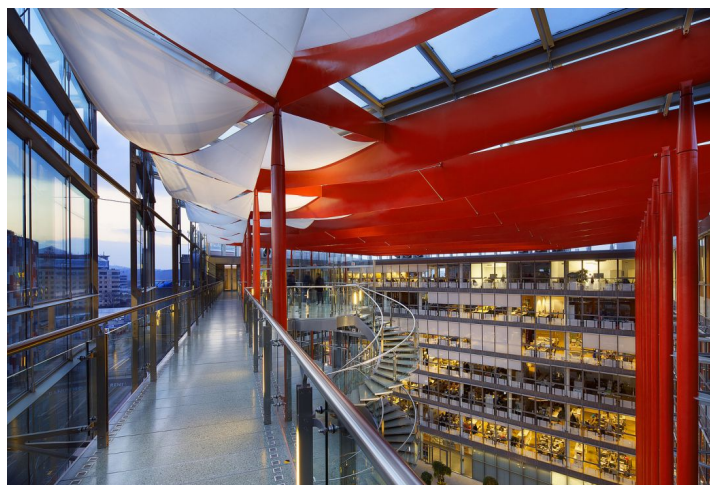
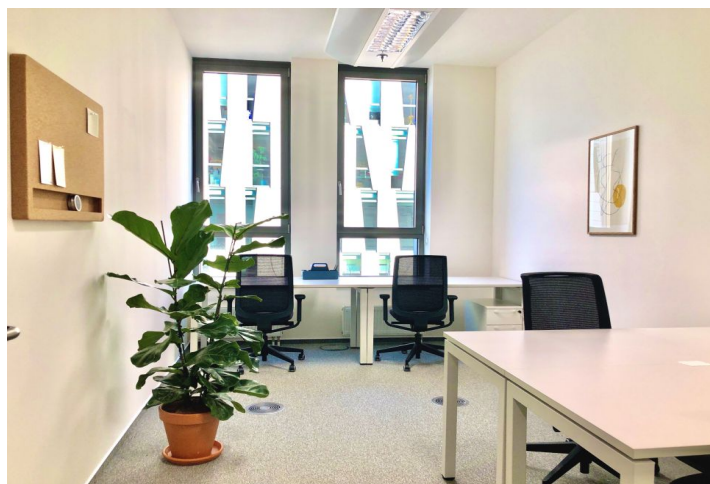


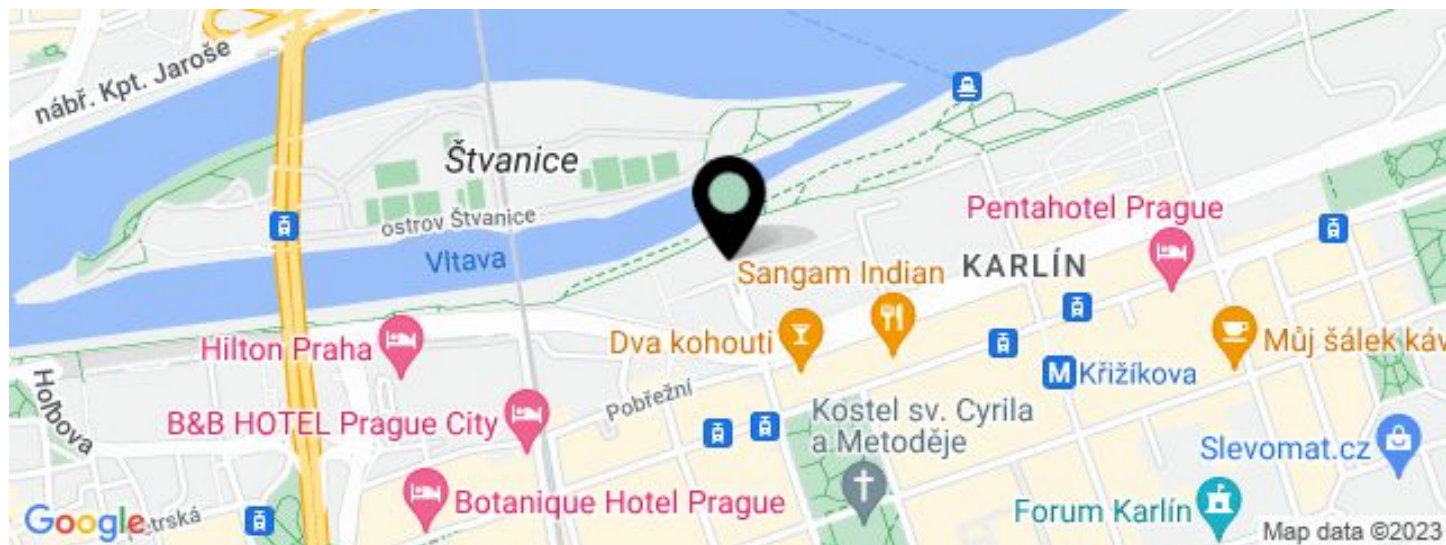


Office building

€ 30.00 - 40.00 / m<sup>2</sup> | CZK 753 - 1 003 / m<sup>2</sup>

3 500 m<sup>2</sup>, Prague 8, Karlín, Karolinská



**Office building****€ 30.00 - 40.00 / m<sup>2</sup> | CZK 753 - 1 003 / m<sup>2</sup>**3 500 m<sup>2</sup>, Prague 8, Karlín, Karolinská

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
shared offices	20 - 200 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	Yes	€ 30 - 35 / m <sup>2</sup>



## Office building

3 500 m<sup>2</sup>, Prague 8, Karlín, Karolinská

€ 30.00 - 40.00 / m<sup>2</sup> | CZK 753 - 1 003 / m<sup>2</sup>

Total building area	3 500 m <sup>2</sup>
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	35144

**Shared offices in the prosperous neighborhood of Karlín will make the perfect headquarters for all your business activities. There are coworking spaces as well as private offices available.**

Thanks to the offices' flexible terms, you will get everything you need for the smooth running of your business in one price. You can choose between a **membership coworking** or a **dedicated desk**, or a **fully equipped private office** with a flexible lease length for your entire team. Members will benefit from a wide range of additional services, including access to the business club.

The shared offices are spread out over two floors of an office building that is part of a complex of five buildings. The modern complex, built on the site of a former brownfield, is connected by green areas with relaxation zones and contributes to the dynamic and prosperous atmosphere in Karlín. Meeting the strict energy requirements, the building achieved LEED Platinum certification.

### Location:

The building is located on the Vltava embankment in the popular location of Karlín and has excellent access by public transport and by car. Tram stops are in the immediate vicinity and the **Křižíkova (line B)** and **Florenc metro stations (lines B, C)** with an international bus terminal) are within walking distance. There are also great civic amenities with a number of high quality restaurants and cafes.

### Shared offices facilities and services:

- Daily reception
- Equipped private offices
- Coworking space
- Three fully equipped meeting rooms
- Call boxes
- Lounge and relaxation zones
- Fully equipped kitchenettes including refreshments
- Multifunction printers
- High-speed Wi-Fi

### Equipment and building standards:

- Central reception
- Elegant lobby in the atrium of the building
- Smart card access
- High-speed elevators
- Raised floors
- Sprinklers
- Outdoor terraces
- Exercise room

**Office building**3 500 m<sup>2</sup>, Prague 8, Karlín, Karolinská**€ 30.00 - 40.00 / m<sup>2</sup> | CZK 753 - 1 003 / m<sup>2</sup>**

Total building area	3 500 m <sup>2</sup>
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	35144

Underground garage

Restaurants, cafe, and shops

**The price list including services:****Coworking:**

Membership coworking ..... from CZK 3,670/month

Dedicated desk ..... from CZK 5,560/month

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