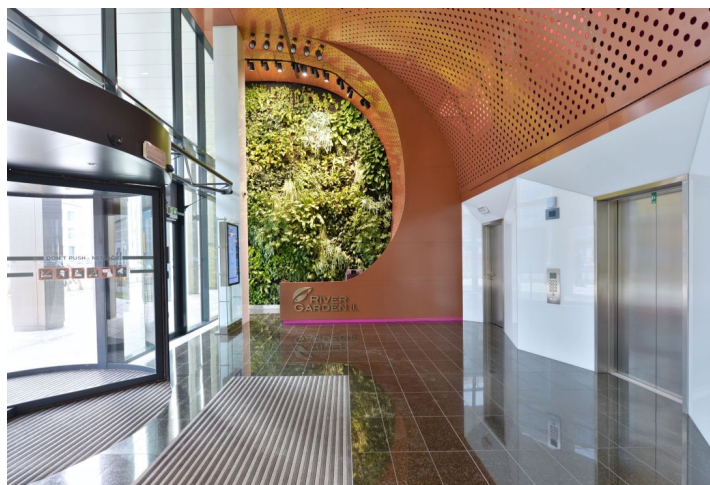


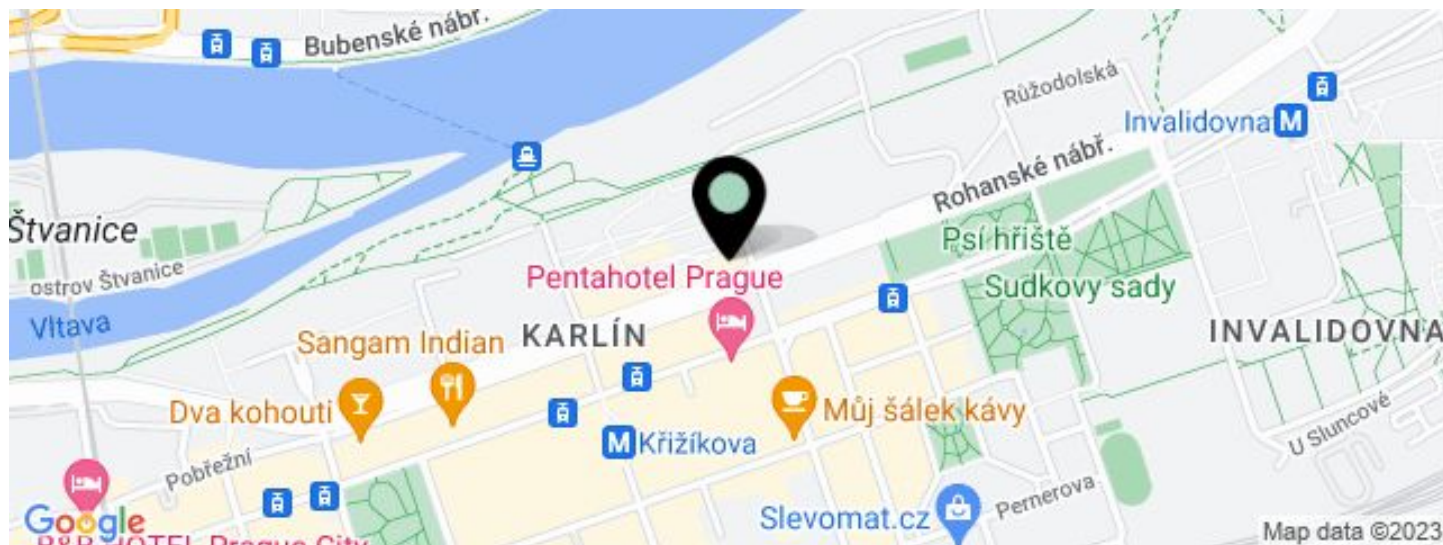


# Office building

€ 17.50 - 18.50 / m<sup>2</sup> | CZK 442 - 467 / m<sup>2</sup>

3 483 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží



**Office building****€ 17.50 - 18.50 / m<sup>2</sup> | CZK 442 - 467 / m<sup>2</sup>**3 483 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 6th floor + terrace	1 593 m <sup>2</sup>	125 CZK monthly per m <sup>2</sup>	EUR 145 / ps / month	€ 17.50 - 18.50 / m <sup>2</sup>
Office space, 3rd floor	1 126 m <sup>2</sup>	125 CZK monthly per m <sup>2</sup>	EUR 145 / ps / month	€ 17.50 - 18.50 / m <sup>2</sup>
Office space, 3rd floor	467 m <sup>2</sup>	125 CZK monthly per m <sup>2</sup>	EUR 145 / ps / month	€ 17.50 - 18.50 / m <sup>2</sup>
Building A, Sublease, Office space, 2nd floor 297 m <sup>2</sup>		125 CZK monthly per m <sup>2</sup>	EUR 131,28 - 164,1 / pp / month	€ 17.29 / m <sup>2</sup>

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Service price	125 CZK monthly per m <sup>2</sup>
Total building area	22 934 m <sup>2</sup>
Tenant consumption	—
Parking	145 EUR
Parking service charges	—
Parking ratio	1:67
Certification	—
PENB	G
Reference number	15506

**Modern Class A administrative building offering office and retail space to let in an attractive area of Prague 8 – Karlín.****Location:**

Excellent accessibility by car and public transport – the Křižíkova metro station (line B) and a tram stop are just a few minutes on foot from the space; easy connection with the D8 highway, Prague City Ring and the city center. Very good civil amenities close to the building.

**Features and Services:**

Breeam Certification  
Representative receptions  
Lifts  
24/7 security service  
Central card-access system  
Flexible office layout  
Cooling and air-conditioning system - chilled beams  
Raised floors with floor boxes  
Lower ceilings with lighting  
Openable windows  
Connection to telecommunication networks via optic cables  
HVAC with separate regulation for each office  
WC + kitchenette in every rental unit  
Electronic fire system (EPS)  
Underground parking

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



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