



**Office building**

Praha 8, Karlín, Pernerova

Rented

Service price	130 CZK monthly per m ²
Total building area	16 690 m ²
Tenant consumption	—
Parking	130 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	21967

The office complex, which was completed in 2018 and consists of two interconnected buildings, offers office and retail space for lease in the popular Prague location of Karlín.

The complex is dominated by four publicly accessible themed gardens - north (winter), south (summer), east (spring) and west (autumn). Another interesting feature of the complex is the shape of the building based on four ellipses connected into two wings with a central atrium. This shape responds to the history of the engineering factories of Karlín. The façade represents a "living organism" and is also one of the significant elements. The building was designed by architect David Chisholm of the renowned architectural studio CMC Architects in collaboration with Czech designer and educator Maxim Velčovský, who designed original artworks for the two lobbies and reception areas.

Location:

Excellent transport accessibility by car and public transport – in vicinity of the Křižikova metro station (line B) / tram stops and is within walking distance of the city center. The Florenc bus station and the main train station, Hlavní nádraží, are just 20 minute walk away. The complex is connected to the Prague ring and other central communications of the city. This location offers all facilities, services and activities for leisure.

Features and Services:

Central reception desk and security service 24/7
 Clear office height 3 m
 Openable windows, internal sun-blinds and external shading panels
 Modern technologies - cooling beams for heating and cooling
 Double floor including floor boxes for electrical installations
 Canteen and cafe, storage space, bicycle parking with showers and lockers
 Underground parking

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



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