



Office space

Prague 8, Karlín, Rohanské nábřeží

Ask for price





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Available area	3 724 m ²
Cellar	-
Parking	Yes
PENB	B
Reference number	41195

Designed by the world-renowned architect Eva Jiřičná, this building will offer up to 7,443 sq. m. of effectively designed office space for lease, attractively designed and with flexible use options. The building will be located on the corner of the Rohanské Embankment, right by Invalidovna Park and the Vltava River. One of the building's unique elements will be a generously designed shared terrace, which will offer beautiful views of the city. The proposed occupancy of the office space per person is 8 sq. m. The project received LEED Gold certification.

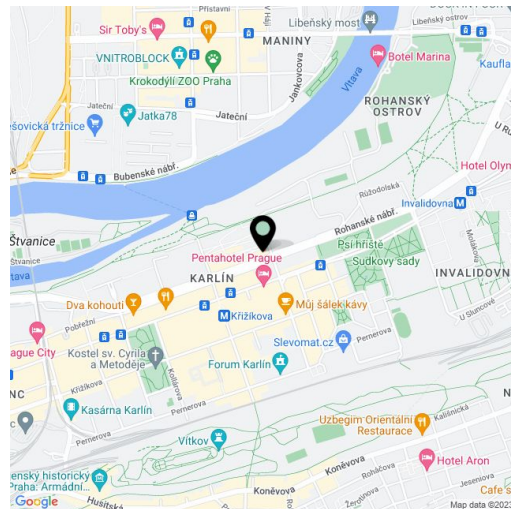
Location:

The Invalidovna metro station (line B) and tram stops will be 2 minutes away from the building and the city center 7 minutes away by metro. The Václav Havel Airport will be 20 minutes away by car and the Prague Ring Road only 5 minutes.

Features and services:

Terraces
 106 parking spaces in underground garages
 4 shared parking spaces for electric cars with the possibility of recharging
 24/7 reception
 4 elevators
 Bike shed for 32 bikes
 Fitting rooms, showers
 Clear height of 3 m
 Double floors
 Sprinklers
 Openable windows
 Cooling fancoils
 Heating
 LED lighting technology
 Passive shading on the south facade
 Outdoor blinds
 Triple-glazed panes
 High-speed Internet

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





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3. – 5. NP





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6. NP

