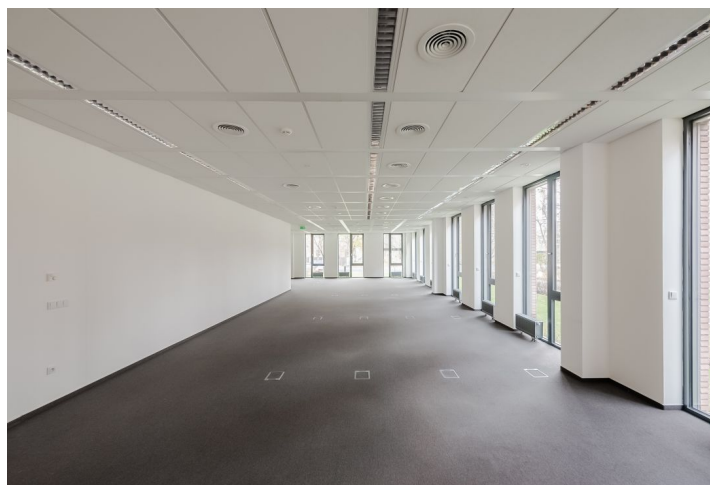
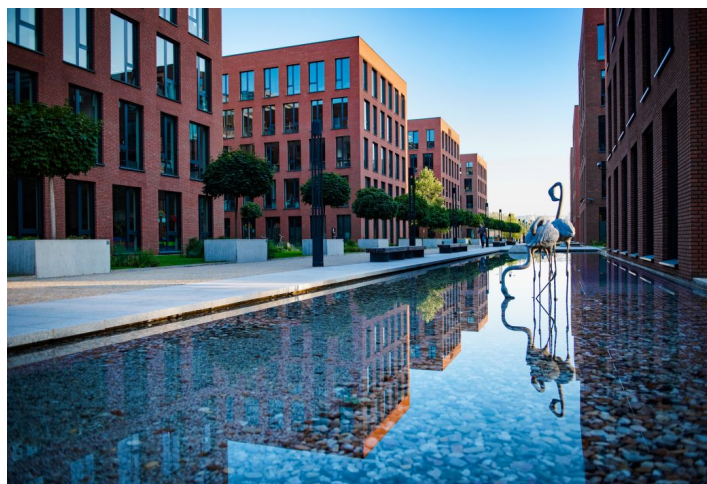
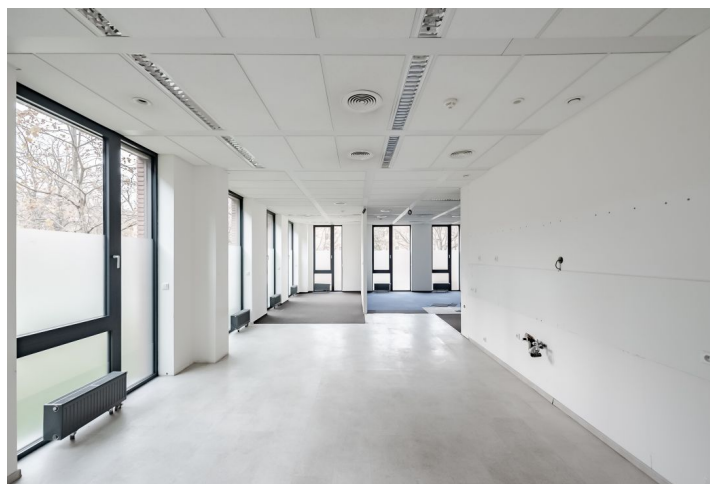




Office building

Prague 8, Karlín, Sokolovská

Rented



**Office building**

Prague 8, Karlín, Sokolovská

Rented

Service price	115 CZK monthly per m ²
Total building area	45 000 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	15064

The office building, consisting of six separate buildings, offers office space for lease, relaxation areas with ample green space and water features complemented by sculptural works. For prospective tenants, there are two cafeterias, a coffee shop, a bike room with restrooms, elevators, separate kitchens in each unit or a 24-hour reception and security. The building has received BREEAM in Use certification.

Location:

Outstanding accessibility by car and public transportation – in close vicinity of the Invalidovna metro station (line C), and tram stops, also conveniently located to the north-south highway with easy access to the D1 and D8 highways.

Features and services:

BREEAM certification
 24/7 reception & security service
 Card access
 CCTV security service
 Flexible office space offering open space or partitioned offices
 Modulation 1,35 m, clear height of offices 3,0 m
 Individual temperature control in each room
 Operable windows
 External sun-blinds with electrical control
 Raised floor with floor boxes
 ISDN telephone lines with Internet connection possibility
 Kitchenette within each unit
 Electronic smoke detectors
 4 modern elevators in each building
 Underground storage possible
 Green area between buildings
 2 canteens & cafeteria within the project
 2 bicycle storage areas including sanitary facilities

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

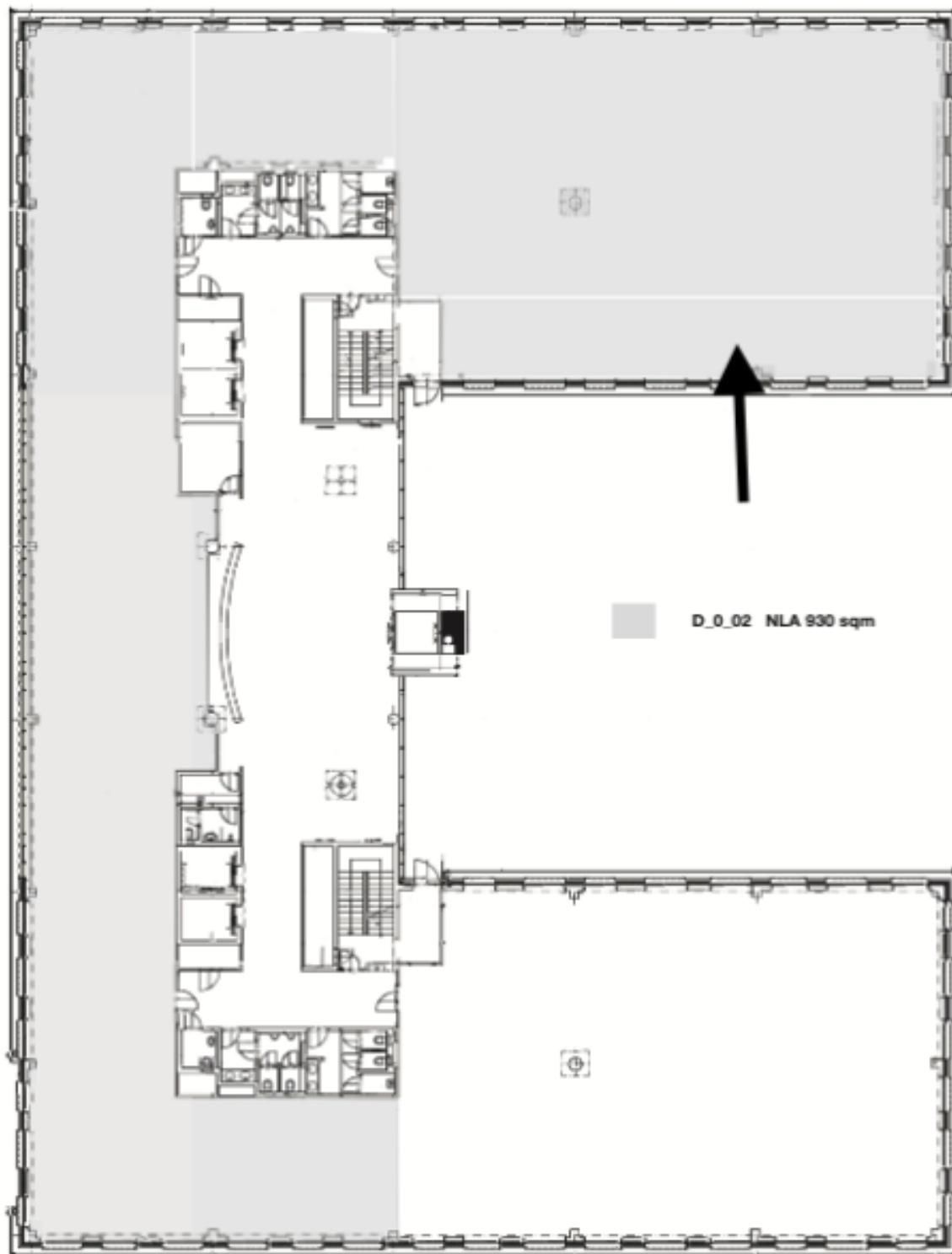


Office building

Prague 8, Karlín, Sokolovská

Rented

Building D
Ground Floor



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