



Office building

€ 19.50 - 28.00 / m² | CZK 475 - 682 / m²

13 322 m², Prague 8, Karlín, Karolinská





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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 10th floor + terrace	537 m²	115 CZK monthly per m²	EUR 175 / pp / month	€ 28 / m²
Office space, 9th floor + terrace	1 044 m²	115 CZK monthly per m²	EUR 175 / pp / month	€ 27 / m²
Office space, 8th floor + terrace	1 539 m²	115 CZK monthly per m²	EUR 175 / pp / month	€ 26.50 / m²
Office space, 7th floor + terrace	314 - 2 604 m²	115 CZK monthly per m²	EUR 175 / pp / month	€ 26.50 / m²
Office space, 6th floor + terrace	2 586 m²	115 CZK monthly per m²	EUR 175 / pp / month	€ 26 / m²
Office space, 5th floor + terrace	2 572 m²	115 CZK monthly per m²	EUR 175 / pp / month	€ 25.50 / m²
Office space, 1st floor	2 439 m²	115 CZK monthly per m²	EUR 175 / pp / month	€ 19.50 / m²

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Service price	115 CZK monthly per m ²
Total building area	21 392 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	950
Parking ratio	—
Certification	—
PENB	C
Reference number	14844

Modern building with low energy consumption in Prague 8 offers office space for rent. Within the building you will find a full range of services - from restaurants, cafes, postal services to tobacco and flower shops. The building surrounded by greenery and floating gardens inside offers panoramic views from several terraces. The property also holds a LEED Platinum green certification. Parking is available.

Location:

This popular business, residential and administrative location is just a 10-minute walk from the center of Prague and is easily accessible by public transport and by car. Křižíkova metro station (line B) and a tram stop just a few minutes' walk from the building; easy access to the D8 highway and the city center.

Features and Services:

Central reception
 24-hours security, CCTV
 Magnetic card access
 External and internal terraces
 High flexible office layout
 Sprinklers
 Raised floor
 Modern air-conditioning system
 Underground parking
 Visitors parking
 Platinum LEED certificate

Available Q2 2026.

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

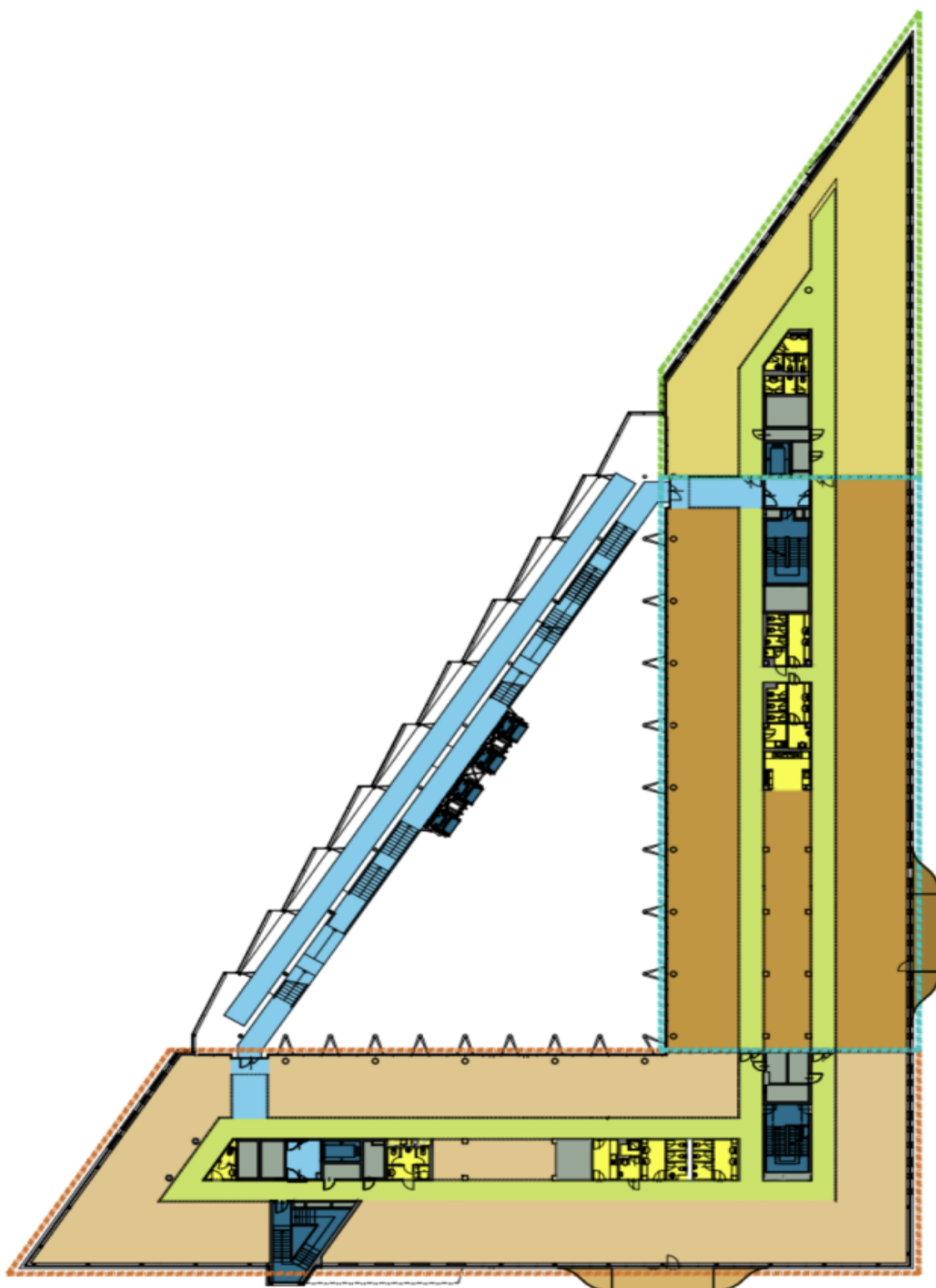


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7. PATRO - LEVEL 07

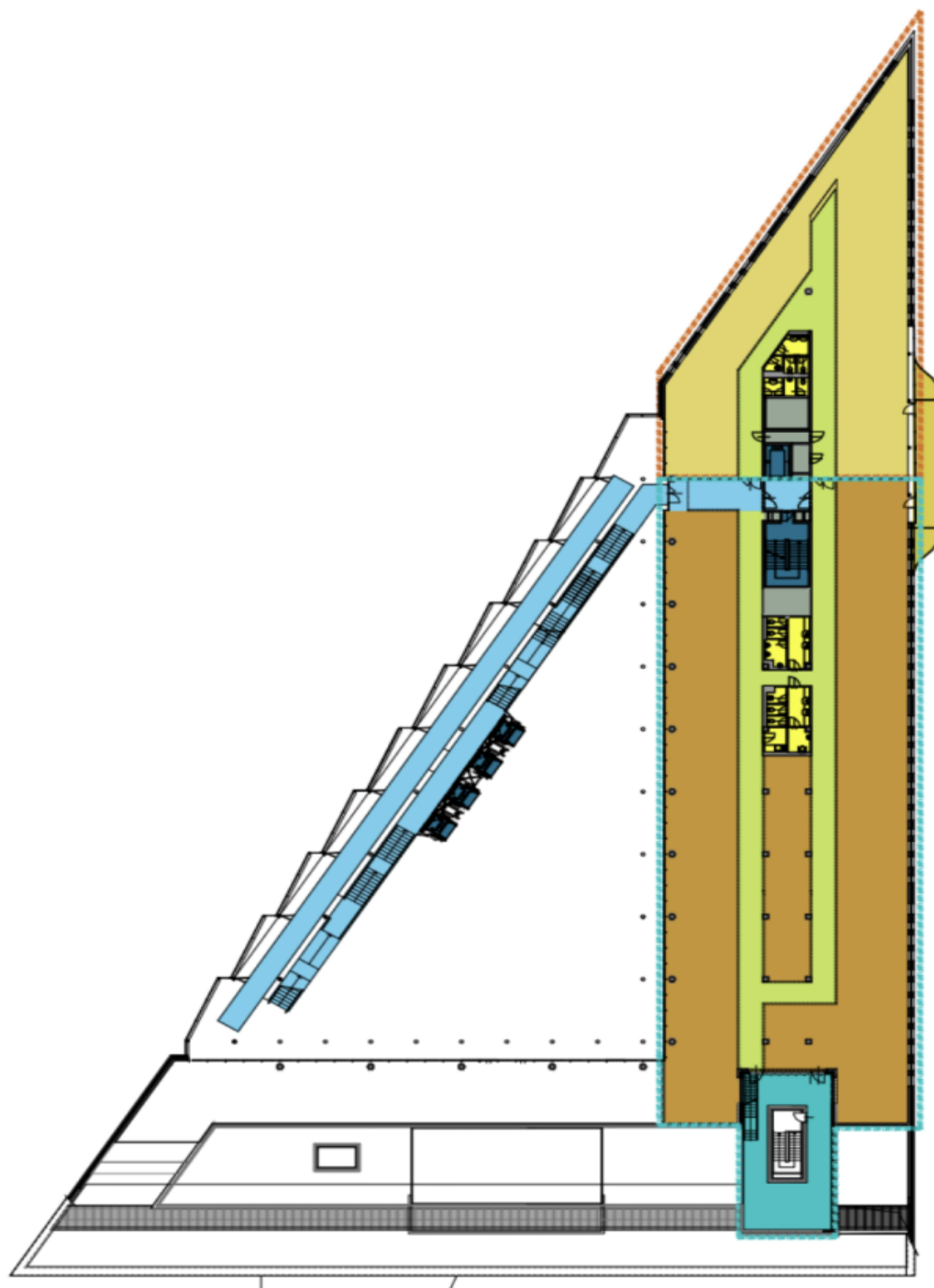




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8. PATRO - LEVEL 08



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9. PATRO - LEVEL 09

