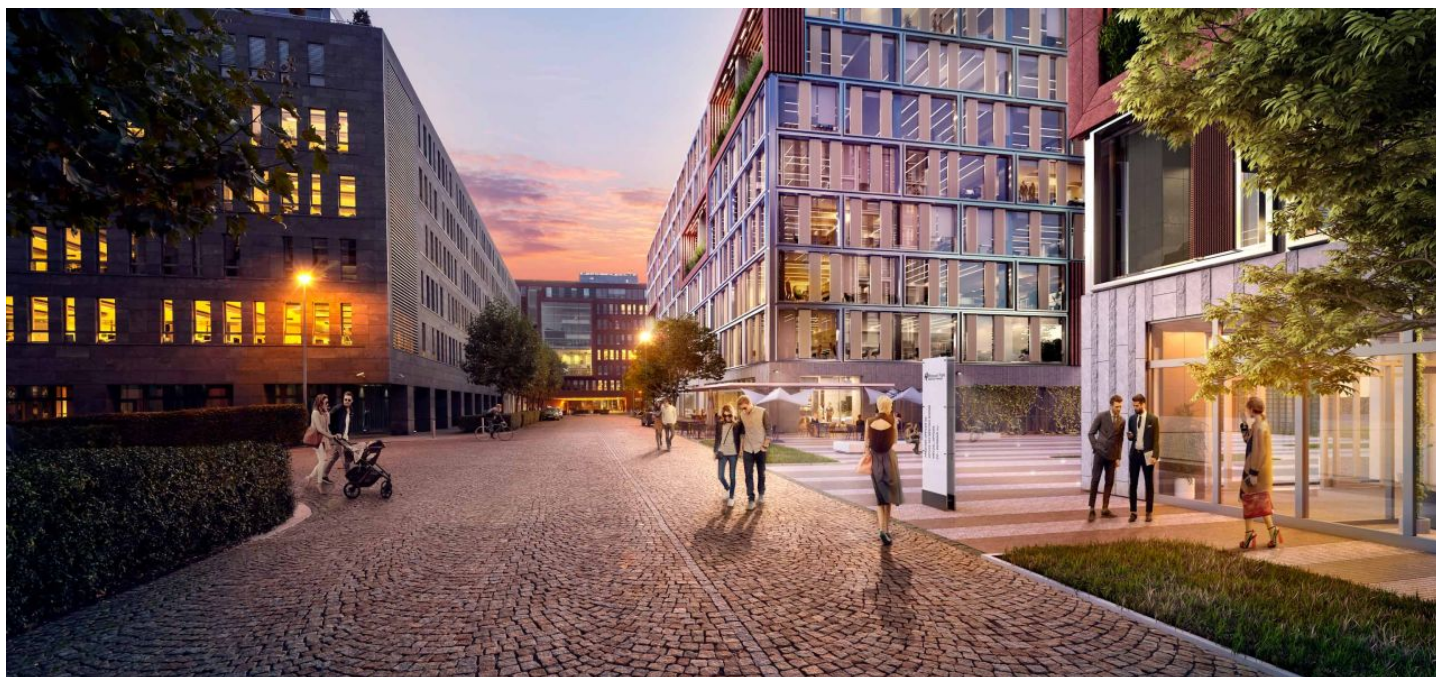




## Office space

Prague 8, Karlín, Karolinská

€ 16.50 - 17.50 / m<sup>2</sup> | CZK 408 - 432 / m<sup>2</sup>





## Office space

Prague 8, Karlín, Karolinská

€ 16.50 - 17.50 / m<sup>2</sup> | CZK 408 - 432 / m<sup>2</sup>

|                  |                                   |
|------------------|-----------------------------------|
| Service price    | 95 CZK monthly per m <sup>2</sup> |
| Available area   | 809 m <sup>2</sup>                |
| Cellar           | -                                 |
| Parking          | EUR 140 / pp / month              |
| PENB             | A                                 |
| Reference number | 33160                             |

Offices for lease 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.

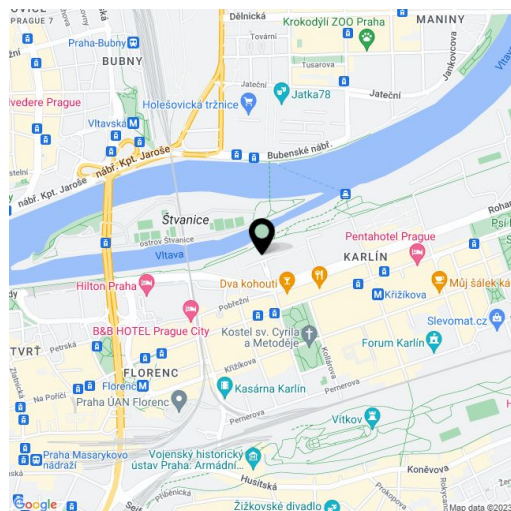
**Location:**

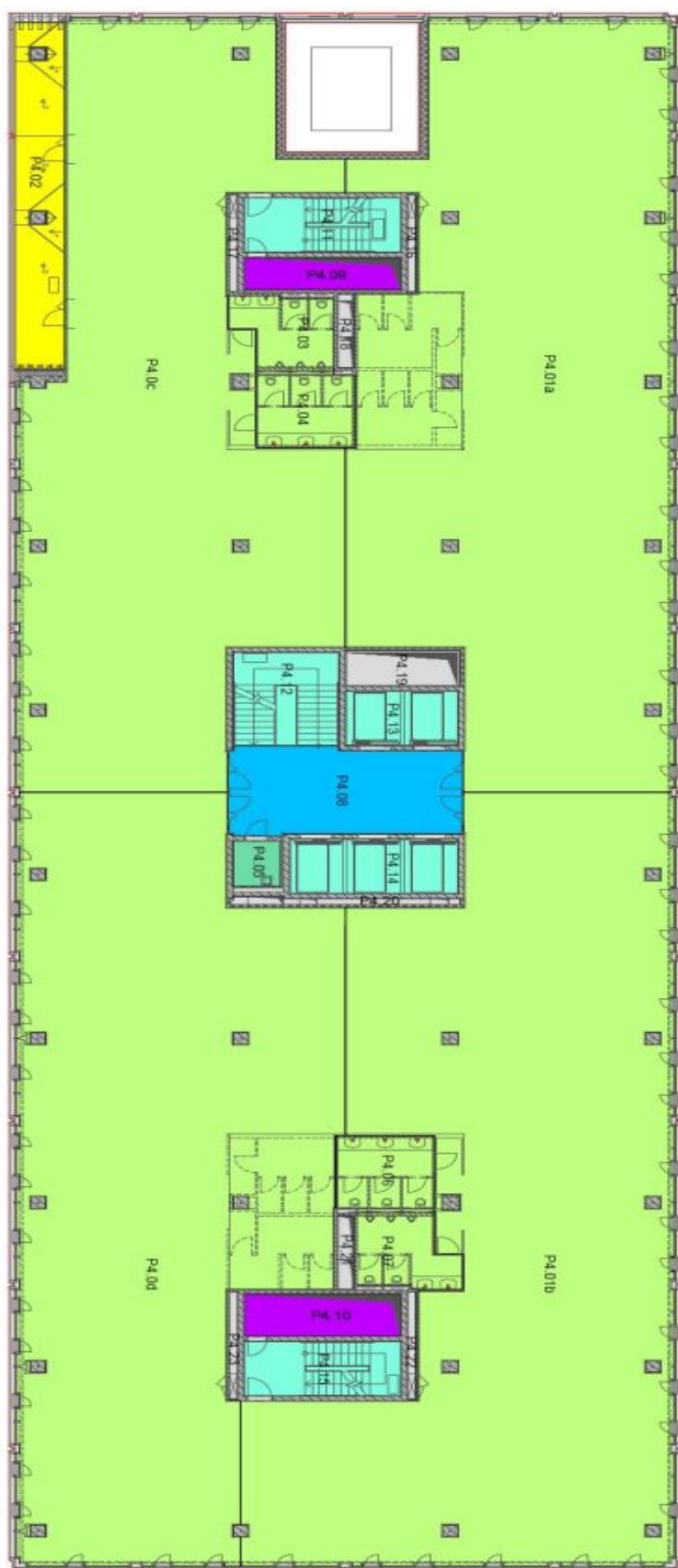
A prominent riverside location in an emerging business district with good access to the D1 and D8 highways and to the city center. The nearby tram stops and the Florenc and Křižíkova (line B) metro stations provide excellent access by public transport. A great location that provides everything you need – 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
- flexible office layout
- 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