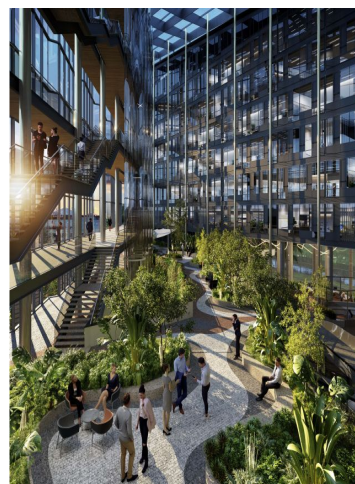




# Office space

€ 23.00 - 27.50 / m<sup>2</sup> | CZK 583 - 697 / m<sup>2</sup>

Praha 8, Karlín, Karolinská



**Office space**

Praha 8, Karlín, Karolinská

**€ 23.00 - 27.50 / m<sup>2</sup> | CZK 583 - 697 / m<sup>2</sup>**

<b>Service price</b>	130 CZK monthly per m <sup>2</sup>
<b>Available area</b>	2 592 m <sup>2</sup>
<b>Cellar</b>	-
<b>Terrace</b>	62 m <sup>2</sup>
<b>Parking</b>	EUR 175 / pp / month
<b>PENB</b>	G
<b>Reference number</b>	104243

First administrative building of River City Prague project, new high quality administrative center of the highest international A class standards. Energy efficient and environmentally friendly buildings offers office space for lease in Prague 8.

**Location:**

This popular business, residential and administrative location is just a 10-minute walk from the center of Prague and is easily accessible by public transport and by car. Křižíkova metro station (line B) and a tram stop just a few minutes' walk from the building; easy access to the D8 highway and the city center.

**Features and Services:**

- Central reception
- 24 hours security, CCTV
- Magnetic card access
- External and internal terraces
- High flexible office layout
- Sprinklers
- Raised floor
- Modern air-conditioning system
- Underground parking
- Visitors parking
- 3 restaurants, café, post office, tobacco and newspaper shop, flower shop, bank machine, physiotherapy and massages
- Platinum LEED certificate

Images might not accurately reflect the current state of the premises.

**Available from January 2026.**

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

