

# Office building

Rented

Prague 8, Karlín, U Rustonky



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Service price	100 CZK monthly per m <sup>2</sup>
Total building area	7 126 m <sup>2</sup>
Tenant consumption	—
Parking	120 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	38040

The architectural concept of this modern office space for lease was inspired by the industrial origin of the site. A terrace, central reception, bike shed, showers on each floor, or 97 parking spaces are available. The building has received a LEED Gold pre-certificate.

**Location:**

Excellent accessibility by public transport. Within a 5-minute walk from the Invalidovna (line B) and Palmovka (line B) metro stations and tram and bus connections. Only 6 minutes to the city center. All civic amenities in the area.

**Features and services:**

Air-conditioning  
Sprinklers  
Openable windows  
Central reception  
Magnetic access cards  
External blinds  
Terrace  
LEED Gold Pre-Certificate  
All services close to the building (restaurants, cafes, supermarket, hotel, golf course, etc.)  
Bike path around the building and a bicycle shed in the building  
97 parking spaces

**Completion Q1/2023.**

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

