

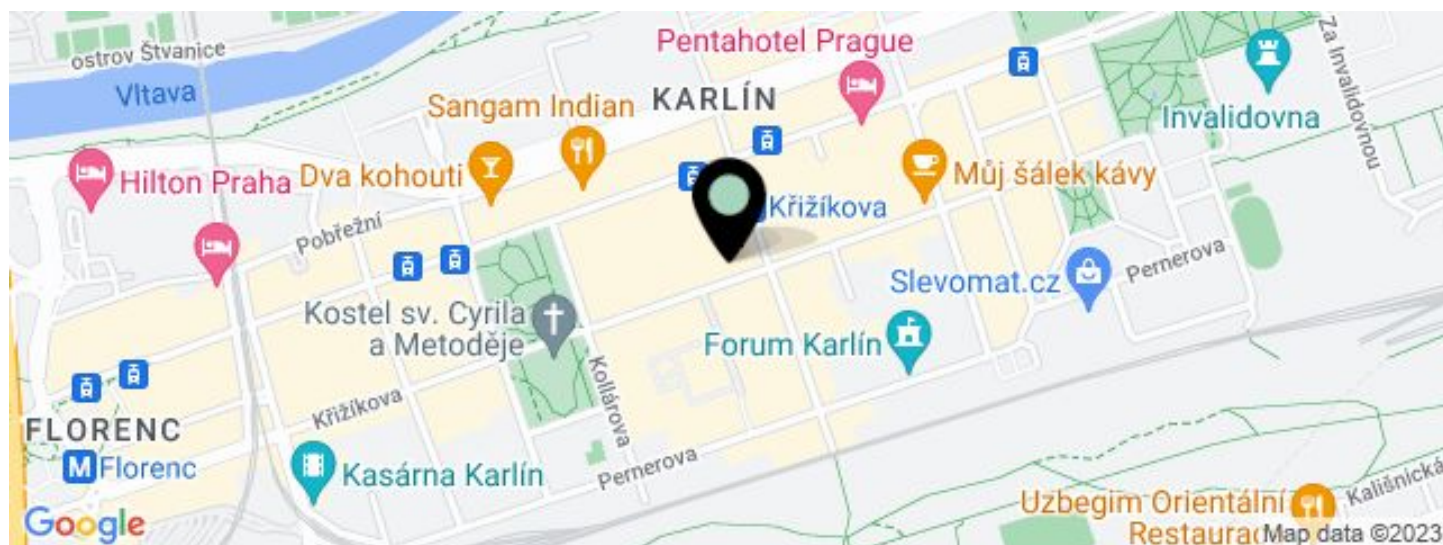
Office building

€ 17.00 / m<sup>2</sup> | CZK 424 / m<sup>2</sup>

1371 m<sup>2</sup>, Prague 8, Karlín, Křižíkova



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 3rd floor	467 - 942 m <sup>2</sup>	170 CZK monthly per m <sup>2</sup>	EUR 130 / pp / month	€ 17 / m <sup>2</sup>
Office space, 1st floor	429 m <sup>2</sup>	170 CZK monthly per m <sup>2</sup>	EUR 130 / pp / month	€ 17 / m <sup>2</sup>

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Service price	170 CZK monthly per m <sup>2</sup>
Total building area	9 154 m <sup>2</sup>
Tenant consumption	—
Parking	130 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	15653

This administrative building, which originated from the revitalization of an industrial space, offers office space for lease in a popular location of Prague 8 - Karlín. The area of the former factory from the 19th century has been fully reconstructed. The creator of the project is the famous architect Ricardo Bofill; the building was awarded "Building of the Year 2001."

**Location:**

Very good accessibility by car and public transport – the Křižíkova metro station (line B) and a tram stop are just a few minutes on foot from the space; easy connection to the D8 highway, Prague ring road and the city center.

**Features and Services:**

Representative reception  
24/7 security service  
Modern lifts  
Magnetic card access  
Air-conditioning  
Lowered ceilings with integral lighting  
Central heating  
Fire alarm system  
Underground parking

Rental and service charges are listed without VAT. Lessee pays no commission.