



Office building

€ 23.50 - 26.00 / m² | CZK 572 - 633 / m²

3 400 m², Prague 8, Karlín, Karolinská

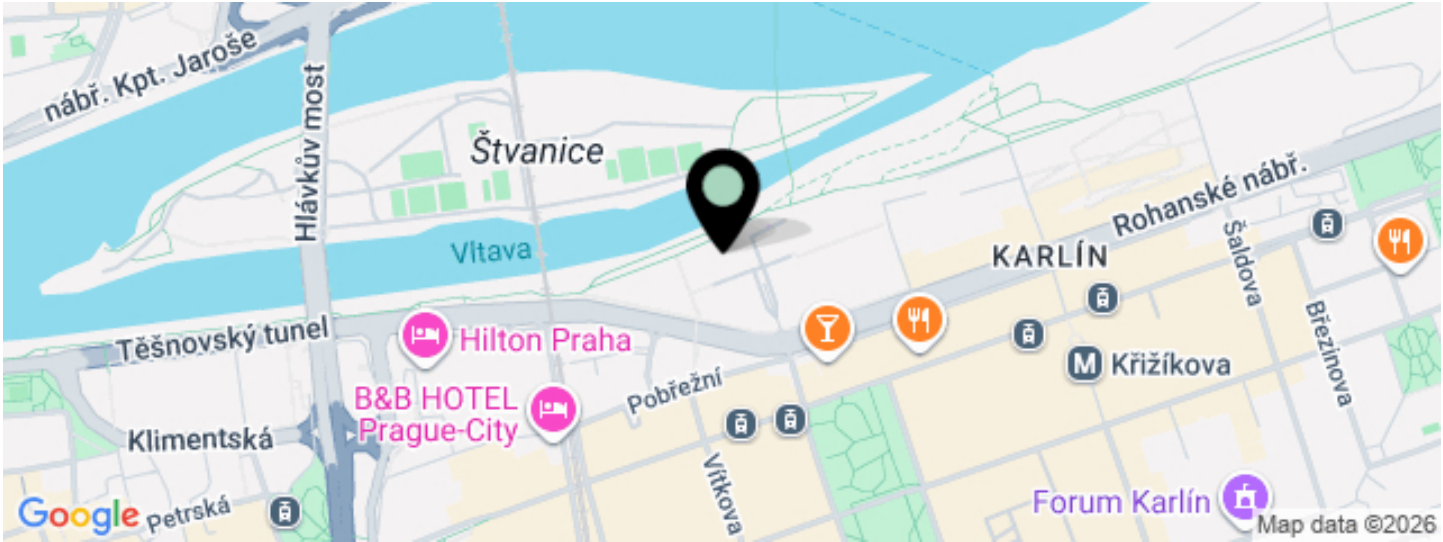




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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space	3 400 m²	123 CZK monthly per m²	EUR 175 / pp / month	€ 23.50 - 26 / m²

**Office building**3 400 m², Prague 8, Karlín, Karolinská**€ 23.50 - 26.00 / m² | CZK 572 - 633 / m²**

Service price	123 CZK monthly per m ²
Total building area	20 000 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	800
Parking ratio	1:80
Certification	—
PENB	A
Reference number	31758

Office building with office space for rent 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. 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:

Targeting LEED Platinum certificate
 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.