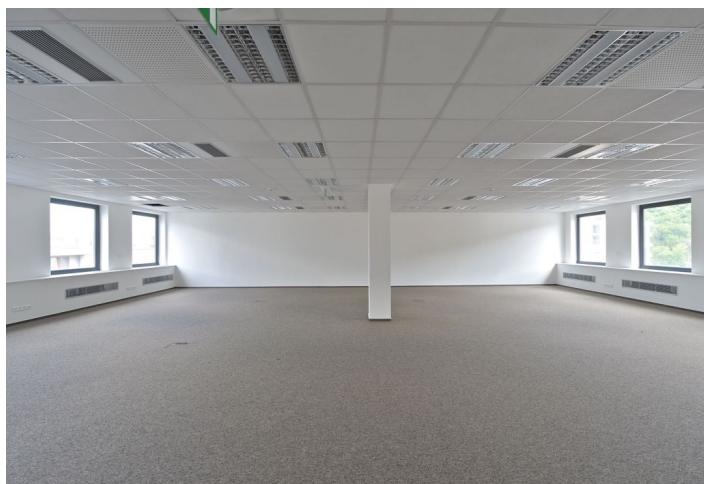




Office space

Prague 8, Karlín, Thámova

€ 12.00 - 14.00 / m² | CZK 301 - 351 / m²





Office space

Prague 8, Karlín, Thámova

€ 12.00 - 14.00 / m² | CZK 301 - 351 / m²

Service price	100 CZK monthly per m ²
Available area	220 m ²
Cellar	-
Parking	EUR 100 / ps / month
PENB	C
Reference number	18522

Modern office premises for lease on the 4th floor of an administrative building located in the atmospheric area of old Karlín, Prague 8. This sought after commercial & residential neighborhood that so uniquely combines a bustling, young vibe with a professional setting is conveniently close to Prague's center – it's just an easy 10-minute walk away. Furthermore, the Křižíkova (line B) metro station is a two-minute walk away and there is easy connection by car to the D8 motorway and city center.

Features and Services:

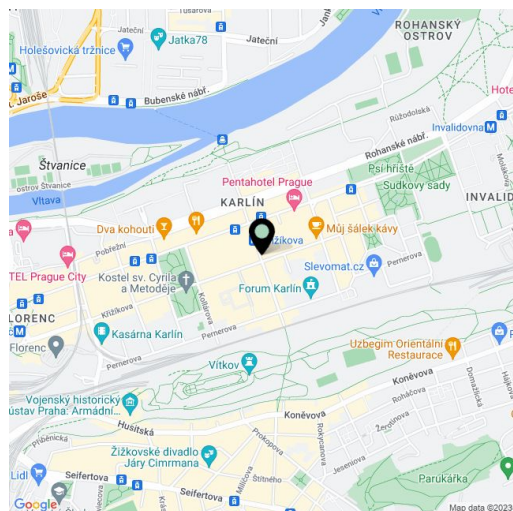
The building features central reception, 24-hour security - monitored by a camera system. Features include suspended ceilings, air-conditioning, central heating, electronic fire detectors, separate kitchen and toilets in each office section. 1st floor meeting rooms boast a terrace.

Location:

This top destination for businesses and residences boasts an array of some of the city's most popular bistros and cafes, a diverse range of shops and services, medical facilities, banks, and the multifunctional Forum Karlín complex. Thanks to Karlinské náměstí and the nearby towering Vítkov Hill, the neighborhood features peaceful green areas for unwinding and relaxing.

Neighborhood Establishments: [Peter's Burger Pub](#), [Bistro PROTI PROUDU](#), [Hostinec u Tunelu](#), [Fresh Cube](#), [RedHotChilli-Vietnamese Bistro](#), [Můj šálek kávy](#), [Tea Mountain](#), Woodoo People – fresh bar, fruits & vegetables (situated directly in the complex).

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



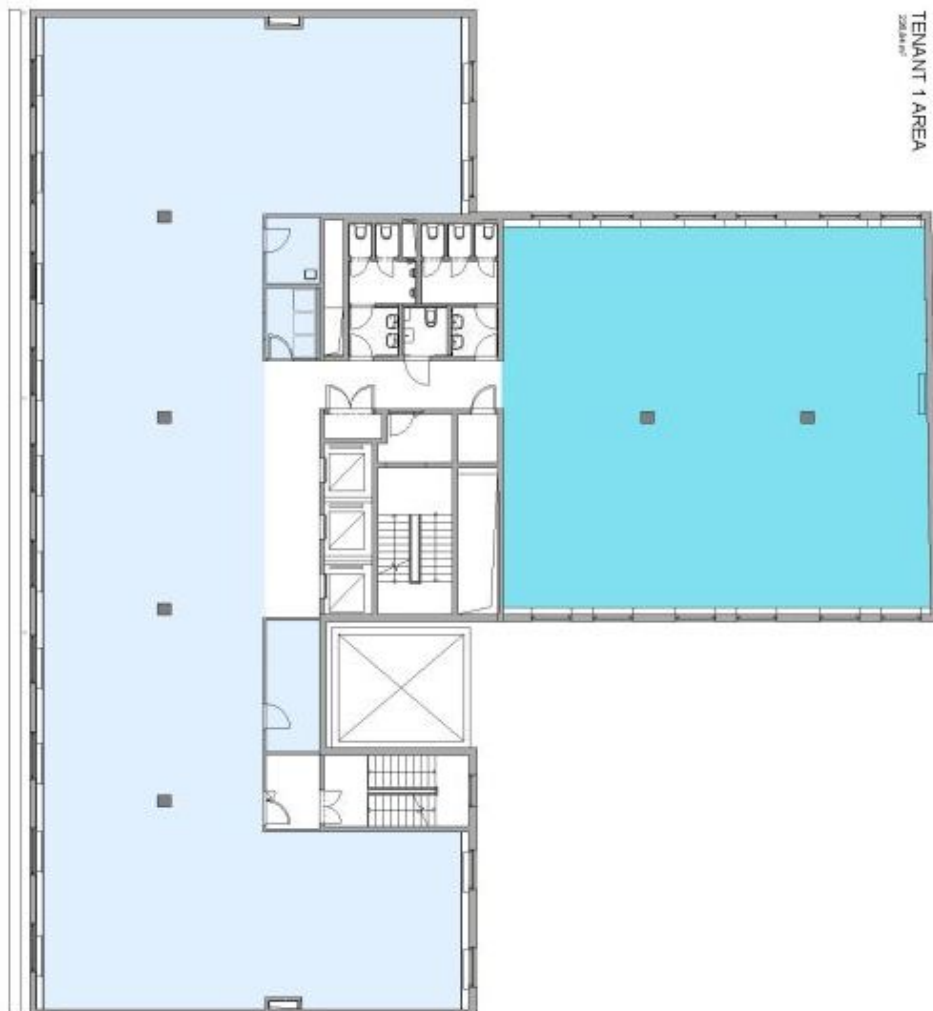


Office space

Prague 8, Karlín, Thámova

€ 12.00 - 14.00 / m² | CZK 301 - 351 / m²

TENANT 2 AREA
4320 m²



TENANT 1 AREA
2264 m²

VARIANTA 2