



## Office building

Prague 8, Karlín, U Rustonky

Rented



**Office building**

Prague 8, Karlín, U Rustonky

**Rented**

|                         |                                    |
|-------------------------|------------------------------------|
| Service price           | 100 CZK monthly per m <sup>2</sup> |
| Total building area     | 7 126 m <sup>2</sup>               |
| Tenant consumption      | —                                  |
| Parking                 | Yes                                |
| Parking service charges | —                                  |
| Parking ratio           | —                                  |
| Certification           | —                                  |
| PENB                    | G                                  |
| Reference number        | 38040                              |

The architectural concept of this modern office space for lease was inspired by the industrial origin of the site. A terrace, central reception, bike shed, showers on each floor, or 97 parking spaces are available. The building has received a LEED Gold pre-certificate.

**Location:**

Excellent accessibility by public transport. Within a 5-minute walk from the Invalidovna (line B) and Palmovka (line B) metro stations and tram and bus connections. Only 6 minutes to the city center. All civic amenities in the area.

**Features and services:**

Air-conditioning

Sprinklers

Openable windows

Central reception

Magnetic access cards

External blinds

Terrace

LEED Gold Pre-Certificate

All services close to the building (restaurants, cafes, supermarket, hotel, golf course, etc.)

Bike path around the building and a bicycle shed in the building

97 parking spaces

**Completion Q1/2023.**

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

**Office building**

Prague 8, Karlín, U Rustonky

**Rented**