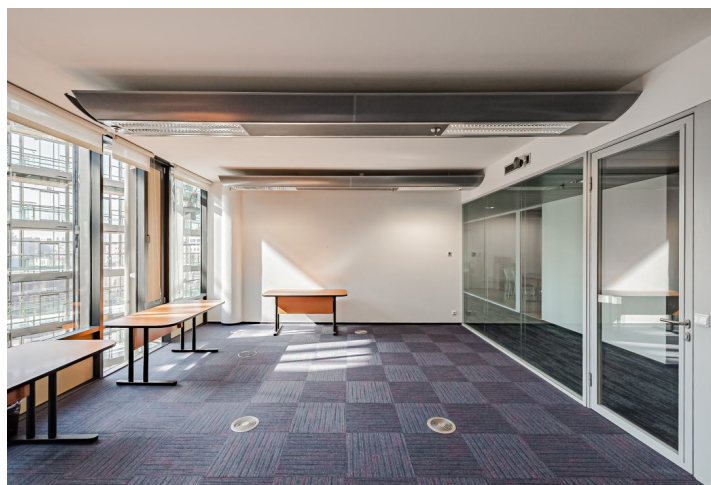
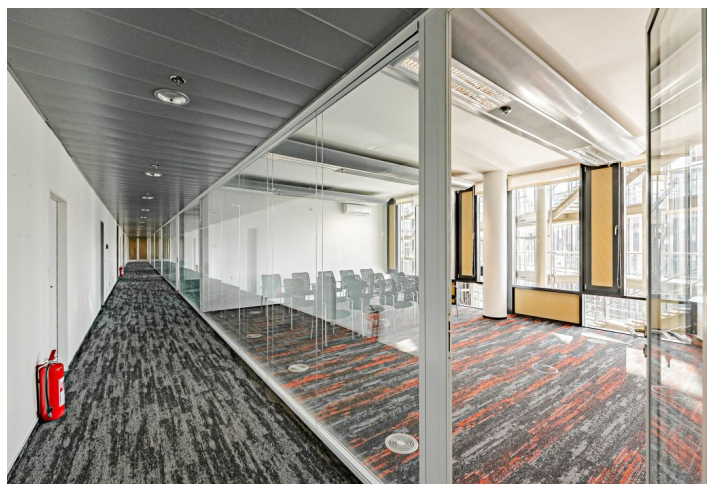
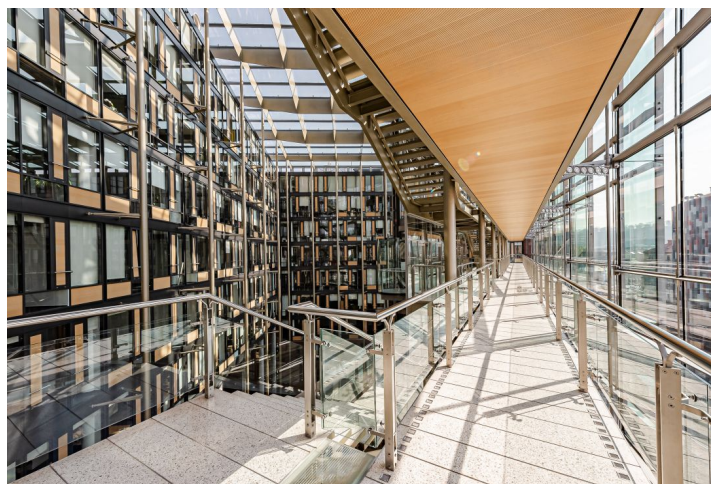
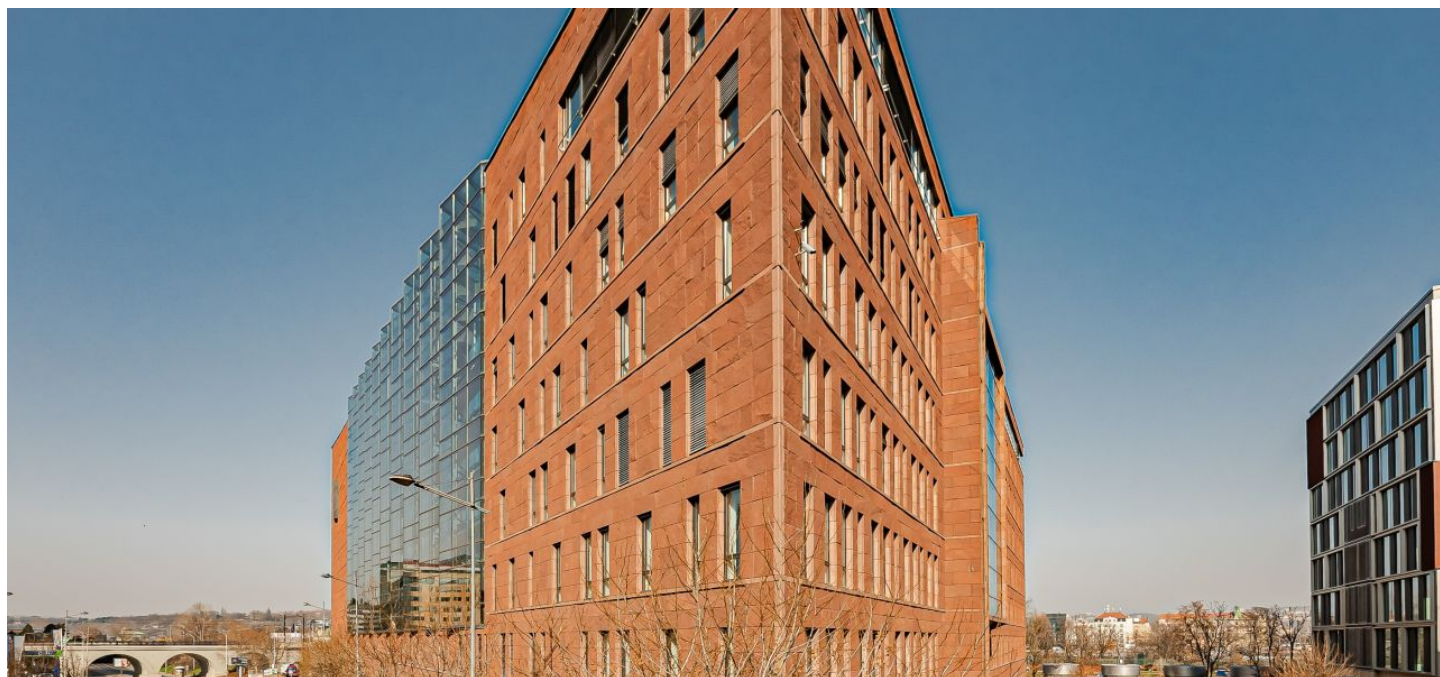




# Office building

€ 22.00 - 27.50 / m<sup>2</sup> | CZK 556 - 695 / m<sup>2</sup>

10 909 m<sup>2</sup>, Prague 8, Karlín, Karolinská



**Office building****€ 22.00 - 27.50 / m<sup>2</sup> | CZK 556 - 695 / m<sup>2</sup>**10 909 m<sup>2</sup>, Prague 8, Karlín, Karolinská

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 10th floor + terrace	541 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	EUR 175 / pp / month	€ 23 - 27.50 / m <sup>2</sup>
Office space, 6th floor + terrace	1 543 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	EUR 175 / pp / month	€ 23 - 27.50 / m <sup>2</sup>
Office space, 5th floor + terrace	2 574 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	EUR 175 / pp / month	€ 22 - 27.50 / m <sup>2</sup>
Office space, 4th floor + terrace	2 592 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	EUR 175 / pp / month	€ 22 - 27.50 / m <sup>2</sup>
Office space, 3rd floor + terrace	2 537 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	EUR 175 / pp / month	€ 22 - 27.50 / m <sup>2</sup>
Office space, 2nd floor + terrace	1 122 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	EUR 175 / pp / month	€ 22 - 27.50 / m <sup>2</sup>



## Office building

10 909 m<sup>2</sup>, Prague 8, Karlín, Karolinská

€ 22.00 - 27.50 / m<sup>2</sup> | CZK 556 - 695 / m<sup>2</sup>

Service price	130 CZK monthly per m <sup>2</sup>
Total building area	21 392 m <sup>2</sup>
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.



# Office building

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