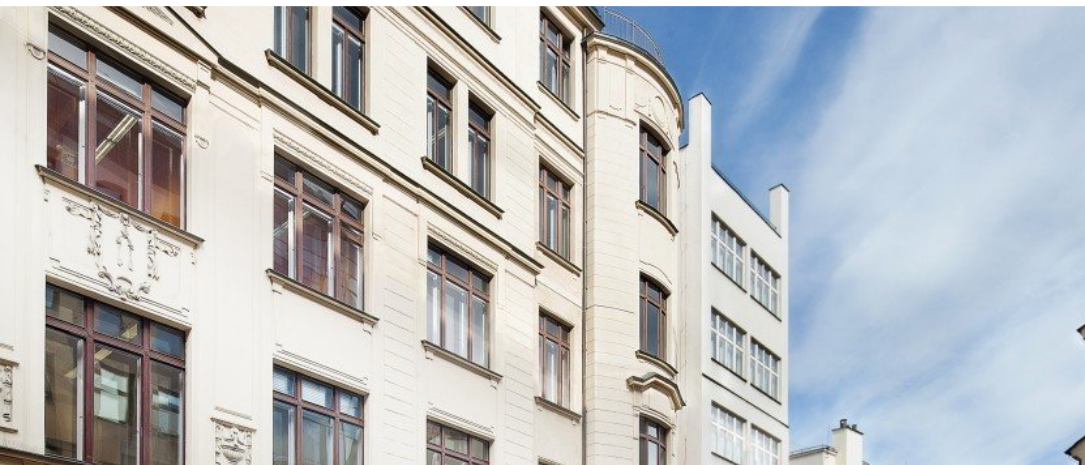


406 m² Spálená, Praha 1 18 EUR per m² / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7891	Price	18 EUR per m² / month + service charges CZK 200/sqm/month + parking CZK 6,300-7,500/month
Address	Spálená, Praha 1	Type	Offices
Usable area	406 m²	Parking	Yes
Energy performance of the building	G - Extremely uneconomical	Floor	3rd floor
Device	Partly	Lift	Yes
Date to move in	26. 2. 2026		

About real estate

We offer for rent office space with a total area of 406 m² in a neo-baroque Art Nouveau complex designed by the renowned Czech architect Osvald Polívka between 1907 and 1909.

The building, known as part of the Spálená-Vladislavova Complex (Olympic Garden), is located in the heart of Prague 1 – Nové Město, at a prestigious address in the immediate vicinity of Spálená and Vladislavova streets. The complex consists of interconnected Neo-Renaissance and Art Nouveau buildings, which are connected by an elegant passageway and a spacious atrium. The total leasable office space of the complex is almost 5,400 m². A significant advantage is the possibility of using underground parking spaces directly in the building.

The property is within walking distance of the Národní třída metro station (line B) and several busy tram stops. Its excellent location in the city center ensures quick and convenient access by all types of public and private transport. The surrounding area offers a wide range of shops, restaurants, cafes, and other services, creating an ideal environment for everyday work and leisure activities.

Standard equipment and technical parameters: 24-hour reception and security service, central reception, high-speed fiber optic internet connection, air conditioning and openable windows for natural ventilation, blinds, carpets on the floors, elevators, and underground parking.

Service fees include complete building management, including:

heat, water, and hot water supply

electricity for common areas

maintenance, repairs, and regular inspections of all technical equipment and components of the property

cleaning of common areas

lighting and heating/cooling of common areas

The complex offers a unique combination of the historical charm of Art Nouveau architecture, modern facilities, and an exclusive central location. It is the ideal choice for companies looking for a prestigious and comfortable headquarters in the historical center of Prague.