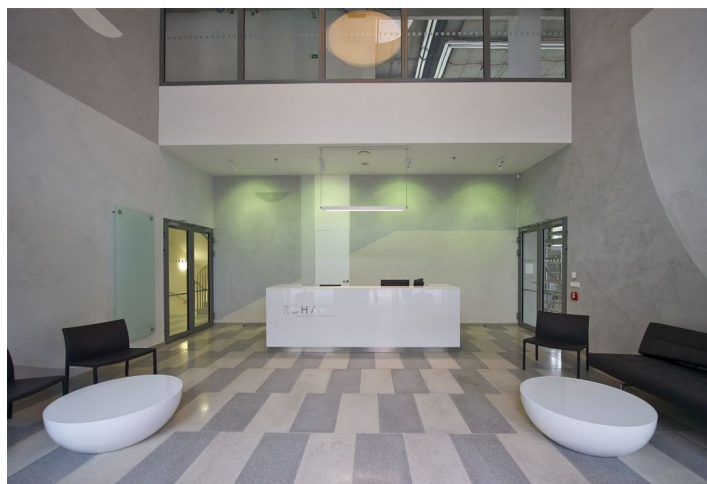
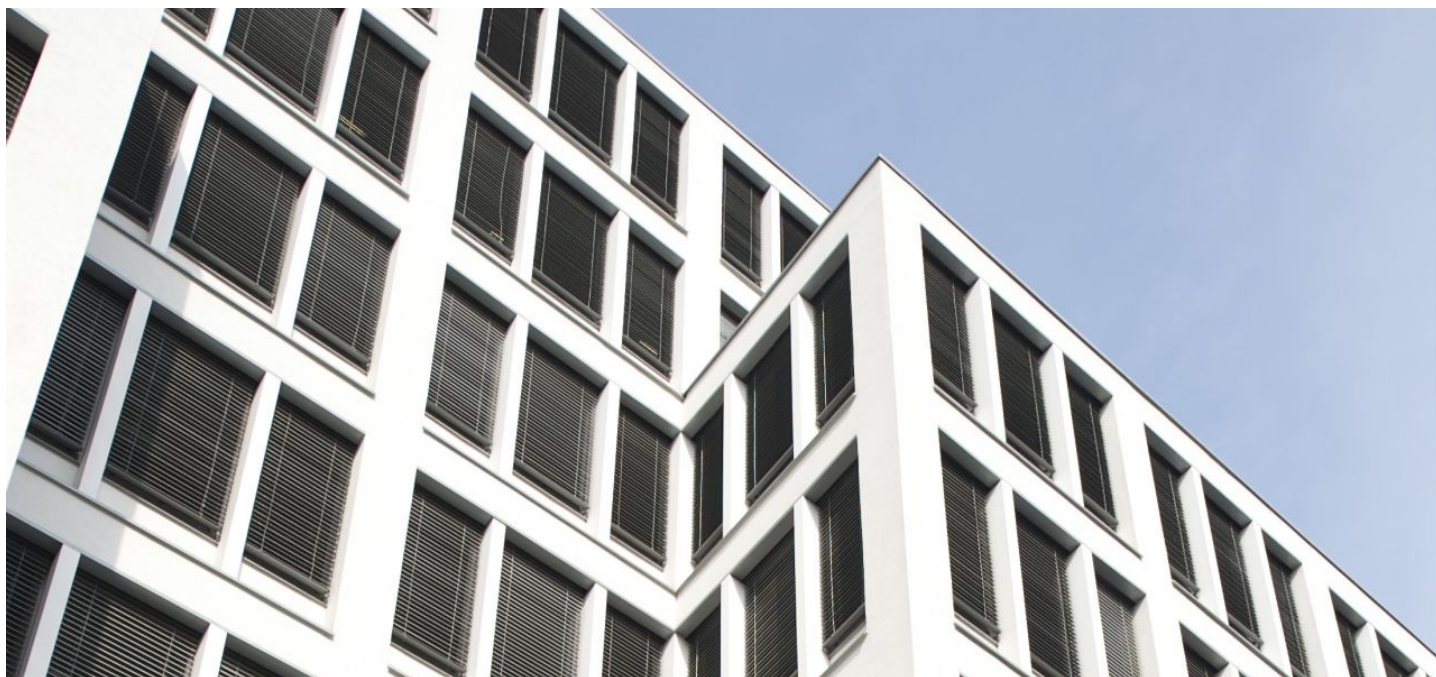




## Office space

€ 14.75 / m<sup>2</sup> | CZK 371 / m<sup>2</sup>

Prague 8, Karlín, Rohanské nábřeží





## Office space

Prague 8, Karlín, Rohanské nábřeží

€ 14.75 / m<sup>2</sup> | CZK 371 / m<sup>2</sup>

Service price	101 CZK monthly per m <sup>2</sup>
Available area	5 469 m <sup>2</sup>
Cellar	-
Parking	EUR 100 / pp / month
PENB	G
Reference number	14917

### Location

Located in the attractive Prague 8 – Karlín quarter, this new administrative project provides excellent accessibility by the adjacent tram and B-line underground stations ('Florenc' and 'Křižíkova'). With its perfect accessibility by car towards the North-South arterial road and, consequently, D1 and D8 highways, Building brings you to the international Ruzyně Airport within less than 30 minutes. This location is renowned for its well established infrastructure and adjoining post offices, shops, restaurants, fitness, hotels etc.

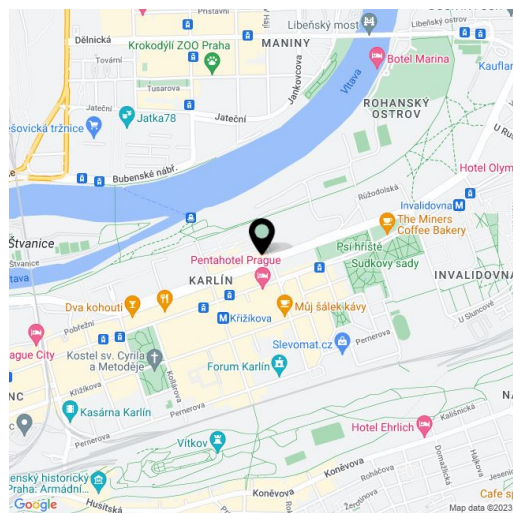
### Description

Offices in A-Class building meets the highest international quality standards. The typical floor of 8 story building is 1.260 sq m and offers maximum comfort for its occupiers. The building was designed with the prospect of coming requirements for space efficiency and flexibility, allowing tenants to choose an office layout according to their needs.

### Features and Services

Flexible layout with possibility to create units from 150 sq m, effective office grid 1,3m, 2 separate entrances with representative reception lobby, 3m ceiling clear height, suspended ceilings with lighting, raised floors, quality carpeting, air conditioning (4-pipe fan coil system, openable windows, external sun blinds, terraces, 3 modern lifts, 24/7 security service, magnetic card access, professional on-site property management, optical cabling, separate kitchen in each office section, underground parking.

Rental price EUR 14,75/m<sup>2</sup>/month. Parking at 100 EUR/parking space/month. Lessee pays no commission.



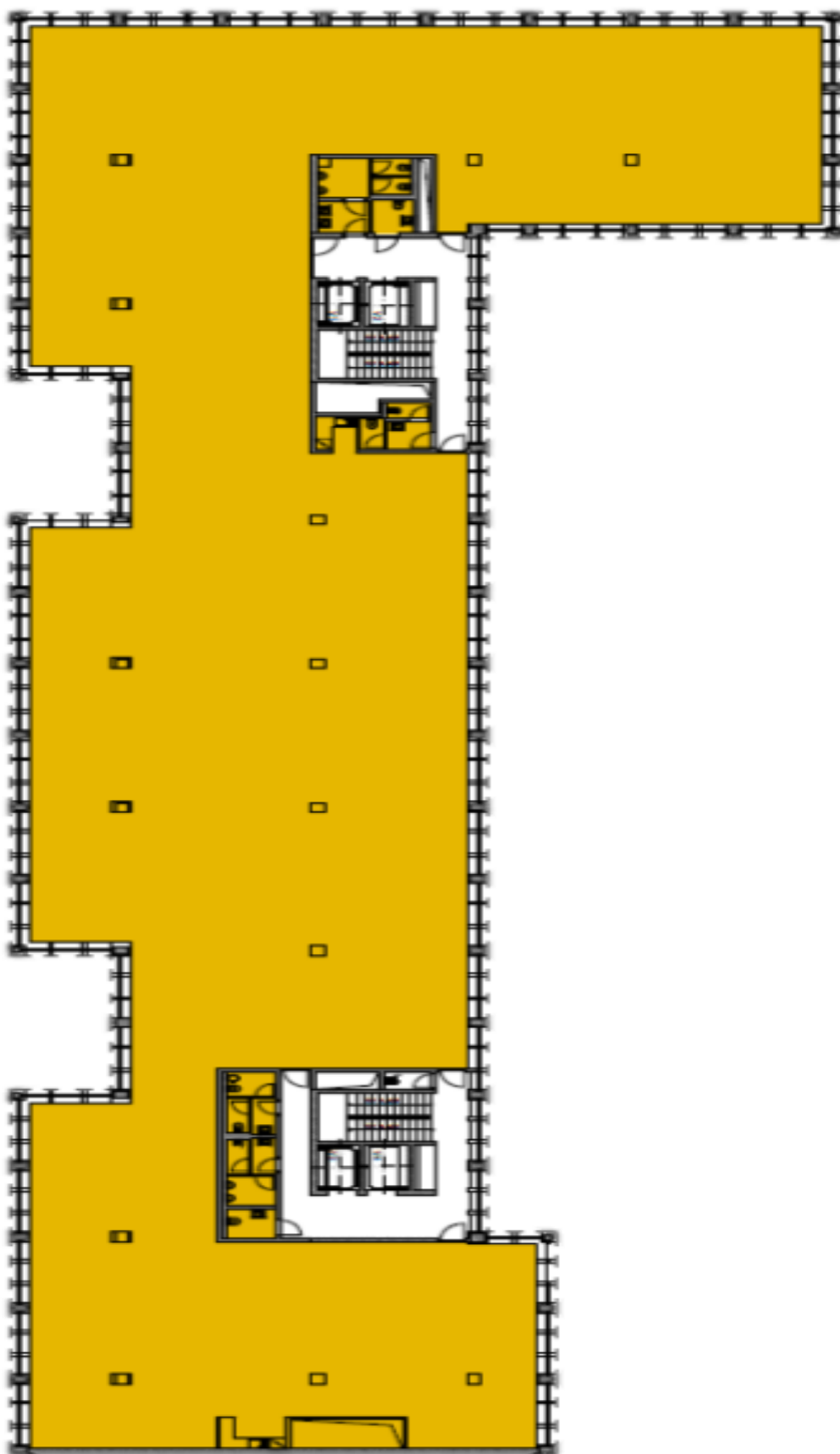


## Office space

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Prague 8, Karlín, Rohanské nábřeží

Typické patro / Typical floor - 1.260m<sup>2</sup>





## Office space

€ 14.75 / m<sup>2</sup> | CZK 371 / m<sup>2</sup>

Prague 8, Karlín, Rohanské nábřeží

Příklad interiérového řešení - 2 nájemci / Sample office space - 2 tenants

