



# Office

Prague 10 - Žižkov, Ramonova

PRICE PER M <sup>2</sup>	PROPERTY	CODE	FLOOR	TOTAL AREA	PARKING
15.9 EUR	ID 1130	02	3/11	425 m <sup>2</sup>	135 EUR

PRICE FOR SERVICES (M<sup>2</sup>)

4 EUR



Exclusive office space with an area of 425 m2 for rent in a newly emerging

Building standards are characterized by modern technologies and high quality materials used with an emphasis on functional design. In addition, all buildings meet the strict criteria of the LEED PLATINUM environmental certification. Parking space is available for a monthly fee of 135 euros with a service fee of 300 CZK, storage space for 9 euros with a service fee of 10 CZK and access to the terrace for 8 euros per month.

The complex will offer the public more than 100,000 m<sup>2</sup> of office and retail space in a total of ten commercial and residential buildings. It will also include a unique newly planted city forest park comprising over 2,200 trees and 3 km of sidewalks connected to the city's bike paths. There will also be all the services, shops, restaurants and cafes lining the central pedestrian boulevard or the cultural and social center with a multifunctional hall, which will become the new seat of the PKF Symphony Orchestra - Prague Philharmonia.

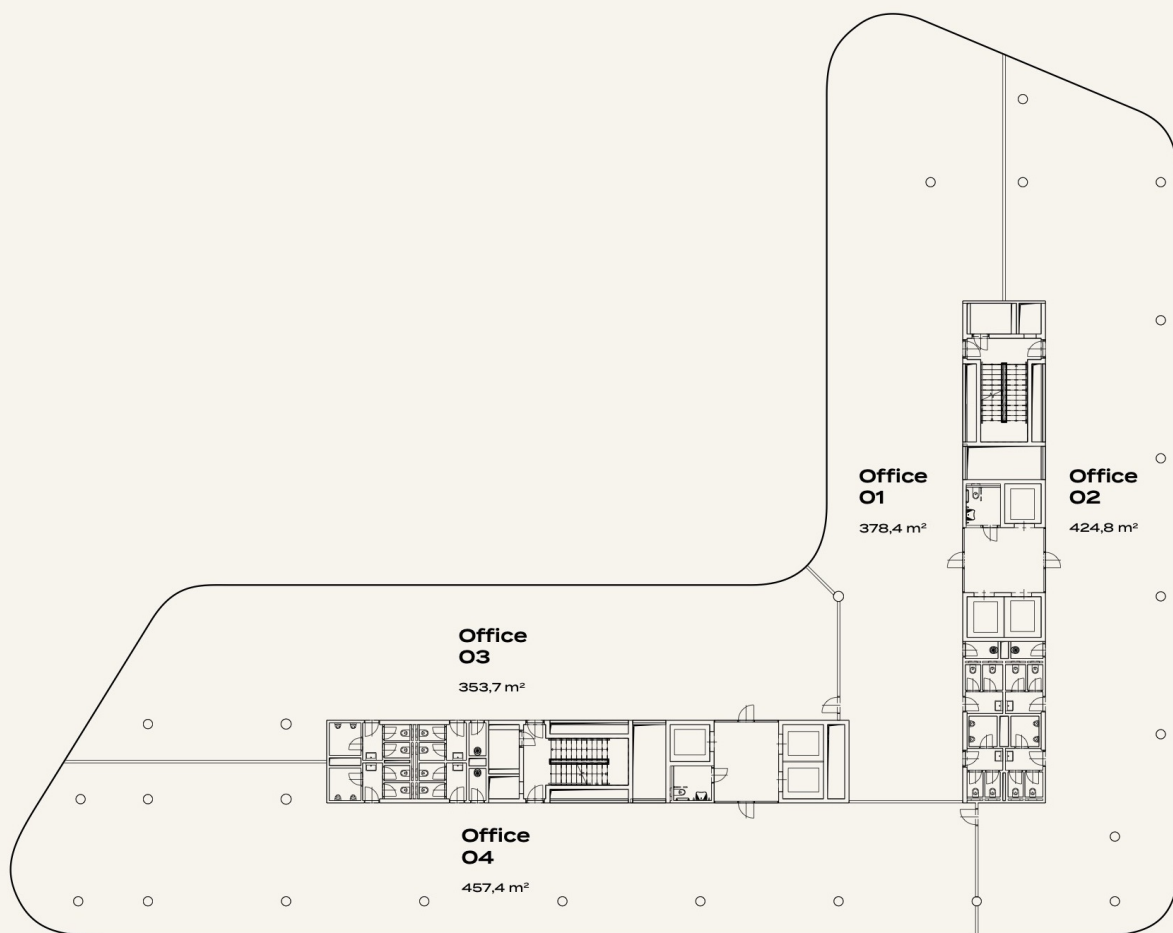
Excellent transport accessibility by public transport, the complex is located directly at the busy transport hub Želivského with a metro station and several bus and tram stops. The ring road is just a 10-minute drive away. There are also all civic amenities in the wider center of the capital. Here you will find offices, shops, services, restaurants, bars, the Atrium Flora shopping center, as well as a number of parks and opportunities for cultural and sports activities.

Standards:

- 24/7 contactless access to offices thanks to the mobile application,
- smart elevators,
- charging stations for electric cars,
- openable windows,
- active cooling beams,
- smart blind control,
- 5G network coverage,
- double floors with built-in drawers,
- ceilings with LED lighting,
- clear height 3 m in offices and 2.7 m in corridors,
- green roofs of buildings,
- 1400 m<sup>2</sup> of green terraces,
- changing rooms and showers,
- telephone and data connection,
- preparation for the kitchen,
- use of rainwater,
- parking ratio 1:77.



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