



Office building

€ 23.00 - 27.50 / m² | CZK 582 - 695 / m²

10 909 m², Praha 8, Karlín, Karolinská



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 10th floor + terrace	541 m ²	130 CZK monthly per m ²	EUR 175 / pp / month	€ 23 - 27.50 / m ²
Office space, 6th floor + terrace	1 543 m ²	130 CZK monthly per m ²	EUR 175 / pp / month	€ 23 - 27.50 / m ²
Office space, 5th floor + terrace	2 574 m ²	130 CZK monthly per m ²	EUR 175 / pp / month	€ 23 - 27.50 / m ²
Office space, 4th floor + terrace	2 592 m ²	130 CZK monthly per m ²	EUR 175 / pp / month	€ 23 - 27.50 / m ²
Office space, 3rd floor + terrace	2 537 m ²	130 CZK monthly per m ²	EUR 175 / pp / month	€ 23 - 27.50 / m ²
Office space, 2nd floor + terrace	1 122 m ²	130 CZK monthly per m ²	EUR 175 / pp / month	€ 23 - 27.50 / m ²

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Service price	130 CZK monthly per m ²
Total building area	21 392 m ²
Tenant consumption	—
Parking	175 EUR
Parking service charges	1050
Parking ratio	—
Certification	—
PENB	C
Reference number	14844

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

Available from January 2026.

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



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