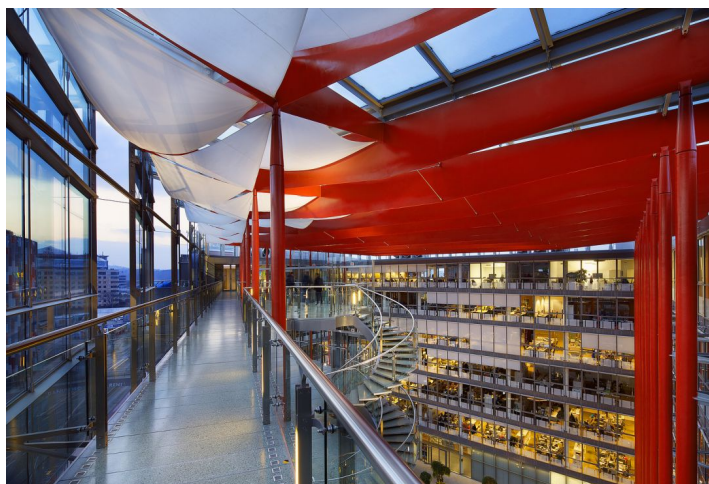




**Office space**

€ 17.80 - 19.50 / m<sup>2</sup> | CZK 447 - 490 / m<sup>2</sup>

Prague 8, Karlín, Karolinská



**Office space**

Prague 8, Karlín, Karolinská

**€ 17.80 - 19.50 / m<sup>2</sup> | CZK 447 - 490 / m<sup>2</sup>**

<b>Service price</b>	112 CZK monthly per m <sup>2</sup>
<b>Available area</b>	2 952 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 160 / pp / month
<b>PENB</b>	C
<b>Reference number</b>	28813

Office premises for lease in the River City Prague project, a top class administrative center of the highest international Class A standards. The energy efficient and environmentally friendly building saves approx. 40% of energy compared to conventional office buildings, and at the same time provides a healthy interior climate. Significant savings on operation costs.

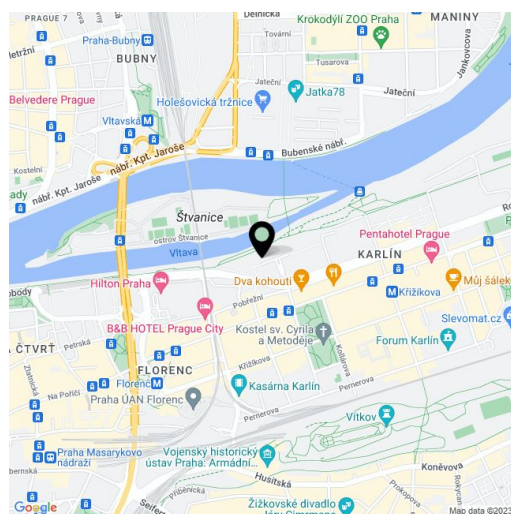
**Location:**

Prominent riverside location in an emerging business district with good access to the D1 and D8 highways and to the city center. Nearby tram stops and the Florenc and Křižíkova (line B) metro stations provide excellent access by public transport. A great location providing everything one may need – an abundance of services and ways of spending leisure time, in a tranquil yet bustling atmosphere.

**Features and Services:**

- Platinum LEED certificate
- Sprinklers
- Raised floors
- Modern air-conditioning system
- Underground parking, parking for visitors
- High flexible floor plan-dividable
- 24-hour security
- CCTV, magnetic card access
- External and internal terraces
- Restaurants, café, post office, tobacco & newspaper shop, flower shop, bank machine, physiotherapy & massages, dentist, fitness center

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





# Office space

Prague 8, Karlín, Karolinská

€ 17.80 - 19.50 / m<sup>2</sup> | CZK 447 - 490 / m<sup>2</sup>

2





# Office space

Prague 8, Karlín, Karolinská

€ 17.80 - 19.50 / m<sup>2</sup> | CZK 447 - 490 / m<sup>2</sup>

3





# Office space

Prague 8, Karlín, Karolinská

€ 17.80 - 19.50 / m<sup>2</sup> | CZK 447 - 490 / m<sup>2</sup>

