



🏠 377 m<sup>2</sup> 📖 Vodičkova, Praha 1 - Nové Město 📅 17 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                        |         |                                                                         |
|------------------------------------|----------------------------------------|---------|-------------------------------------------------------------------------|
| Order number                       | <b>N7892</b>                           | Price   | <b>17 EUR per m2 / month + services CZK 150/month + parking EUR 230</b> |
| Address                            | <b>Vodičkova, Praha 1 - Nové Město</b> | Type    | <b>Offices</b>                                                          |
| Usable area                        | <b>377 m<sup>2</sup></b>               | Parking | <b>No</b>                                                               |
| Energy performance of the building | <b>G - Extremely uneconomical</b>      | Floor   | <b>2nd floor</b>                                                        |
| Device                             | <b>Yes</b>                             | Lift    | <b>Yes</b>                                                              |
| Date to move in                    | <b>16. 2. 2026</b>                     |         |                                                                         |

## About real estate

We offer office space for rent with a total area of 399.5 sqm in the historic yet very modern Residence Vodičkova 33 building (formerly known as Vítkův dům). The building has undergone a complete renovation and now offers representative commercial space that harmoniously combines modern technology with unique historical charm. This combination creates an ideal working environment in one of the most prestigious locations in Prague.

The offices are designed with an emphasis on flexibility – they can be divided into closed rooms or an open-space concept. Each unit has its own bathroom, kitchen, and separate server room, ensuring a high level of comfort at work. The historic part of the building (2nd–6th floors) retains its original architectural features, while non-load-bearing partitions can be easily modified according to the individual requirements of the tenant. This creates an inspiring environment that elegantly combines a historic atmosphere with state-of-the-art features.

The building is ideal for companies looking for a prestigious and representative address in the very center of Prague. The high standard of finish, together with the possibility of individual adaptation of the space, offers a wide range of uses.

In the building you will find:

its own restaurant and café

24/7 reception and security

a security camera system

card and chip access to offices

replicas of the original wooden casement windows with double insulated glazing

independently controlled heating and hot water on each floor

an air-conditioned server room

completely distributed structured data cabling throughout the floor