



## Office space

€ 17.00 - 18.50 / m<sup>2</sup> | CZK 428 - 466 / m<sup>2</sup>

Prague 8, Karlín, Rohanské nábřeží



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<b>Available area</b>	1 450 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	Yes
<b>PENB</b>	B
<b>Reference number</b>	34104

Office space for lease on the 4th floor in an elegant modern building on the border of the Sokolovská and Rohanské embankments. The building acquired the LEED Core & Shell GOLD level international certification. It is built in a way that combines modernity and urban greenery.

**Location:**

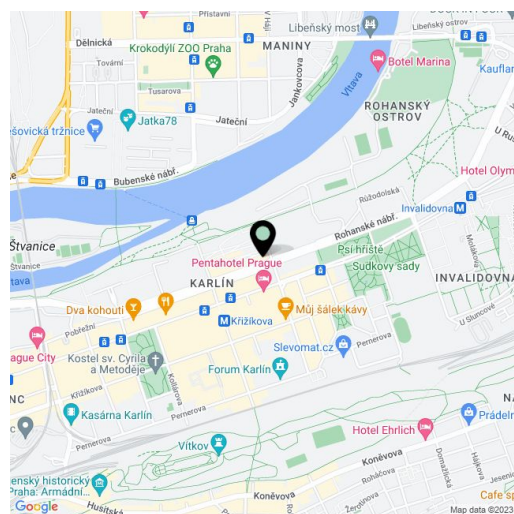
The location offers a wide range of services in the immediate vicinity, including a recreational zone along the Vltava River. Easy access by car and public transport—the Urxova tram stop is next to the building and the Křížíkova metro station (line B) is within walking distance.

**Features and services:**

- EPS with automatic self-extinguishing sprinkler system
- Flexible office space layout
- 3 m clear height in rooms and corridors
- Openable windows
- Access card system
- Security service
- Double floor
- Possibility of adding a kitchenette
- Exterior blinds
- Ventilation system
- Bicycle storage room, showers
- Optical cables
- LED lights
- Air conditioning
- Cooling
- Toilets
- Elevator
- CCTV

**Completion date: July 2023**

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





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6NP

