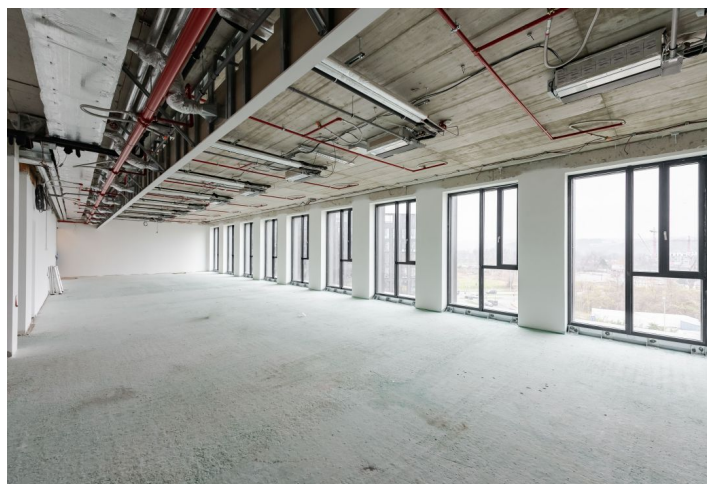
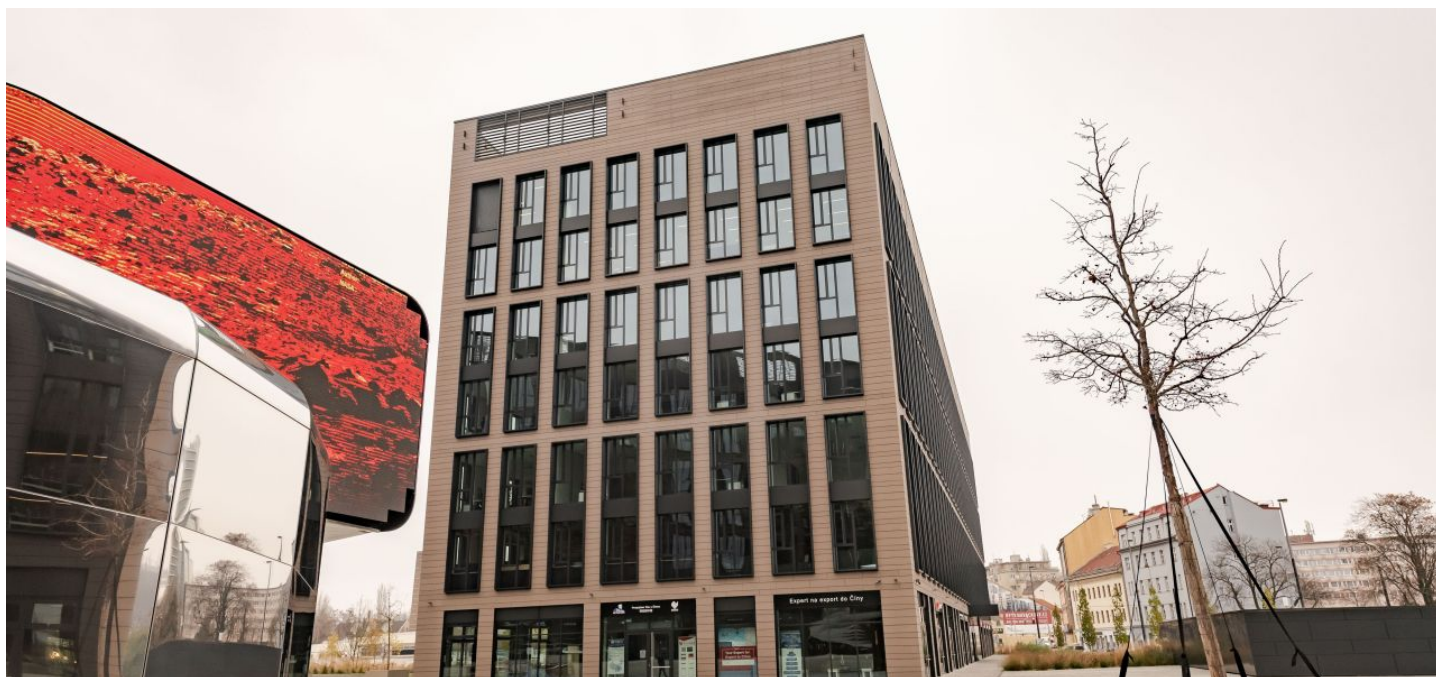




# Office building

Prague 8, Karlín, Sokolovská

Rented





## Office building

Prague 8, Karlín, Sokolovská

Rented

Service price	120 CZK monthly per m <sup>2</sup>
Total building area	11 300 m <sup>2</sup>
Tenant consumption	—
Parking	115 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	22096

New office complex in the desired location of Prague 8 - Karlín, consisting of three buildings, offers office space for lease. Project, which emphasizes the preservation of the original industrial character, comes from the studio of CMC Architects. The buildings are complemented by an inner square full of greenery and outdoor seating overlooking the Vltava. The spacious roof terraces are accessible to all tenants. International LEED Gold certification.

### Location:

Excellent accessibility by car and public transport – the building is situated next to the Invalidovna metro station (line B), in vicinity of tram stops. The position of the building offers very good connections to the city center and easy access to the D1 and D8 highways.

### Features and Services:

- Central reception
- Security service 24/7
- Lifts
- Magnetic card entrance system
- Air-conditioning
- Openable windows
- Raised floors
- Suspended ceiling
- Underground parking

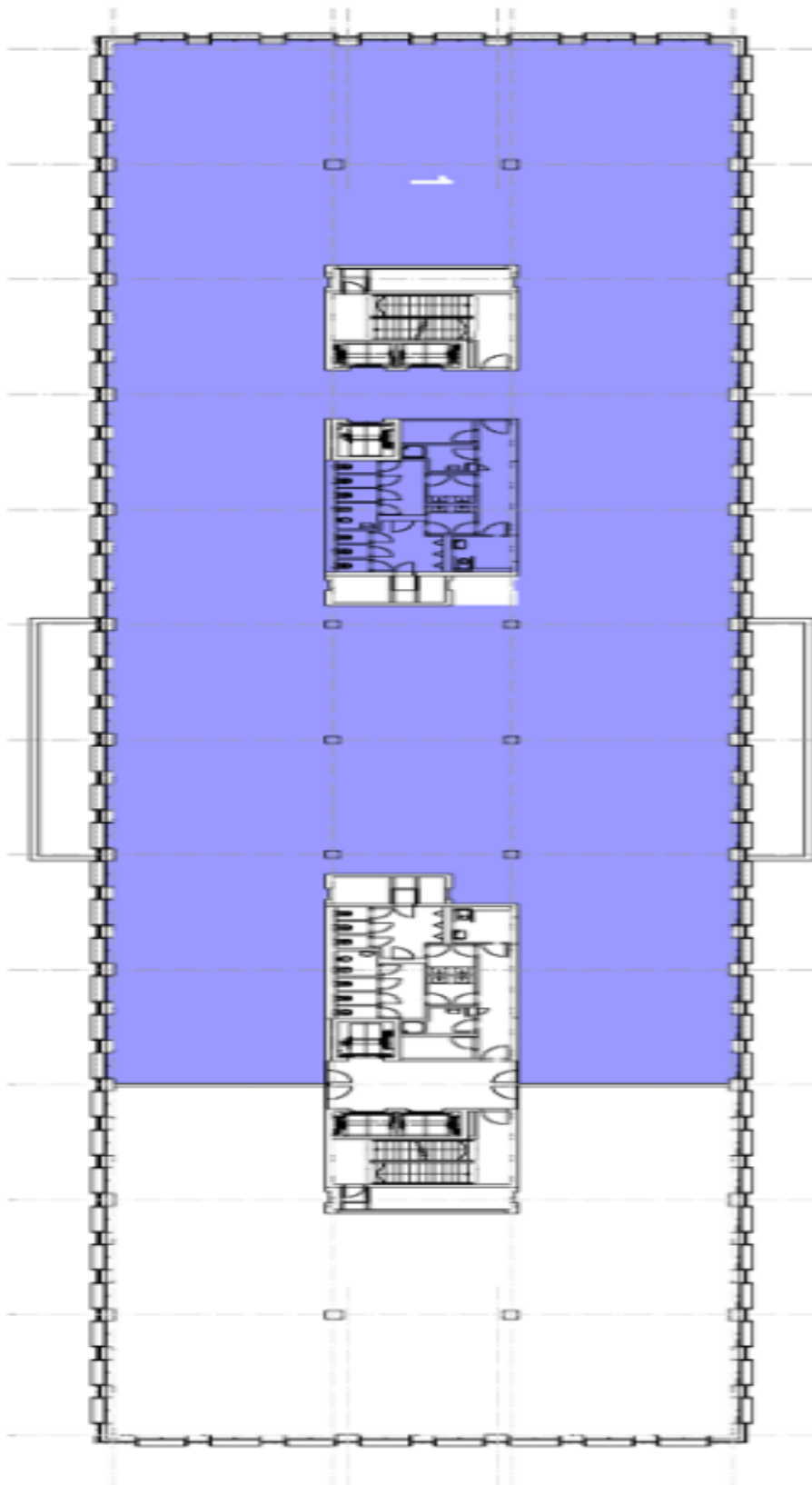
Rental and service charges listed without VAT. Lessee pays no commission.



# Office building

Prague 8, Karlín, Sokolovská

Rented



1. patro / 1st floor



5. patro / 5th floor

