



**Office space**

Praha 4, Nusle, Lomnického

**€ 18.00 - 22.00 / m<sup>2</sup> | CZK 455 - 556 / m<sup>2</sup>**

Service price	298 CZK monthly per m <sup>2</sup>
Available area	30 m <sup>2</sup>
Cellar	-
Parking	EUR 120 / ps / month
PENB	A
Reference number	37990

**Coworking located in the sought-after business district of Pankrác (Prague 4), directly across the street from a metro station.**

If you prefer a work environment with a **creative buzz** and don't emphasize the need for absolute privacy in enclosed offices, then coworking is the right choice for you. These spaces are designed as shared offices for multiple freelancers. If you want to try coworking, **we offer you one free day.**

**Membership options:**

Hot desking ..... CZK 300/day

Hot desking 24/7 ..... CZK 4,500/month

Shared offices myhive Flexi Offices are perfect for anyone looking to lease stylish, furnished offices for several days, weeks, or months. The project offers **private offices** (from 11 sq. m. to 95 sq. m.), **coworking space**, a **pop-up office**, fully equipped **conference rooms**, and a wide spectrum of services designed to make sure your business runs smoothly. The modern facilities of the Pankrác House building, which include garage parking, a restaurant, a cafe, and conference rooms are at your disposal.

**Location:**

myhive Flexi Offices are easily accessible by car as well as public transportation – the building is **across the street from the Pražského povstání metro station (only 3 stops from Muzeum)**, close to the north-south arterial road (connected to the D1 highway) and several bus and tram stops. Complete civic amenities, Vyšehrad Park, and the popular Náplavka embankment are all within walking distance.

**myhive Flexi Offices services:**

Daytime reception (from 8:30 a.m. to 6:30 p.m.)

Fully equipped offices

Receiving mail and packages

Fully equipped conference rooms (leasable separately)

Lounge for clients

Phonebox

Pop-up Office

Coworking

Furnished kitchenettes

Smart printer

High speed Wi-Fi

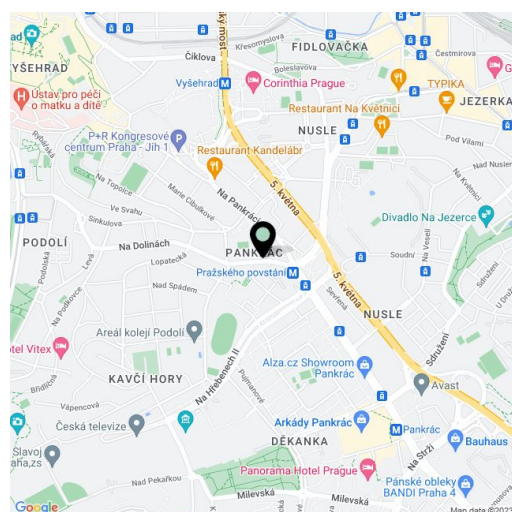
IT support, legal advice

**Equipment and building standards:**

Modern reception and lounge

Underground parking

Magnetic card access



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24/7 security

Restaurant, cafe, and conference room on the ground floor

Multifunction control and safety equipment

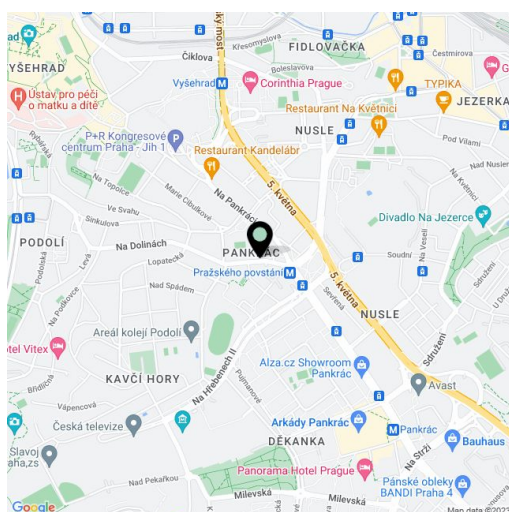
Raised floors

Openable windows

Fitness room, dressing room, showers, bike storage

Warehouse space

Lease and service charges listed without VAT. Lessee pays no commission.

For more about **myhive Flexi Offices**, see [www.myhiveflexi.cz/en](http://www.myhiveflexi.cz/en).





místnost	typ	užitná plocha m <sup>2</sup>	sdílená plocha m <sup>2</sup>	celková plocha m <sup>2</sup>	osoby
2.03	soukromá kancelář	12,77	9,03	21,80	4
2.04	denní kancelář	15,65	11,05	26,70	4
2.05	soukromá kancelář	11,11	7,79	18,90	4
2.06	soukromá kancelář	11,30	8,00	19,30	4
2.07	soukromá kancelář	44,12	30,98	75,10	9
2.08	soukromá kancelář	21,26	14,94	36,20	6
2.09	soukromá kancelář	13,41	9,49	22,90	4
2.10	soukromá kancelář	13,74	9,66	23,40	4
2.11	soukromá kancelář	14,06	9,94	24,00	4
2.12	soukromá kancelář	13,13	9,27	22,40	4
2.13	soukromá kancelář	30,53	21,47	52,00	6
2.14	soukromá kancelář	28,25	19,85	48,10	6
2.15	soukromá kancelář	28,77	20,23	49,00	6
2.16	soukromá kancelář	21,10	14,80	35,90	6
2.17	soukromá kancelář	21,80	15,30	37,10	6
2.18	soukromá kancelář	22,50	15,80	38,30	6
2.19	soukromá kancelář	29,78	20,92	50,70	9
2.25	soukromá kancelář	16,77	11,83	28,60	4
2.27	soukromá kancelář	34,95	24,55	59,50	12
2.29	soukromá kancelář	13,06	9,24	22,30	4
2.30	soukromá kancelář	12,82	9,08	21,90	4
2.31	soukromá kancelář	12,82	9,08	21,90	4
2.32	soukromá kancelář	12,82	9,08	21,90	4
2.33	soukromá kancelář	22,49	15,81	38,30	4
2.35	soukromá kancelář	27,46	19,34	46,80	6
2.36	soukromá kancelář	42,23	29,67	71,90	11
2.37	soukromá kancelář	43,94	30,86	74,80	11
2.38	coworking	95,14	66,76	161,90	20
2.39	soukromá kancelář	25,15	17,65	42,80	6
2.40	soukromá kancelář	17,14	12,06	29,20	3
2.41	soukromá kancelář	17,04	11,96	29,00	3
2.42	soukromá kancelář	26,04	18,26	44,30	6
2.43	soukromá kancelář	25,78	18,12	43,90	6
2.44	soukromá kancelář	32,03	22,47	54,50	8
2.45	soukromá kancelář	40,75	28,65	69,40	8
2.46	soukromá kancelář	24,76	17,44	42,20	6

Podíl na společných prostorech budovy je 6,5%.