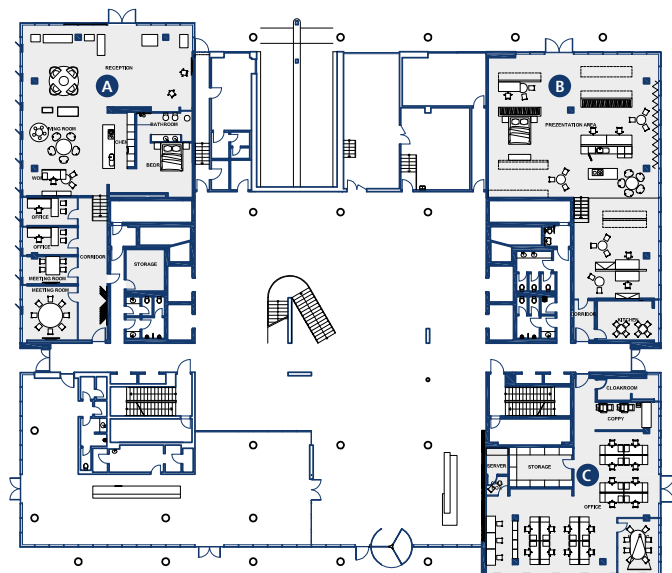
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Available space

Ground floor



Location



Technical specification

- Raised floors including floor boxes
- Suspended mineral ceilings and sprinklers
- Sophisticated HVAC with chilled beams minimizing energy consumption and ensuring healthy working environment
- Advanced lighting system with daylight sensors
- 99,6% of natural light in the permanently occupied office areas
- High quality finishes

Commercial conditions

Ground floor	336 sqm (A)	
	288 sqm (B)	per agreement
	218 sqm (C)	
4 underground parking places	120 EUR/p.pl/month	
Bike racks, changing rooms with showers	8 EUR/sq m/month	
Service charge	102 CZK/sq m/month	
	487 CZK/parking place	
Available per agreement		