



Office space

Prague 8, Karlín, Karolinská

€ 23.50 - 26.00 / m² | CZK 571 - 632 / m²





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Service price	123 CZK monthly per m ²
Available area	3 400 m ²
Cellar	-
Parking	EUR 175 / pp / month
PENB	A
Reference number	112061

Offices for lease situated in an energy-efficient building surrounded by greenery, in an attractive part of Karlín in Prague. The modern office concept offers flexible layouts with access to a terrace. A pleasant working environment is created by a glass façade that provides a generous supply of daylight, as well as by an above-ground clearance of 3.1 m and CO₂ monitoring. Modern technologies were used to save approximately 40% of energy consumption compared to conventional office buildings.

Location:

A prominent riverside location in an emerging business district with good access to the D1 and D8 highways and to the city center. The nearby tram stops and the Florenc and Křižíkova (line B) metro stations provide excellent access by public transport. A great location that provides everything you need – an abundance of services and ways to spend your leisure time in a busy area of Prague with pockets of tranquility.

Features and Services:

Sprinklers
 Raised floors
 Modern air conditioning system
 Underground parking, parking for visitors
 24-hour security
 CCTV, magnetic card access
 External and internal terraces
 Restaurants, café, post office, tobacco & newspaper shop, flower shop, bank machine, physiotherapy & massages, dentist, fitness center

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

