



**Office space**

Prague 8, Karlín, Karolinská

€ 16.50 - 17.50 / m² | CZK 415 - 440 / m²

Service price	95 CZK monthly per m ²
Available area	986 m ²
Cellar	-
Terrace	31 m ²
Parking	Yes
PENB	A
Reference number	33181

Office space for lease in an energy-efficient building on the banks of the Vltava River in Karlín. This modern concept, created according to the latest trends in office design, offers generously lit and first-class rooms with access to a terrace and views of Štvanice Island and the Prague Castle. Thanks to sophisticated technologies, a high quality indoor climate is guaranteed, the individual offices have built-in CO2 monitoring, and the entire building effectively saves energy.

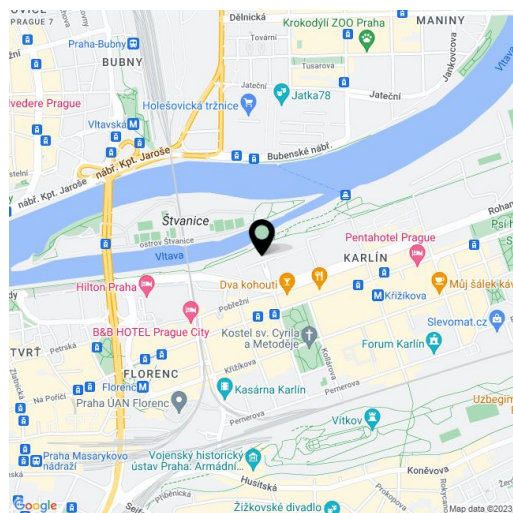
Location:

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 B3 - 3.NP / 2nd Floor
PROJECT DRAWING