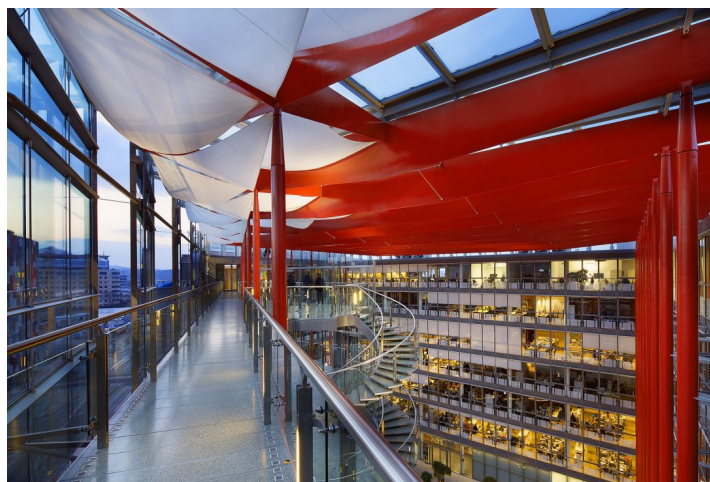




# Office building

2 952 m<sup>2</sup>, Praha 8, Karlín, Karolinská

€ 17.80 - 19.50 / m<sup>2</sup> | CZK 450 - 493 / m<sup>2</sup>





**Office building****€ 17.80 - 19.50 / m<sup>2</sup> | CZK 450 - 493 / m<sup>2</sup>**2 952 m<sup>2</sup>, Praha 8, Karlín, Karolinská

| UNIT                    | AVAILABLE AREA               | SERVICES                              | PARKING              | MONTHLY RENT                     |
|-------------------------|------------------------------|---------------------------------------|----------------------|----------------------------------|
| Office space, 2nd floor | 1 476 - 2 952 m <sup>2</sup> | 112 CZK<br>monthly per m <sup>2</sup> | EUR 160 / pp / month | € 17.80 - 19.50 / m <sup>2</sup> |

**Office building**2 952 m<sup>2</sup>, Praha 8, Karlín, Karolinská**€ 17.80 - 19.50 / m<sup>2</sup> | CZK 450 - 493 / m<sup>2</sup>**

|                         |                                    |
|-------------------------|------------------------------------|
| Service price           | 112 CZK monthly per m <sup>2</sup> |
| Total building area     | 19 008 m <sup>2</sup>              |
| Tenant consumption      | —                                  |
| Parking                 | 160 EUR                            |
| Parking service charges | —                                  |
| Parking ratio           | —                                  |
| Certification           | —                                  |
| PENB                    | C                                  |
| Reference number        | 14846                              |

**Administrative building in the River City Prague project, offers office premises for lease in the highest international Class A standards. The energy efficient and environmentally friendly building saves approx. 40% of energy compared to conventional office buildings, and at the same time provides a healthy interior climate. Significant savings on operation costs.**

**Location:**

Prominent riverside location in an emerging business district with good access to the D1 and D8 highways and to the city center. Nearby tram stops and the Florenc and Křižíkova (line B) metro stations provide excellent access by public transport. A great location providing everything one may need – an abundance of services and ways of spending leisure time, in a tranquil yet bustling atmosphere.

**Features and Services:**

- Platinum LEED certificate
- Sprinklers
- Raised floors
- Modern air-conditioning system
- Underground parking, parking for visitors
- High flexible floor plan-dividable
- 24-hour security
- CCTV, magnetic card access
- External and internal terraces
- Restaurants, café, post office, tobacco & newspaper shop, flower shop, bank machine, physiotherapy & massages, dentist, fitness center

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



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ar. 2







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