

Office building

€ 18.00 / m<sup>2</sup> | CZK 449 / m<sup>2</sup>

565 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building 2, Office space, 3rd floor	565 m <sup>2</sup>	159 CZK monthly per m <sup>2</sup>	EUR 140 / ps / month	€ 18 / m <sup>2</sup>
Building 2, Retail space	390 m <sup>2</sup>	148 CZK monthly per m <sup>2</sup>	EUR 140 / ps / month	€ 21 / m <sup>2</sup>

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Service price	159 CZK monthly per m <sup>2</sup>
Total building area	11 328 m <sup>2</sup>
Tenant consumption	—
Parking	140 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	31307

**New administrative project consisting of three buildings offering modern and flexible office premises for lease. The complex is situated in an attractive location of Prague 8 – Karlín, on a small plaza with abundant greenery.**

**Location:**

Excellent accessibility by car and public transport – the complex is situated next to the Invalidovna metro station (line B), in vicinity of tram stops. The position of the building offers very good connections to the city center and easy access to the D1 and D8 highways.

**Features and Services:**

- Central reception
- Security service 24/7
- Lifts
- Magnetic card entrance systém
- Air-conditioning
- Openable windows
- Raised floors
- Suspended ceiling
- Underground parking

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

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