

# Kavčí Hory Office Park

Prague 4, Na Hřebenech II 1718



The administrative building **Kavčí Hory Office Park** is situated in one of the most popular business locations in Prague 4 and offers more than 36,000 sqm of modern office space. These office spaces are divided into four internally connected wings and offer a breathtaking view of the center of Prague and Prague Castle. With a typical floor size of up to 6,500 sqm, it is possible to divide the office space into up to 17 separate units, which will meet all the requirements of both large and small clients.

The building has two separate receptions, a canteen and other services located on the ground floor. In the basement of the building there are plenty of parking spaces, storage areas of 2500 sqm and technical facilities. Kavčí Hory Office Park thus provides maximum flexibility in the division and security of premises so that clients can focus on their business success.

## **Currently available office space:**

### **Kavčí Hory Office Park A**

basement, separate storages 1400 sqm

1st floor, offices 553 sqm

2nd floor, offices 1,180 sqm (possible to split)

### **Kavčí Hory Office Park B**

The building currently does not offer any offices for rent.

### **Kavčí Hory Office Park C**

Office sublease at a discounted price of (TBC) until 07/2025

5th floor, offices 837 sqm (including new fit-out, without furniture)

5th floor, offices 1,167 sqm (including fit-out and furniture)

5th floor, offices 2,004 sqm (both options combined)

**Rental price:**

Offices 14.50 – 16.50 EUR/sqm/month

Sublease from 8.50 EUR/sqm/month

Services 150 CZK/sqm/month + tenant's electricity

Storage 7.50 EUR/sqm/month

Parking 125 EUR/space/month (parking ratio 1:52)

Add-on factor 9.4

**Kontakty pro zájemce o pronájem prostor:**



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**Fotopříloha:**

