



🏠 350 m<sup>2</sup> 📄 Hybernská, Praha 1 🏠 15 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

[filip.sloupensky@luxent.cz](mailto:filip.sloupensky@luxent.cz)

+420 771 229 229

Order number	<b>N7391</b>	Price	<b>15 EUR per m2 / month + fees</b>
Address	<b>Hybernská, Praha 1</b>	Type	<b>Offices</b>
Usable area	<b>350 m<sup>2</sup></b>	Parking	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>3rd floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>
Date to move in	<b>26. 9. 2025</b>		

## About real estate

We offer modern office space for rent in a prestigious location in the center of Prague, in the Hyberská Centrum building. This multifunctional building has undergone extensive renovation and now offers flexible and comfortable office space with excellent transport links. This attractive administrative building was most recently renovated in 2006-2007. Several units are available.

The building offers a shopping arcade on the ground floor, office space on the upper floors, and parking in the underground levels. There is a shared terrace in the courtyard. Amenities include air conditioning, an elevator, a reception desk, 24/7 security, and windows that open. There is a wide range of services, restaurants, cafes, etc. in the vicinity. Shops (optician, hairdresser) are located directly in the complex. There is excellent public transport connections, with a tram and bus stop, Masaryk and Main Railway Stations in the immediate vicinity.

For more information or a viewing, please do not hesitate to contact us.