





## Office building

Prague 8, Karlín, Karolinská

Rented

Service price	95 CZK monthly per m <sup>2</sup>
Total building area	20 000 m <sup>2</sup>
Tenant consumption	—
Parking	140 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	31758

**Office building with office space for rent in an energy-efficient building surrounded by greenery, in an attractive part of Karlín in Prague. The modern office concept offers flexible layouts with access to a terrace. A pleasant working environment is created by a glass façade that provides a generous supply of daylight, as well as by an above-ground clearance of 3.1 m and CO2 monitoring. Modern technologies were used to save approximately 40% of energy consumption compared to conventional office buildings.**

### Location:

A 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 that provides everything you need – an abundance of services and ways to spend your leisure time in a busy area of Prague with pockets of tranquility.

### Features and services:

Targeting LEED Platinum certificate

Sprinklers

Raised floors

Modern air conditioning system

Underground parking, parking for visitors

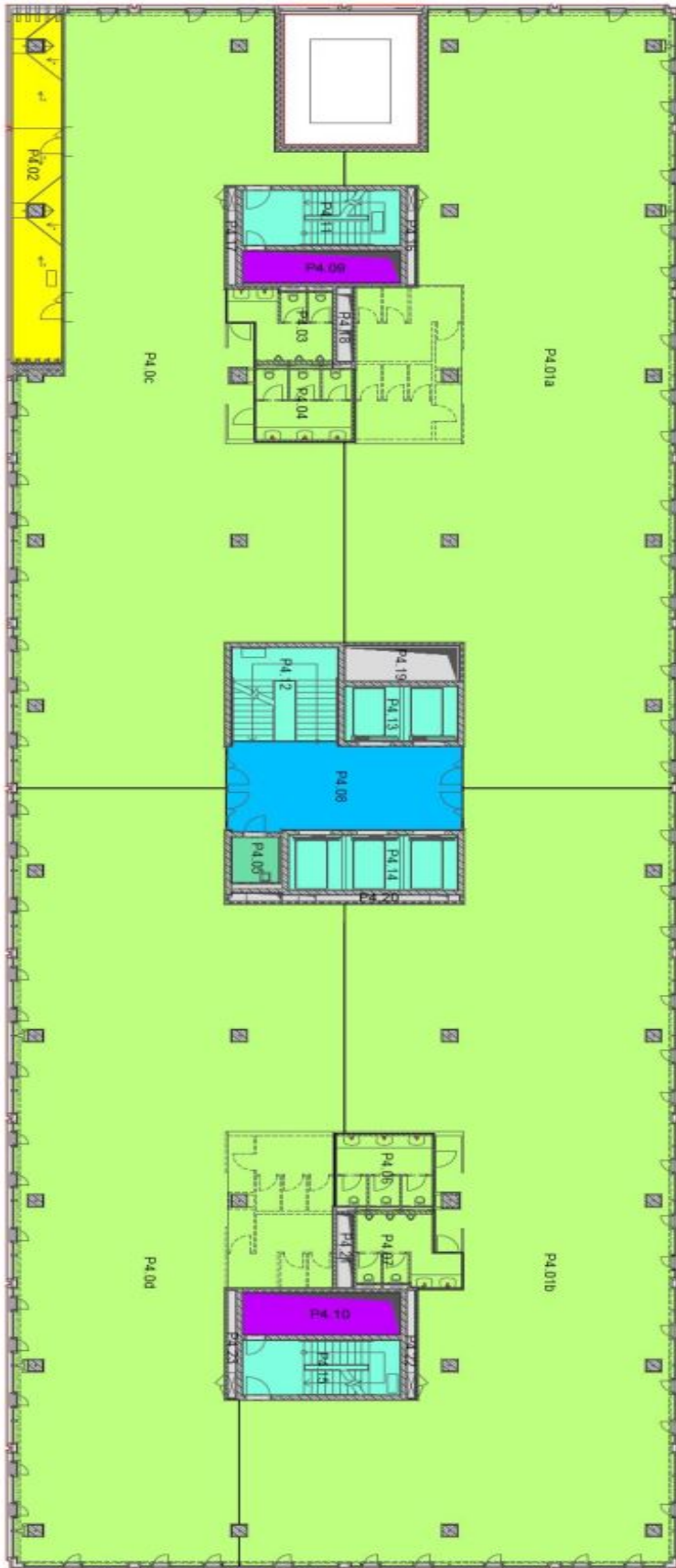
24-hour security

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.



RCP B2 - 4.NP / 3rd Floor  
PROJECT DRAWING