

Unfurnished office space with balcony to rent, 190 m2, Lazarská, Praha 2 - Nové Město



ID:	000695
Property type:	Commercial space
Property subtype:	Office space
Location:	Lazarská, Praha 2
Area:	190 sqm
Floor:	1st floor
Elevator:	Yes
Parking:	Garage
Balcony:	Yes
Furnished:	Unfurnished
PENB:	G
Available from:	01.07.2026
Price:	84 440 CZK / month.
Price comment:	Bills 10 000 CZK/month. + VAT + energy. Deposit 3 monthly rents.



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Completely new renovated, modern, fully air-conditioned, very bright, pleasantly quiet, unfurnished office space with a balcony, 189,50 sqm, 1st floor of very representative Art Nouveau building with reception, security services 24/7 and parking on the border of Praha 1 and Praha 2, near Václavské náměstí and Karlovo náměstí, Lazarská street, Praha 2 – Nové Město. The space offers spacious entrance hall with room for a reception area and access to a balcony facing the inner courtyard, a spacious conference room, 5 separate, comfortable offices divided by glass partitions facing the quiet, cul-de-sac Omladinářů Street, 2 restrooms (women's, men's), a utility room with a new gas boiler (water heating, space heating), a separate, fully equipped kitchen (dishwasher, refrigerator), and a storage room. Pre-wiring for air conditioning (if leased for 5 years, the landlord will cover the cost of the air conditioning unit), pre-wiring for lighting in individual offices, designer black radiators, large refurbished double-glazed windows providing ample natural light, and vinyl flooring, carpets, and tile throughout. The space was designed by an architectural studio and has a modern, airy, and comfortable feel. Next the house tram.st. Lazarská or metro st. Národní třída, line B or metro st. Můstek, line A,B. Bills 10 000 CZK/month + VAT + energy will be transferred to the tenant (electricity, gas). Parking (stacking garage) for extra fee 5 000 CZK/space/month + VAT. Two parking spaces available. Refundable deposit 3 monthly rents. Quarterly rent payments preferred. Minimum rental period 3 years. The perfect address for your business. Option to register your company's headquarters here. Available from 1.7.2026. I highly recommend!

