



Office space

Prague 8, Karlín, Rohanské nábřeží

Rented





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Service price	155 CZK monthly per m ²
Available area	520 m ²
Cellar	-
Parking	EUR 137 / pp / month
PENB	B
Reference number	110230

Office space for sublease until September 2027 on the 2nd floor in a modern eight-story A-class building located in the established and attractive administrative district of Prague 8 – Karlín. The building, designed by the renowned architectural studio SCHINDLER SEKO s.r.o., offers a representative reception area, elevators, central access system using magnetic cards, underground parking, air conditioning and 24-hour security. The building has also been awarded the prestigious BREEAM international certificate at the highest level.

The premises include 1 fully equipped ZOOM room for 12 people with a TV and tablet, 3 small meeting rooms for 2 people, 2 lounge areas designed for informal meetings or relaxation, a fully equipped kitchen with a refrigerator, dishwasher, and microwave, a high bar table and small conference tables, storage cabinets, and a space for copying and printing.

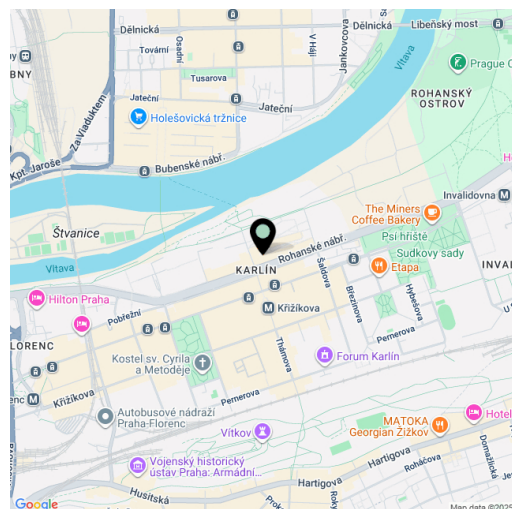
Location:

Easy to reach by car and public transport – within walking distance of the Křižíkova metro station (line B) and the Křižíkova, Urxova, and Karlínské náměstí tram stops.

Features and Services:

Openable windows, double flooring, suspended ceilings (3.0 m clear height)
 Electronic fire detection system
 24/7 reception and security with CCTV and access card system
 Diesel backup generator and professional facility management
 Bicycle room with showers and laundry boxes
 EV charging stations
 1 fully equipped ZOOM room for 12 people (TV, tablet)
 3 small meeting rooms (for 2 people each)
 2 lounge areas for informal meetings or relaxation
 Fully equipped kitchen (refrigerator, dishwasher, microwave)
 High bar table and small conference tables
 Storage cabinets and copying / printing area

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



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