



Office space

Prague 8, Karlín, Pernerova

€ 17.50 / m² | CZK 417 / m²





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Service price	130 CZK monthly per m ²
Available area	96 m ²
Cellar	-
Parking	EUR 130 / pp / month
Reference number	100862

Office space for lease on the ground floor in the new Butterfly administrative complex situated in an attractive location in Prague 8 - Karlín.

The complex, which is in the shape of a butterfly, boasts a beautiful green facade and offers 1,600 m² of vertical gardens and 500 m² of roof terraces. The building was designed by architect David Chisholm from the renowned international atelier CMC architects. BREEAM Excellent certification.

Location:

Excellent transport accessibility by car and public transport – in vicinity of the Křižíkova metro station (line B) / tram stops and is within walking distance of the city center. The Florenc bus station and the main train station, Hlavní nádraží, are just 20 minute walk away. The complex is connected to the Prague ring and other central communications of the city. This location offers all facilities, services and activities for leisure.

Features and Services:

- Central reception desk and security service 24/7
- Open space with efficient modular system of 1,35 m
- Clear office height 3 m
- Openable windows, internal sun-blinds and external shading panels
- Modern technologies - cooling beams for heating and cooling
- Double floor including floor boxes for electrical installations
- Canteen and cafe, storage space, bicycle parking with showers and lockers
- Underground parking

Available from Q3 2023.

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

