



## Office space

Prague 8, Karlín, Karolinská

Rented





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**Rented**

|                  |                                    |
|------------------|------------------------------------|
| Service price    | 126 CZK monthly per m <sup>2</sup> |
| Available area   | 319 m <sup>2</sup>                 |
| Cellar           | -                                  |
| Terrace          | 55 m <sup>2</sup>                  |
| Parking          | EUR 140 / pp / month               |
| PENB             | B                                  |
| Reference number | 31821                              |

The high-quality administrative center offers office space for rent. Energy efficient and environmentally friendly building, saves approx. 40% of energy compare to conventional office buildings and at the same time provides healthier quality of internal climate. Significant savings on operation cost.

**Location:**

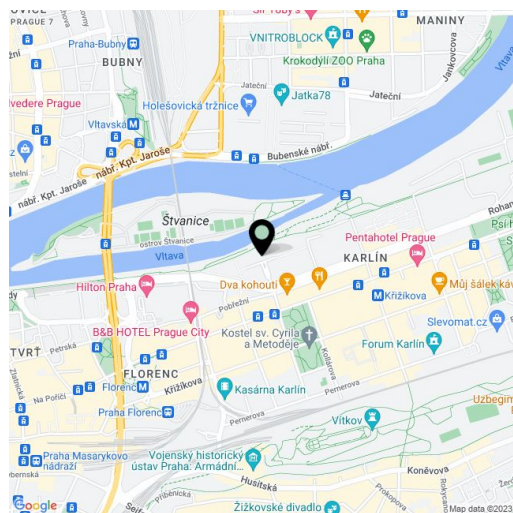
Prominent river side location with good access to the highway D1, D8 and to the city centre. Excellent access by public transport provides tram stops nearby and metro stations Florenc and Křižíkova (line B).

**Features and Services:**

- Sprinklers
- Raised floor
- Modern air-conditioning system
- Underground parking
- High flexible floor plan-dividable
- 24 hours security
- CCTV
- Magnetic card access
- External and internal terraces
- Visitors parking
- DGNB certificate

**Available from 1st February, 2024.**

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





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