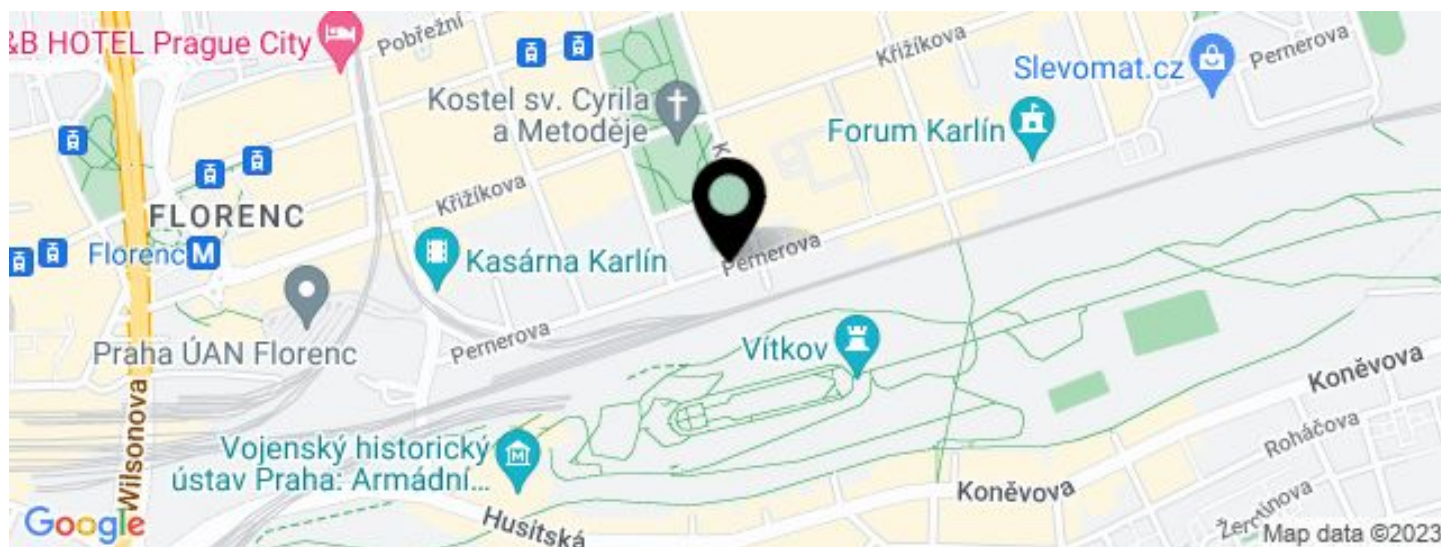


**Office building****€ 18.50 / m<sup>2</sup> | CZK 457 / m<sup>2</sup>**

Prague 8, Karlín, Pernerova



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building B, 3rd floor	196 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	2 parking spaces - EUR 135 / ps / month	€ 18.50 / m <sup>2</sup>

**Office building**

Prague 8, Karlín, Pernerova

**€ 18.50 / m<sup>2</sup> | CZK 457 / m<sup>2</sup>**

Service price	130 CZK monthly per m <sup>2</sup>
Total building area	16 690 m <sup>2</sup>
Tenant consumption	—
Parking	135 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	21967

**The new Butterfly administrative complex, with office and commercial space for lease, consists of two inter-connected buildings and is situated in an attractive location in Prague 8 - Karlín.**

The complex, which is in the shape of a butterfly, boasts a beautiful green facade and offers 1,600 m<sup>2</sup> of vertical gardens and 500 m<sup>2</sup> of roof terraces. The building was designed by architect David Chisholm from the renowned international atelier CMC architects. BREEAM Excellent certification.

**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
- Open space with efficient modular system of 1,35 m
- 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.



# Office building

Prague 8, Karlín, Pernerova

€ 18.50 / m<sup>2</sup> | CZK 457 / m<sup>2</sup>

