



## Office building

240 m<sup>2</sup>, Prague 8, Karlín, U Sluncové

Rented





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Service price	70 CZK monthly per m <sup>2</sup>
Tenant consumption	—
Parking	2 500 CZK
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	25569

Modern high-rise building situated in Prague 8 offering office space for lease on 21 floors. Original and architecturally unique building with full glazing with aluminum sunshades and terraced walkway all around, boasting magnificent views of the city center and the Prague Castle complex.

### Location:

The building is easily accessible by car and public transport – in close vicinity of the Invalidovna metro station (line B), and within walking distance of tram and bus stops. Easy connection to the city center.

### Features and Services:

- Central reception desk
- 24-hour security building
- Magnetic card access
- Combination of separate offices and open space
- Meeting room
- Air-conditioning
- Raised floors
- Openable windows
- Separate kitchen
- Underground parking

Rental price **CZK 332/m<sup>2</sup>/month**. Rental and service charges listed without VAT. Lessee pays no commission.



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