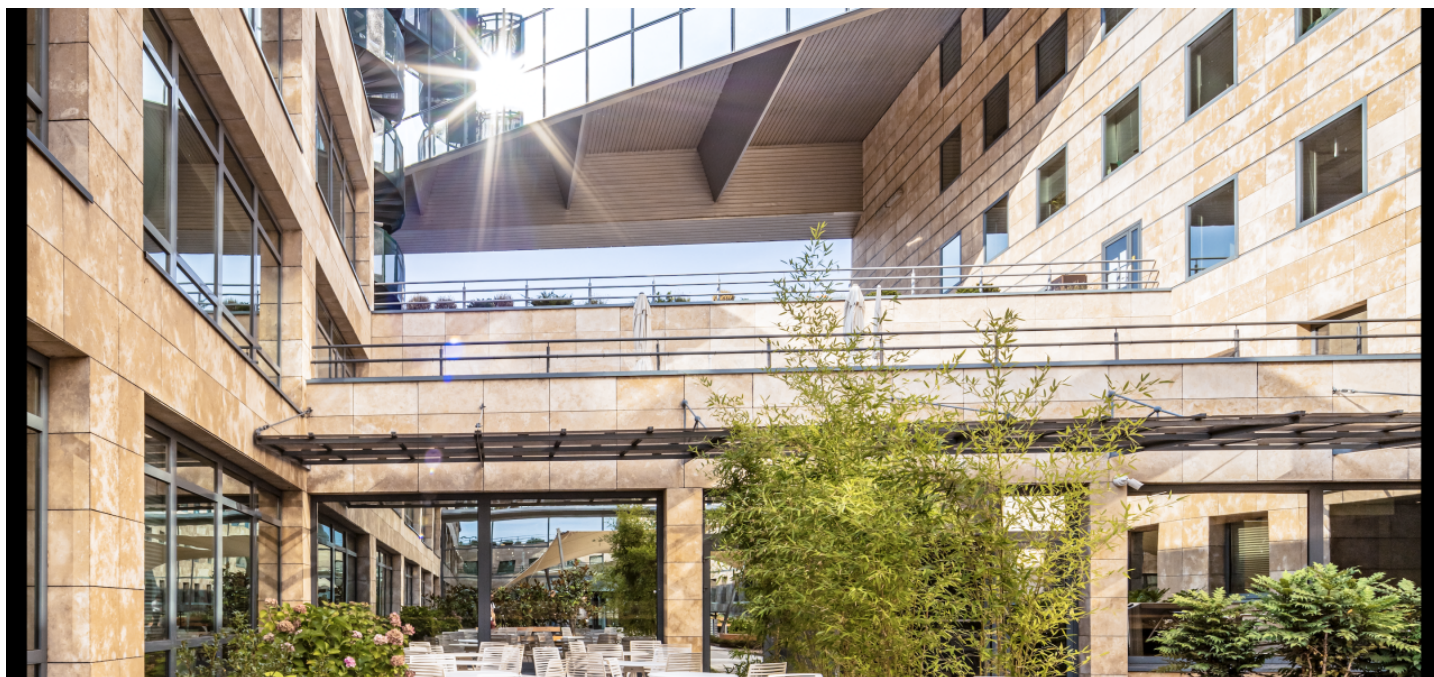


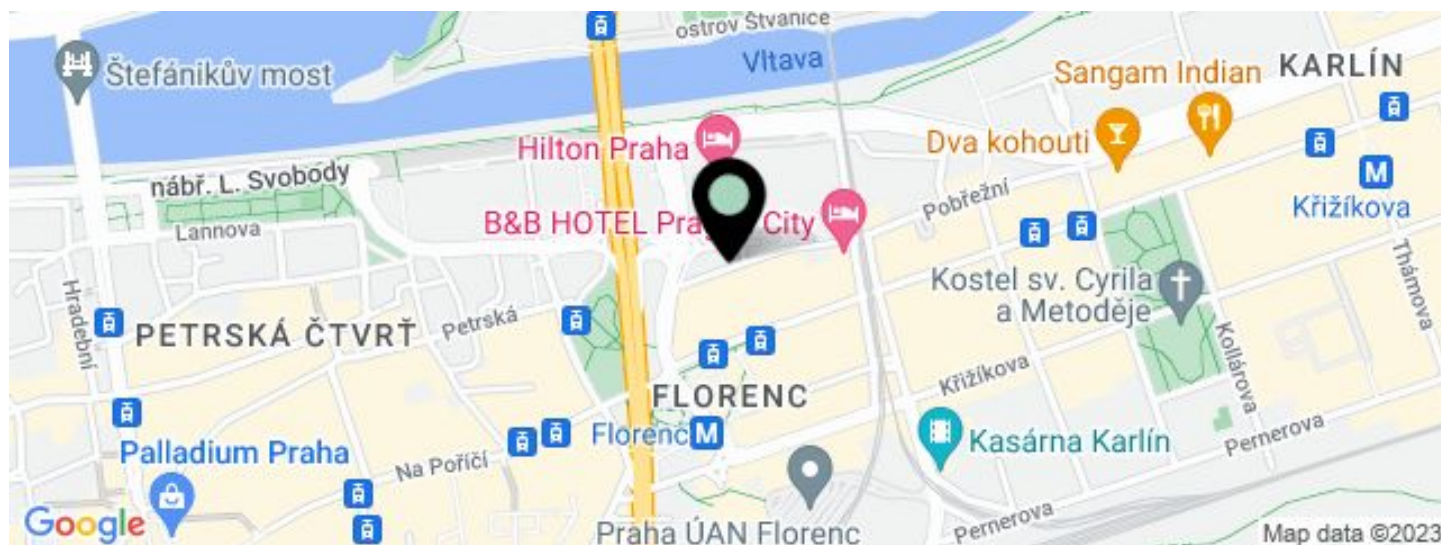


Office building

1 329 m², Prague 8, Karlín, Pobřeží

€ 16.50 / m² | CZK 417 / m²



**Office building****€ 16.50 / m² | CZK 417 / m²**1 329 m², Prague 8, Karlín, Pobřeží

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 3rd floor + terrace	1 059 m ²	135 CZK monthly per m ²	EUR 145 / pp / month	€ 16.50 / m ²
Office space, 2nd floor	270 m ²	135 CZK monthly per m ²	EUR 145 / pp / month	€ 16.50 / m ²

**Office building**1 329 m², Prague 8, Karlín, Pobřeží**€ 16.50 / m² | CZK 417 / m²**

Service price	135 CZK monthly per m ²
Total building area	20 200 m ²
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.



Office building

1329 m², Prague 8, Karlín, Pobřeží

€ 16.50 / m² | CZK 417 / m²





Office building

1 329 m², Prague 8, Karlín, Pobřežní

€ 16.50 / m² | CZK 417 / m²





Office building

1 329 m², Prague 8, Karlín, Pobřežní

€ 16.50 / m² | CZK 417 / m²

