



Office building

6 600 m², Prague 8, Karlín, Pobřežní

€ 28.00 / m² | CZK 680 / m²



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Total building area	7 400 m²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	Not required
Reference number	102056

A modern eight-storey office building is being built in the centre of Prague, which will sensitively complement the urban context of Pobřežní Street and offer 6,600 sqm of premium office space for lease, a green atrium with a garden and 550 sqm of terraces, including a spacious roof terrace with a view of the city. The building, designed by PATA & FRYDECKÝ ARCHITECTS, is designed to meet the criteria of BREEAM Excellent environmental certification, EU taxonomy and international ESG concepts. One of the key principles of the entire project is sustainability, manifested in the choice of building materials with a low ecological footprint and in the operation of the building. Of course, eco-mobility is promoted and there will be complete facilities for cyclists and charging stations for electric vehicles.

Location:

Excellent accessibility by public transport - metro station Florenc (line B, C), tram and bus stops Florenc are not far from the building. The advantage is the easy connection to the motorway. All civic amenities are nearby - restaurants, cafes, banks and hotels.

Features and Services:

Reception with security
Cooling by 4 tubular fan coils
Use of rainwater for flushing
Openable windows
Electrically operated external blinds
Double floors with floor boxes
FlexROOM technology
Smart building access
Fibre optic cable with high speed internet
96 parking spaces
Charging stations

Available from Q4/2027.

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

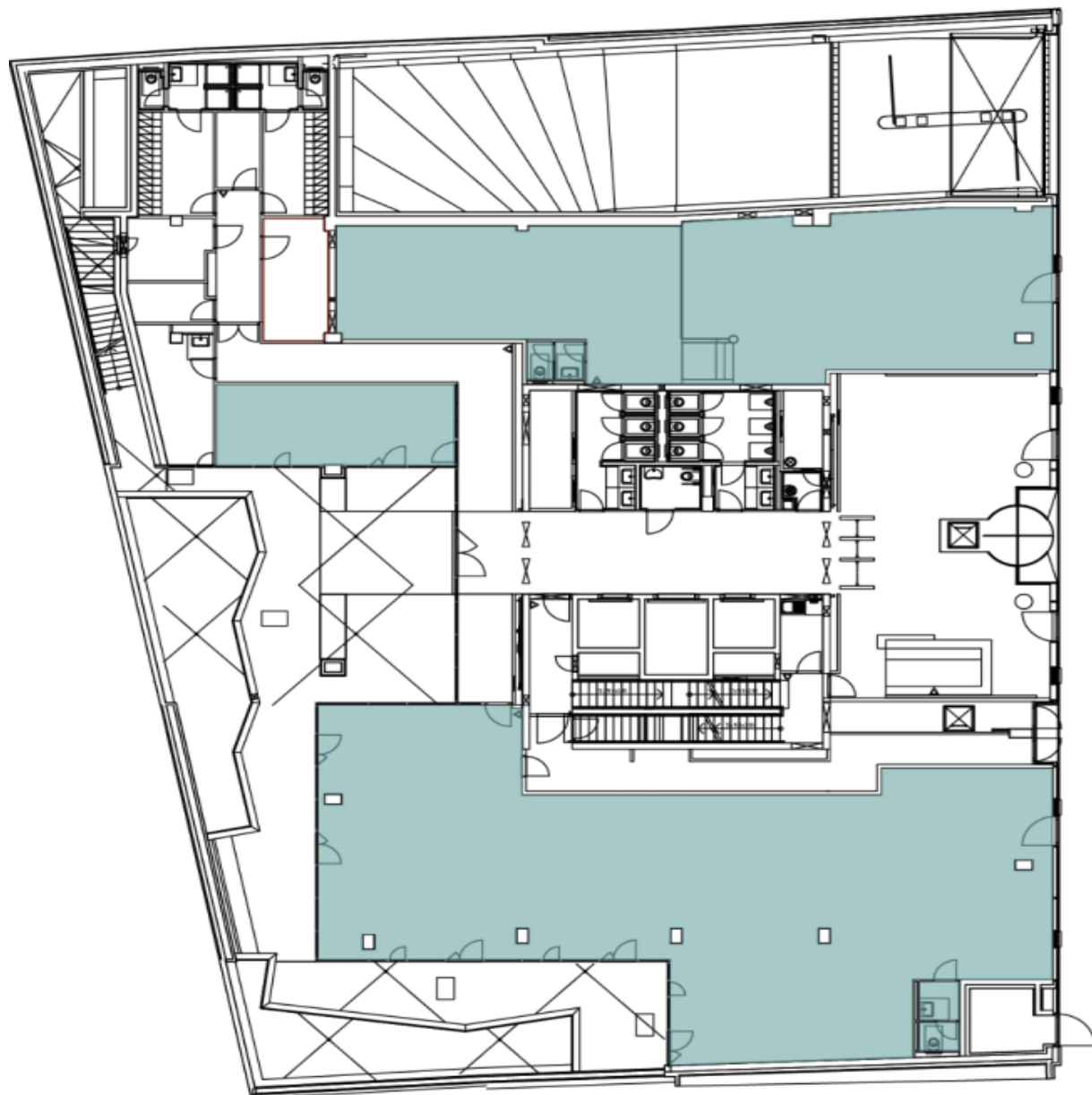


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PATRO
FLOOR



HLAVNÍ UŽITNÁ PLOCHA / MAIN USABLE AREA: 428,1 m²

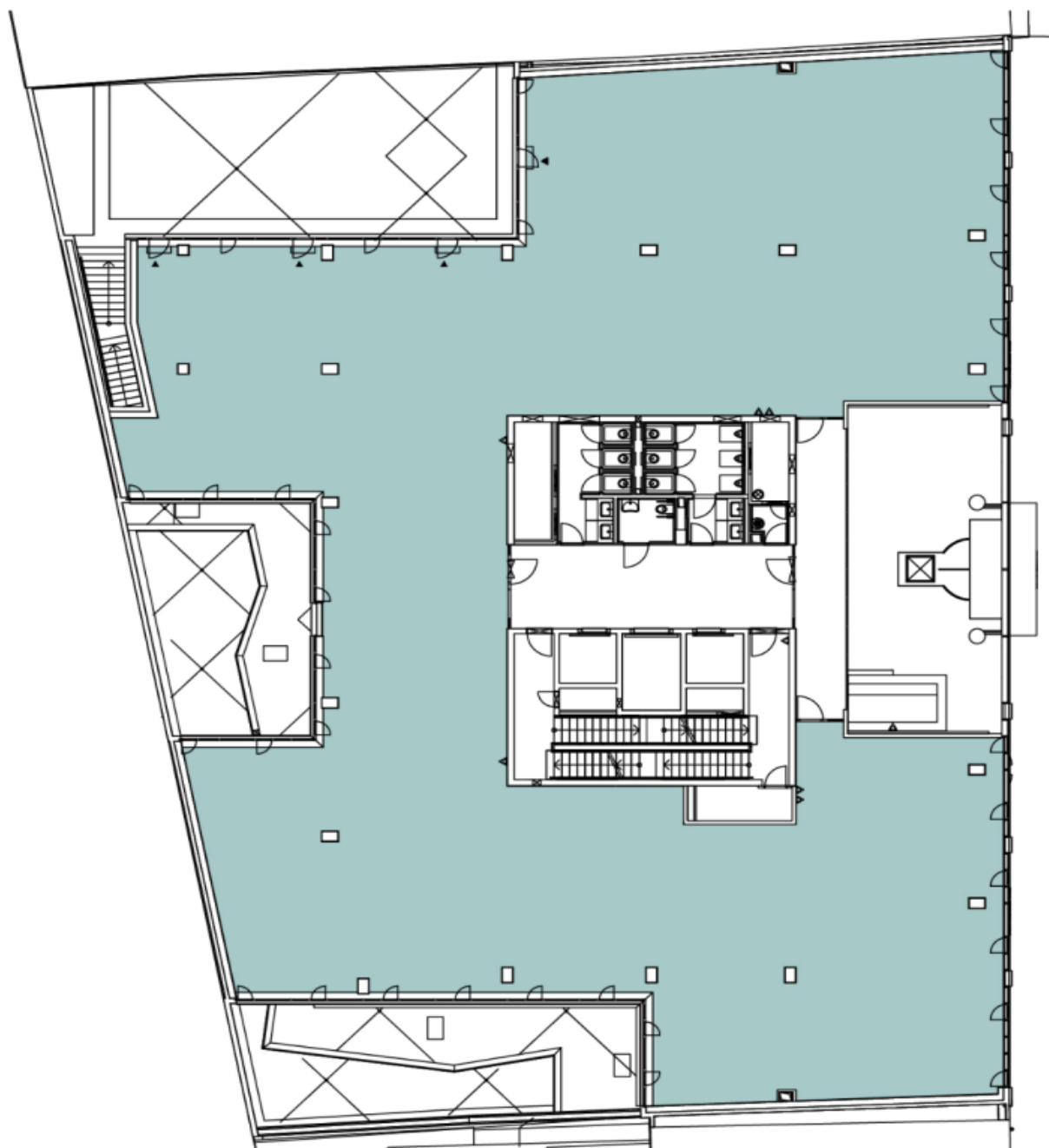


Office building

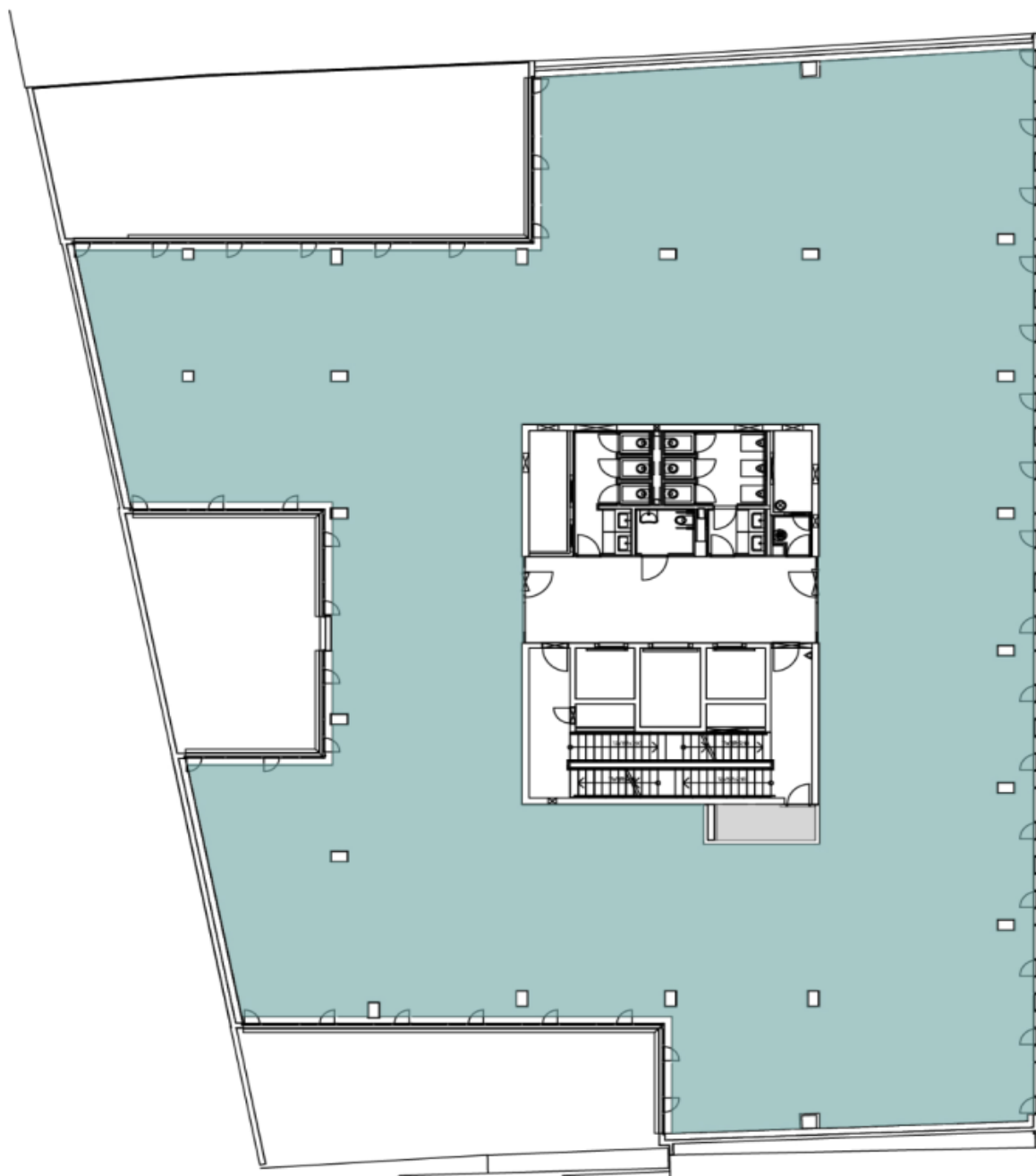
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2
PATRO
FLOOR



HLAVNÍ UŽITNÁ PLOCHA / MAIN USABLE AREA: 796,1 m²

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PATRO
FLOORHLAVNÍ UŽITNÁ PLOCHA / MAIN USABLE AREA: 912,6 m²

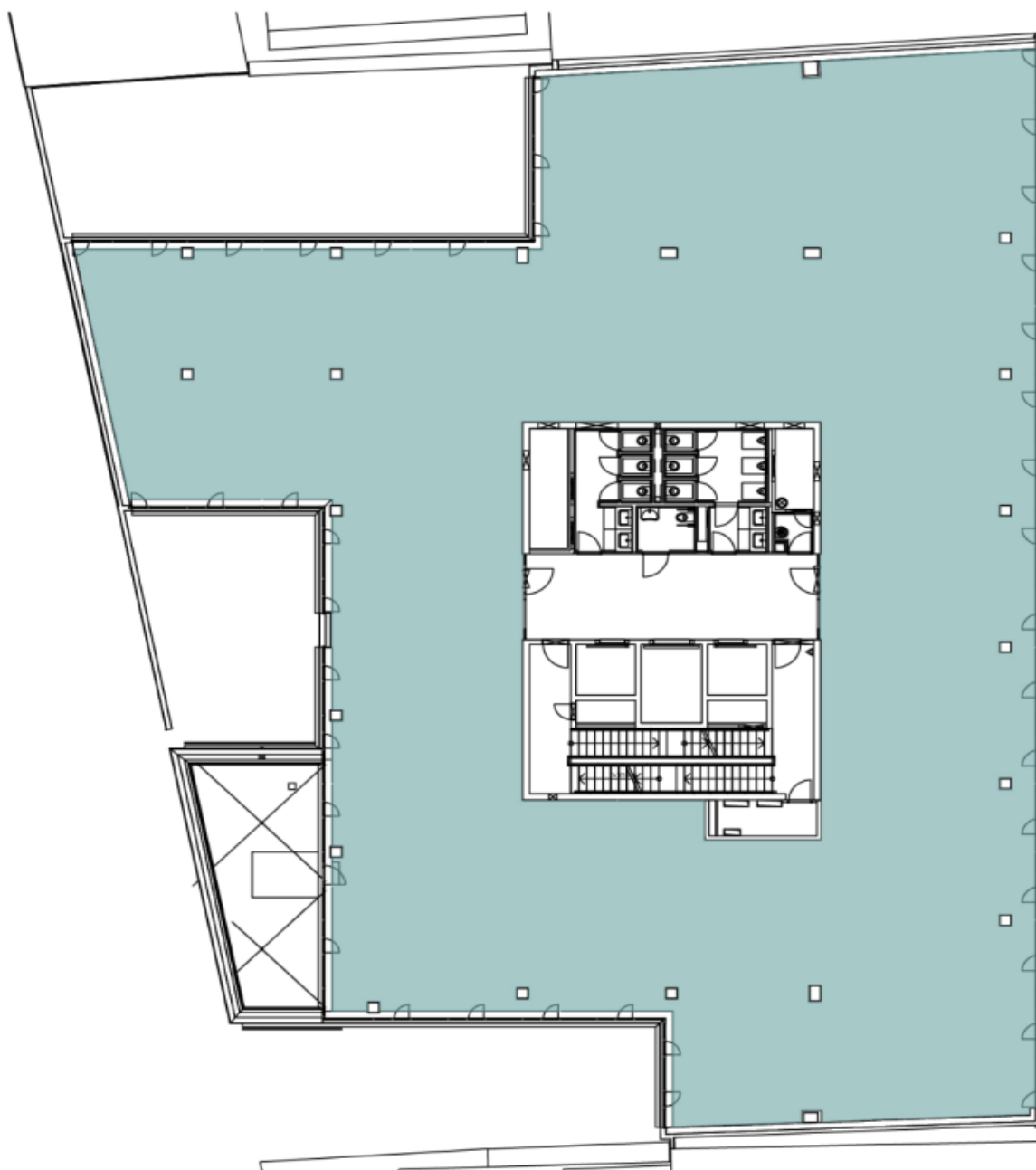


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4
PATRO
FLOOR



■ HLAVNÍ UŽITNÁ PLOCHA / MAIN USABLE AREA: 871,3 m²

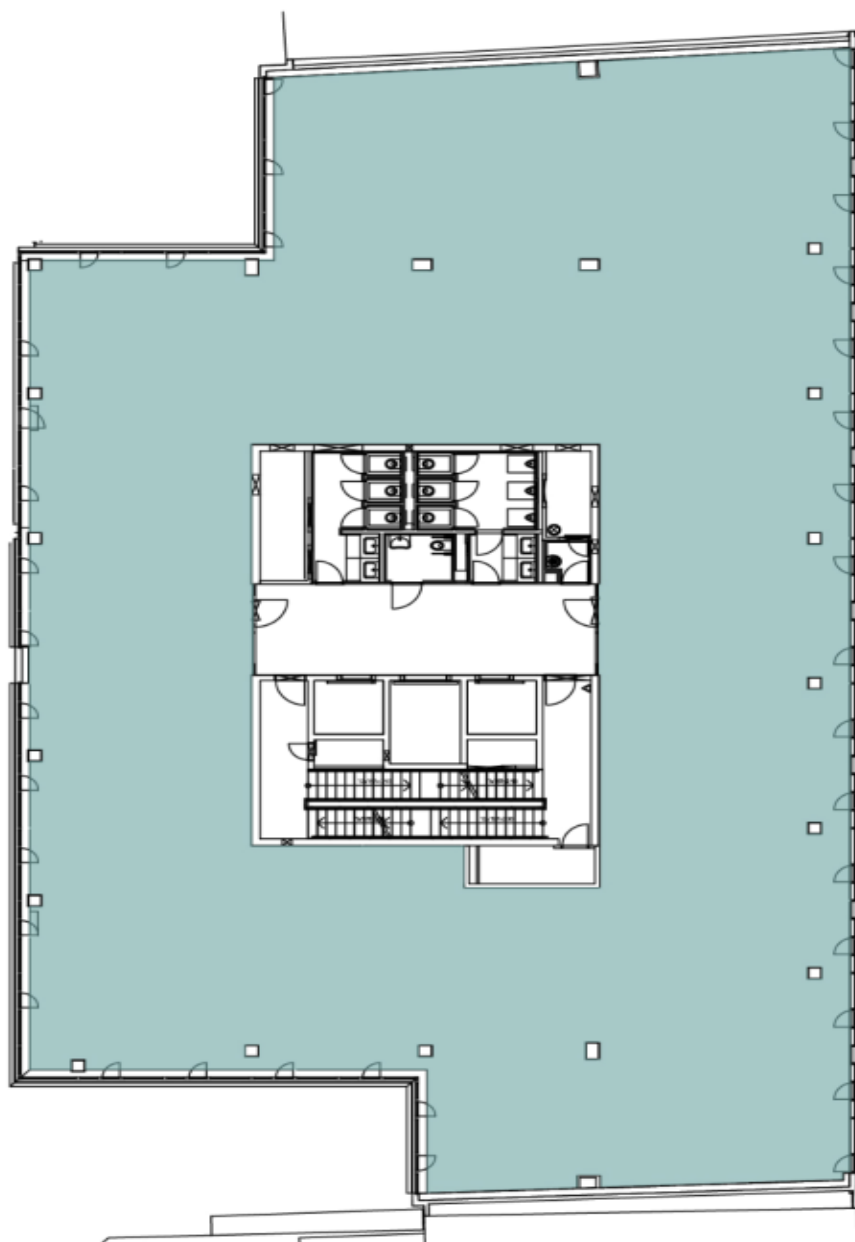


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5
PATRO
FLOOR



■ HLAVNÍ UŽITNÁ PLOCHA / MAIN USABLE AREA: 788,5 m²