



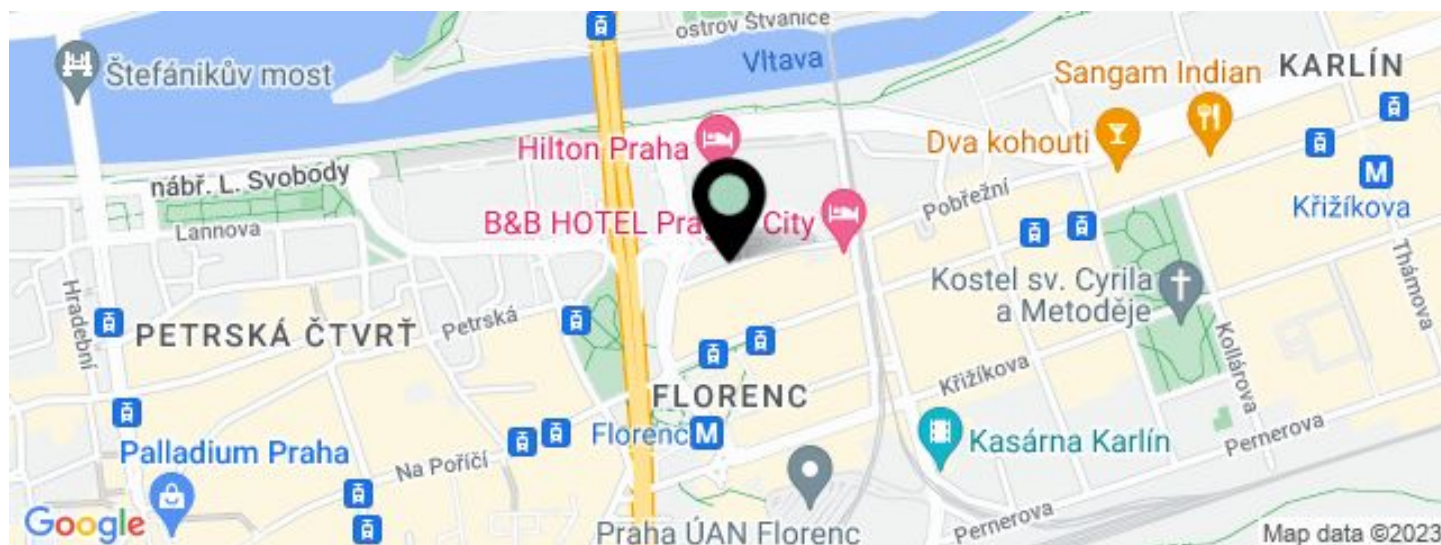
## Office building

173 m<sup>2</sup>, Prague 8, Karlín, Pobežní

€ 17.50 / m<sup>2</sup> | CZK 439 / m<sup>2</sup>





**Office building****€ 17.50 / m<sup>2</sup> | CZK 439 / m<sup>2</sup>**173 m<sup>2</sup>, Prague 8, Karlín, Pobřežní

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 6th floor	173 m <sup>2</sup>	135 CZK monthly per m <sup>2</sup>	EUR 145 / pp / month	€ 17.50 / m <sup>2</sup>

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Service price	135 CZK monthly per m <sup>2</sup>
Total building area	20 200 m <sup>2</sup>
Tenant consumption	—
Parking	145 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	D
Reference number	14419

**This project completed in 2003 features three buildings with office premises for lease situated in an attractive area of Prague 8 – Karlín. The complex received BREEAM In-Use certification.**

**Location:**

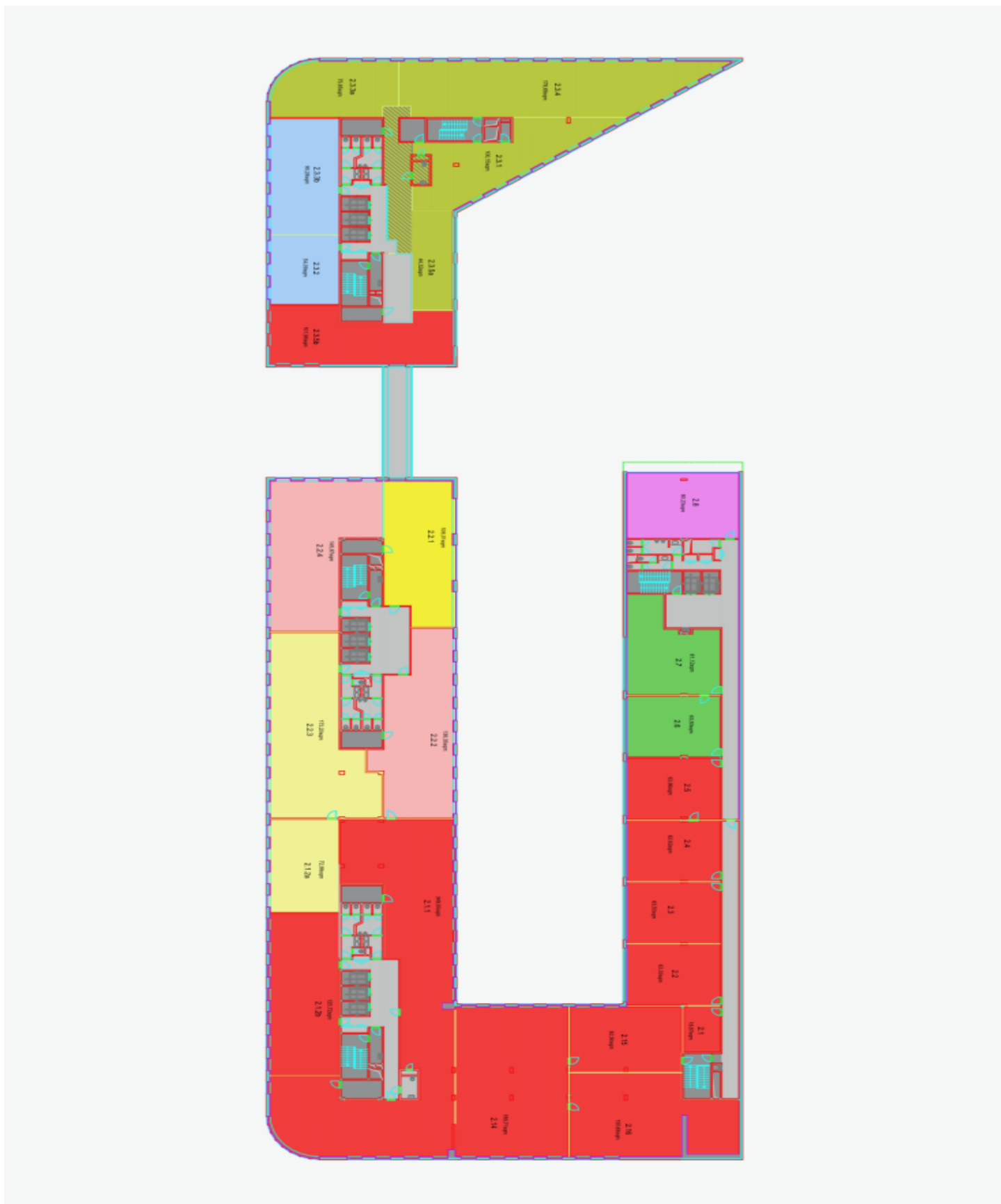
Easily accessible by car and public transport – the building is situated just a few steps from the city center, close to the Florenc metro/bus station (line B, C) in close vicinity of tram and bus stops. Easy connection to the north-south access with excellent access to the south-north highway. The building is adjacent to Hilton Hotel, which offers top restaurant, hotel and other services.

**Features and Services:**

- 24/7 access to the building
- Permanent onsite property management and security
- Fully air-conditioned offices
- Meeting room at disposal
- Flexible office layout
- Cable trunking
- Optical cables
- Possibility to use conference facilities and Fitness Club in the Hilton Hotel
- Banking, post office, office suppliers
- Canteen and pre-school services
- Underground parking

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







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