



# Office building

€ 19.00 - 21.00 / m<sup>2</sup> | CZK 477 - 528 / m<sup>2</sup>

2 157 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 3rd floor + terrace	444 m <sup>2</sup>	140 CZK monthly per m <sup>2</sup>	EUR 155 / pp / month	€ 19 - 21 / m <sup>2</sup>
Office space, 2nd floor + terraces	1 424 m <sup>2</sup>	140 CZK monthly per m <sup>2</sup>	EUR 155 / pp / month	€ 19 - 21 / m <sup>2</sup>
Office space, 1st floor	290 m <sup>2</sup>	140 CZK monthly per m <sup>2</sup>	EUR 155 / pp / month	€ 19 - 21 / m <sup>2</sup>

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Service price	140 CZK monthly per m <sup>2</sup>
Total building area	21 337 m <sup>2</sup>
Tenant consumption	—
Parking	155 EUR
Parking service charges	900
Parking ratio	—
Certification	—
PENB	B
Reference number	14708

The high-quality administrative center offers office space for rent. Energy efficient and environmentally friendly building, saves approx. 40% of energy compare to conventional office buildings and at the same time provides healthier quality of internal climate. Significant savings on operation cost.

**Location:**

Prominent river side location with good access to the highway D1, D8 and to the city centre. Excellent access by public transport provides tram stops nearby and metro stations Florenc and Křižíkova (line B).

**Features and services:**

- Sprinklers
- Raised floor
- Modern air-conditioning system
- Underground parking
- High flexible floor plan-dividable
- 24 hours security
- CCTV
- Magnetic card access
- External and internal terraces
- Visitors parking
- DGNB certificate

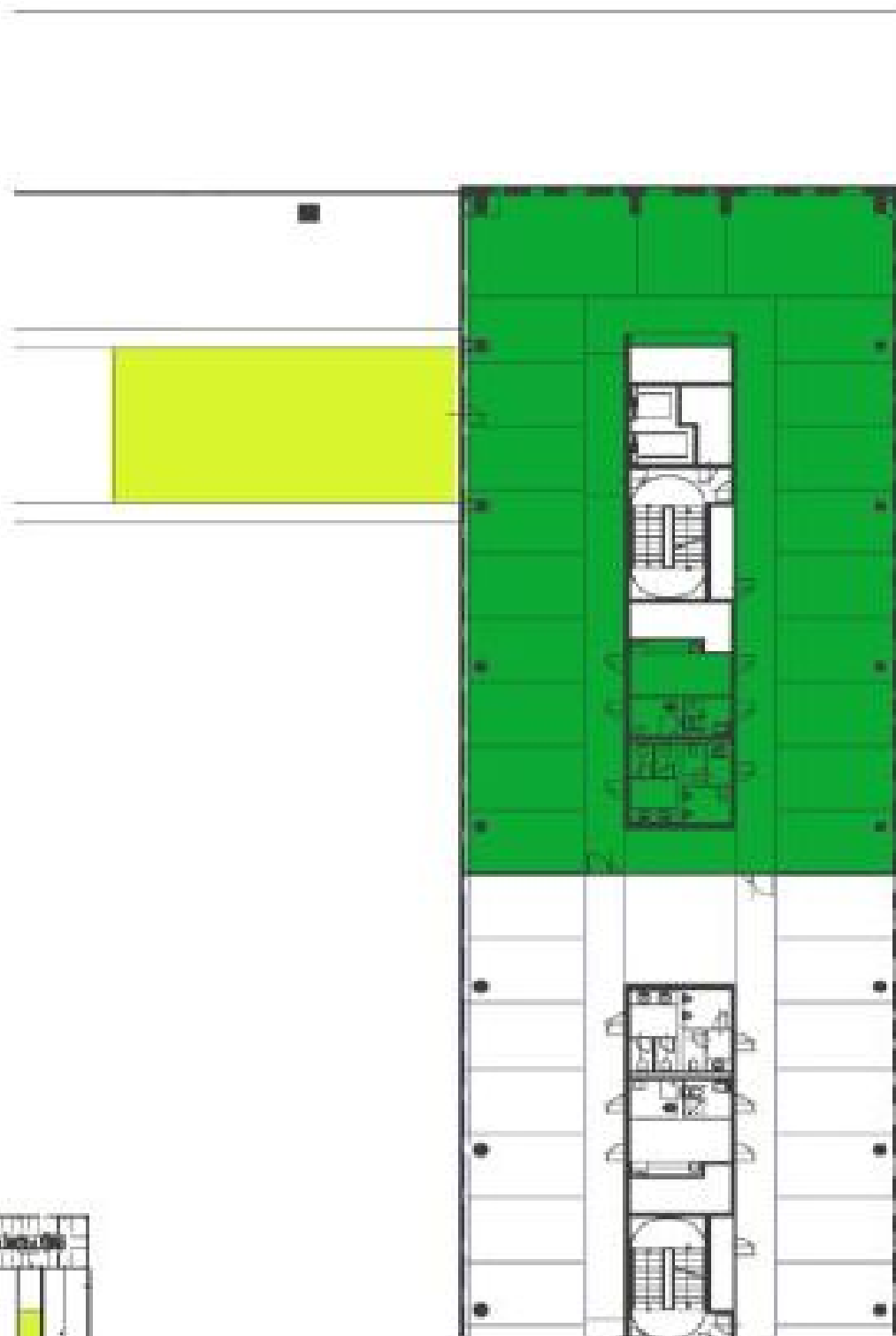
Rental and service charges listed without VAT. Lessee pays no commission.



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3. patro | 3rd floor (521 sqm + terrace)





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