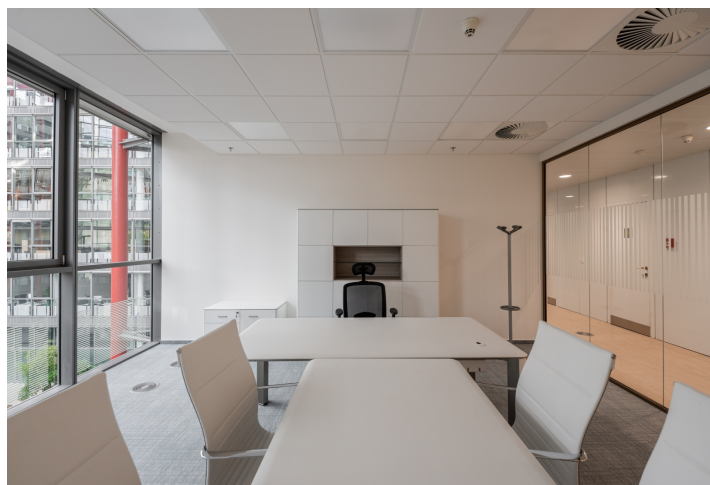




Office building

1552 m², Prague 8, Karlín, Karolinská

€ 18.50 / m² | CZK 450 / m²





Office building

€ 18.50 / m² | CZK 450 / m²

1 552 m², Prague 8, Karlín, Karolinská



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd floor	1 552 m²	143 CZK monthly per m²	EUR 153 / pp / month	€ 18.50 / m²

**Office building**1 552 m², Prague 8, Karlín, Karolinská**€ 18.50 / m² | CZK 450 / m²**

Service price	143 CZK monthly per m ²
Total building area	19 008 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	1100
Parking ratio	—
Certification	—
PENB	C
Reference number	14846

Administrative building in the River City Prague project, offers office premises for lease in the highest international Class A standards. The energy efficient and environmentally friendly building saves approx. 40% of energy compared to conventional office buildings, and at the same time provides a healthy interior climate. Significant savings on operation costs.

Location:

Prominent riverside location in an emerging business district with good access to the D1 and D8 highways and to the city center. Nearby tram stops and the Florenc and Křižíkova (line B) metro stations provide excellent access by public transport. A great location providing everything one may need – an abundance of services and ways of spending leisure time, in a tranquil yet bustling atmosphere.

Features and Services:

- Platinum LEED certificate
- Sprinklers
- Raised floors
- Modern air-conditioning system
- Underground parking, parking for visitors
- High flexible floor plan-dividable
- 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.