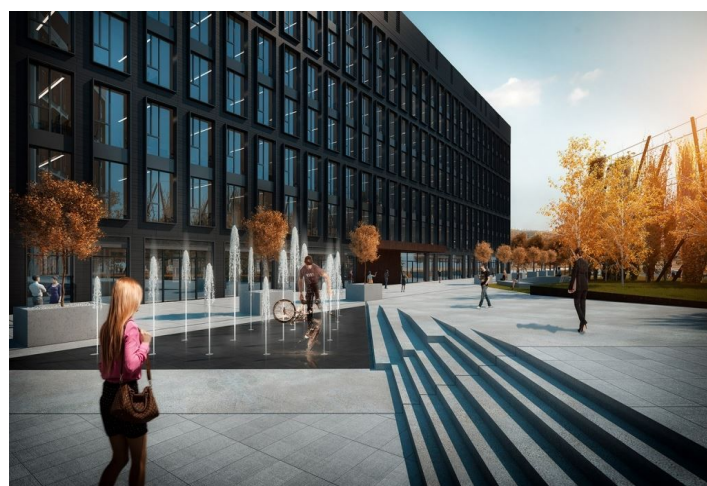
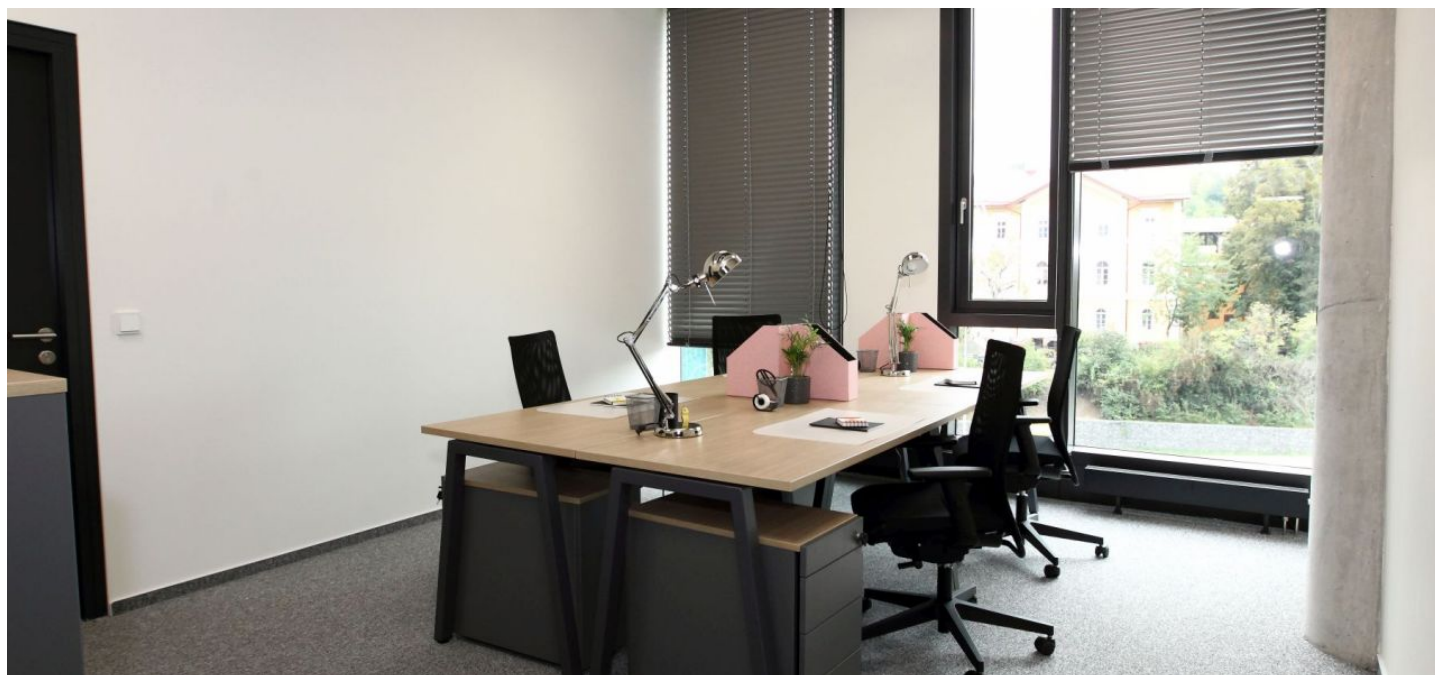


## Office building

Rented

2 198 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží



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Rented

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Total building area	2 198 m <sup>2</sup>
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	35050

**Serviced offices in a popular location in Prague's Karlín neighborhood offer a wide range of services and the possibility of renting a separate desk or corporate space tailored to your needs.**

The serviced offices allow you to choose between **fully equipped private offices** that are move-in ready, tailored **corporate space**, and coworking with **hot desks**. As a tenant, you can use meeting rooms of various sizes, a spacious lounge and relaxation zone, an equipped kitchen with snacks, and many other services.

The serviced offices are located in a new modern administrative complex that consists of three buildings connected by an inner courtyard full of greenery, and its unique architecture is inspired by the industrial history of the site. The project is LEED Gold certified, with excellent ecological and energy functionality.

**Location:**

Excellent accessibility by car and public transport—the building is situated next to the **Invalidovna metro station (line B)**, in the vicinity of tram stops. The building's position offers very good connections to the city center and easy access to the D1 and D8 highways. The area offers all public amenities and quality restaurants, cafes, and shops.

**Shared offices facilities and services:**

- Daily reception
- Equipped private offices
- Daily office
- Three meeting rooms on the same floor
- Lounge and relaxation zone
- Equipped kitchen
- Copy center with a multi-function printer
- High-speed Wi-Fi

**Equipment and building standards:**

- Central reception
- 24-hour security service
- High-speed elevators
- Smart card access
- Raised floors
- Ceilings with LED lighting
- Sprinklers
- Openable windows in every office
- Exterior blinds
- Parking in the underground garage
- Bike parking
- Restaurants and shops in the area

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<b>Total building area</b>	2 198 m <sup>2</sup>
<b>Tenant consumption</b>	—
<b>Parking</b>	Yes
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<b>Certification</b>	—
<b>PENB</b>	G
<b>Reference number</b>	35050

**Price list including services:****Coworking:**

Hot desk ..... from CZK 625/day

**Private offices:**

Office for 2 people ..... from CZK 10,000/month

Office for 4 people ..... from CZK 20,000/month

Office for 8 people ..... from CZK 40,000/month

**Corporate premises** with own branding from EUR 20/m<sup>2</sup>.**Meeting rooms** and event space rental from CZK 625/hour

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

