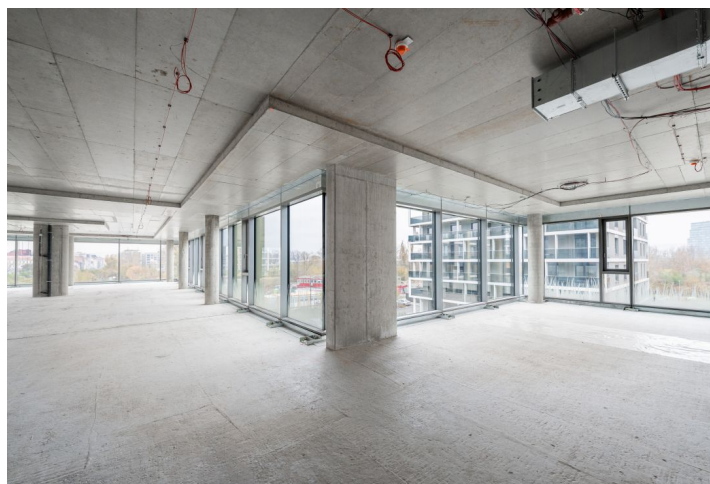


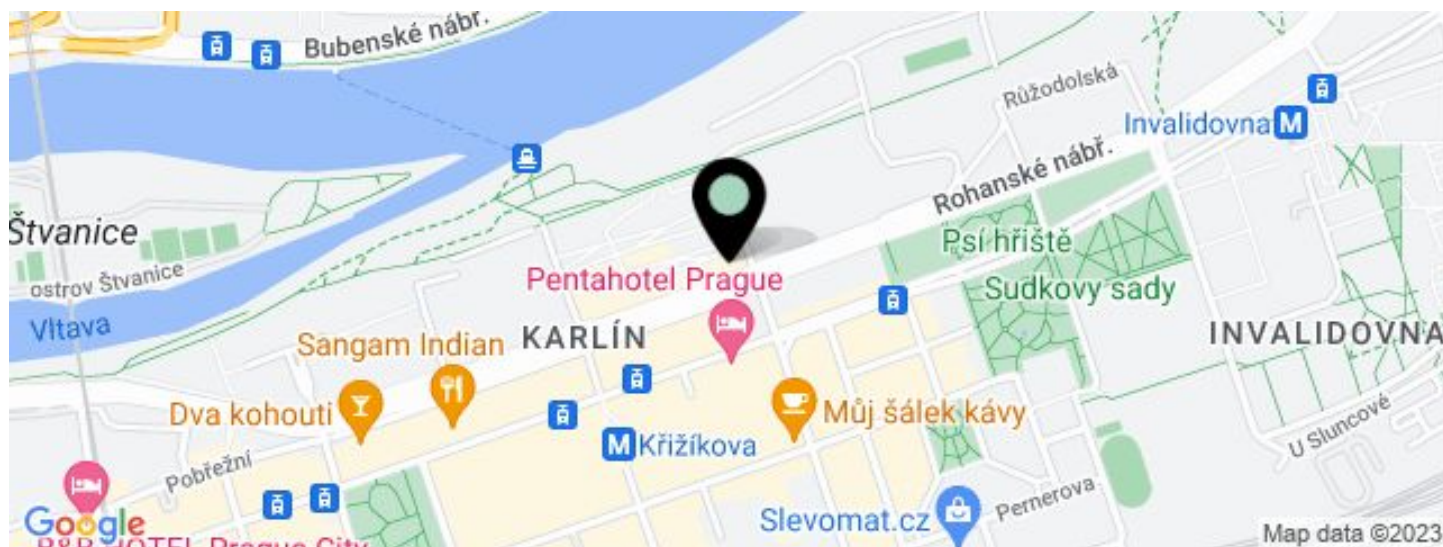


## Office building

3 522 m<sup>2</sup>, Praha 8, Karlín, Rohanské nábřeží

€ 19.50 / m<sup>2</sup> | CZK 493 / m<sup>2</sup>



**Office building****€ 19.50 / m<sup>2</sup> | CZK 493 / m<sup>2</sup>**3 522 m<sup>2</sup>, Praha 8, Karlín, Rohanské nábřeží

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 3rd floor	1 291 m <sup>2</sup>	110 CZK monthly per m <sup>2</sup>	165 EUR	€ 19.50 / m <sup>2</sup>
Office space, 2nd floor	1 290 m <sup>2</sup>	110 CZK monthly per m <sup>2</sup>	165 EUR	€ 19.50 / m <sup>2</sup>
Office space, 1st floor + private terrace	940 m <sup>2</sup>	110 CZK monthly per m <sup>2</sup>	165 EUR	€ 19.50 / m <sup>2</sup>



## Office building

3 522 m<sup>2</sup>, Praha 8, Karlín, Rohanské nábřeží

€ 19.50 / m<sup>2</sup> | CZK 493 / m<sup>2</sup>

Service price	110 CZK monthly per m <sup>2</sup>
Total building area	9 568 m <sup>2</sup>
Tenant consumption	—
Parking	165 EUR
Parking service charges	400
Parking ratio	—
Certification	—
PENB	B
Reference number	33917

Designed by the world-renowned architect Eva Jiříčná, this building will offer up to 7,443 sq. m. of effectively designed office space for lease, attractively designed and with flexible use options. The building will be located on the corner of the Rohanské Embankment, right by Invalidovna Park and the Vltava River. One of the building's unique elements will be a generously designed shared terrace, which will offer beautiful views of the city. The proposed occupancy of the office space per person is 8 sq. m. The project received LEED Gold certification.

### Location:

The Invalidovna metro station (line B) and tram stops will be 2 minutes away from the building and the city center 7 minutes away by metro. The Václav Havel Airport will be 20 minutes away by car and the Prague Ring Road only 5 minutes.

### Features and services:

- Terraces
- 106 parking spaces in underground garages
- 4 shared parking spaces for electric cars with the possibility of recharging
- 24/7 reception
- 4 elevators
- Bike shed for 32 bikes
- Fitting rooms, showers
- Clear height of 3 m
- Double floors
- Sprinklers
- Openable windows
- Cooling fancoils
- Heating
- LED lighting technology
- Passive shading on the south facade
- Outdoor blinds
- Triple-glazed panes
- High-speed Internet

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



## Office building

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