



600 m<sup>2</sup> Argentinská, Praha 7 16 EUR per m<sup>2</sup> / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |                 |                                                          |
|------------------------------------|-----------------------------------|-----------------|----------------------------------------------------------|
| Order number                       | <b>N7158</b>                      | Price           | <b>16 EUR per m<sup>2</sup> / month + services + VAT</b> |
| Address                            | <b>Argentinská, Praha 7</b>       | Type            | <b>Offices</b>                                           |
| Usable area                        | <b>600 m<sup>2</sup></b>          | Parking         | <b>Yes</b>                                               |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Floor           | <b>8th floor</b>                                         |
| Device                             | <b>Partly</b>                     | Date to move in | <b>1. 4. 2025</b>                                        |

## About real estate

We offer for rent 600 sqm of office space in a modern administrative complex Artgen Office Gallery in the Prague 7 district. The building offers almost 14,000 sqm of office space and provides plenty of space for smaller and larger companies. The interior space of the offices serves as a gallery, which will gradually be enlivened by exhibitions of openings or shows of Czech and international artists.

Of course, there are underground garages, a fully equipped bike room or retail space. There is a 24-hour security service, security and central reception, smoke detectors, internet, internal blinds, fibre optics, opening windows and sprinklers. Access is by magnetic card.

From the top floors you can enjoy a magnificent view of Prague. The building is located at a prestigious address in Prague's Holešovice district. The Vltavská metro station (line C) is a 4-minute walk from the building.

Services: 120 CZK/sqm/month.

Parking: 120 EUR/month.

For more information contact the broker.