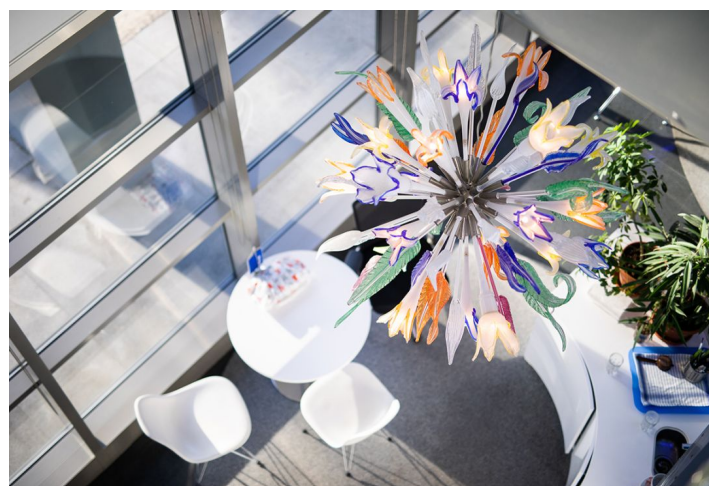
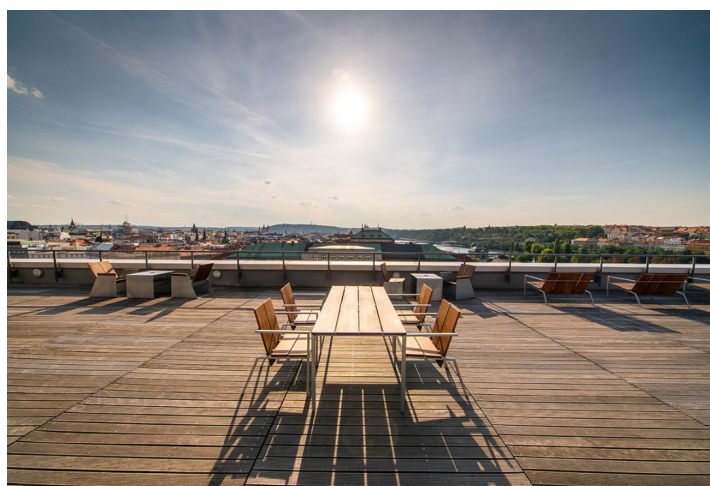


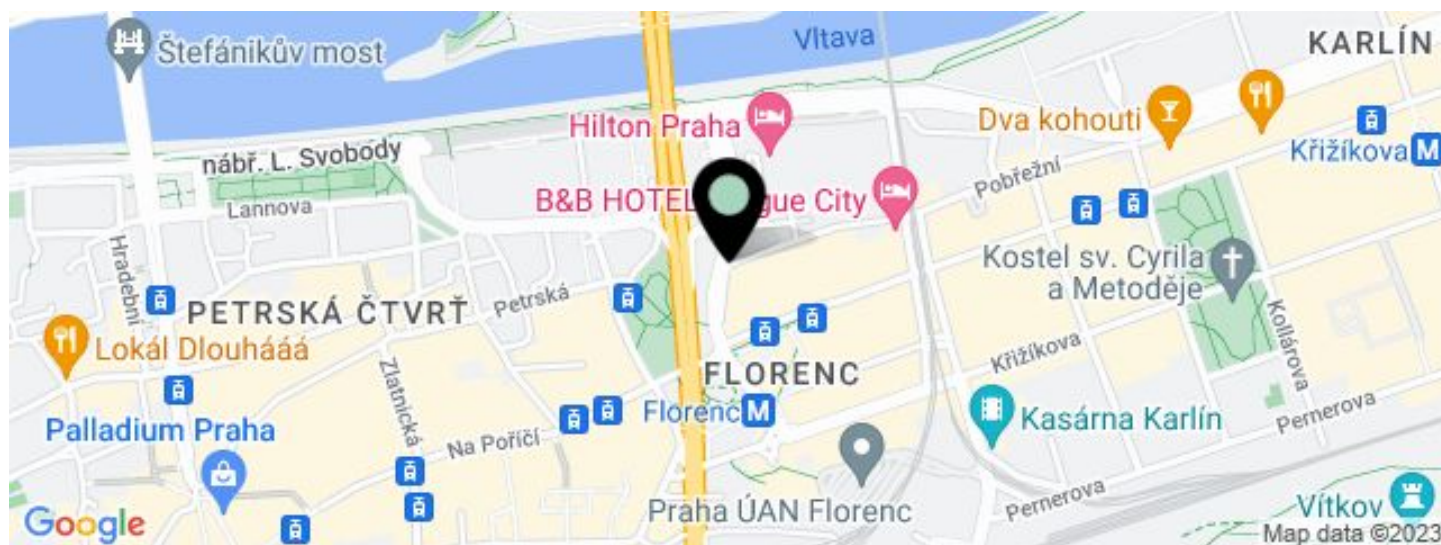


# Office building

€ 15.50 - 15.90 / m<sup>2</sup> | CZK 389 - 399 / m<sup>2</sup>

3 293 m<sup>2</sup>, Prague 8, Karlín, Ke Štvanici



**Office building****€ 15.50 - 15.90 / m<sup>2</sup> | CZK 389 - 399 / m<sup>2</sup>**3 293 m<sup>2</sup>, Prague 8, Karlín, Ke Štvanici

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 5th floor	1 213 m <sup>2</sup>	95 CZK monthly per m <sup>2</sup>	EUR 130 - 140 / pp / month	€ 15.90 / m <sup>2</sup>
Office space, 3rd floor	2 081 m <sup>2</sup>	95 CZK monthly per m <sup>2</sup>	EUR 130 - 140 / pp / month	€ 15.50 / m <sup>2</sup>



**Office building**3 293 m<sup>2</sup>, Prague 8, Karlín, Ke Štvanici**€ 15.50 - 15.90 / m<sup>2</sup> | CZK 389 - 399 / m<sup>2</sup>**

Service price	95 CZK monthly per m <sup>2</sup>
Total building area	19 152 m <sup>2</sup>
Tenant consumption	—
Parking	130 - 140 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	15655

**Representative office building at intersection of Wilson and The Scouting, opposite the Hilton Hotel, perfectly visible in prominent location on outskirts of the historic city center. Project offers total of 18,231 m<sup>2</sup> of Class A offices for rent and 627 m<sup>2</sup> of retail space to let. Typical floor plate 1200 m<sup>2</sup>, smallest unit is 146 m<sup>2</sup>, 11 floors.**

**Location:**

Excellent connection to public transport, good access both by car and on foot. A pedestrian bridge connects the building with the Hotel Hilton.

**Features and Services:**

- 8 high-speed elevators
- Cooling
- Ventilation
- Heating
- Openable windows
- Double floors
- Bike racks
- Underground garages and visitor parking
- Employee restaurant
- Secure bike room, gym and showers
- Freely accessible unique terrace
- 24/7 security
- 2 reception desks

Prices are listed without VAT. Lessee pays no commission.



3. PATRO



příčky mezi nájemci 7,6 m<sup>2</sup>



1329,8 m<sup>2</sup>



854,7 m<sup>2</sup>



253,3 m<sup>2</sup>



5. PATRO

