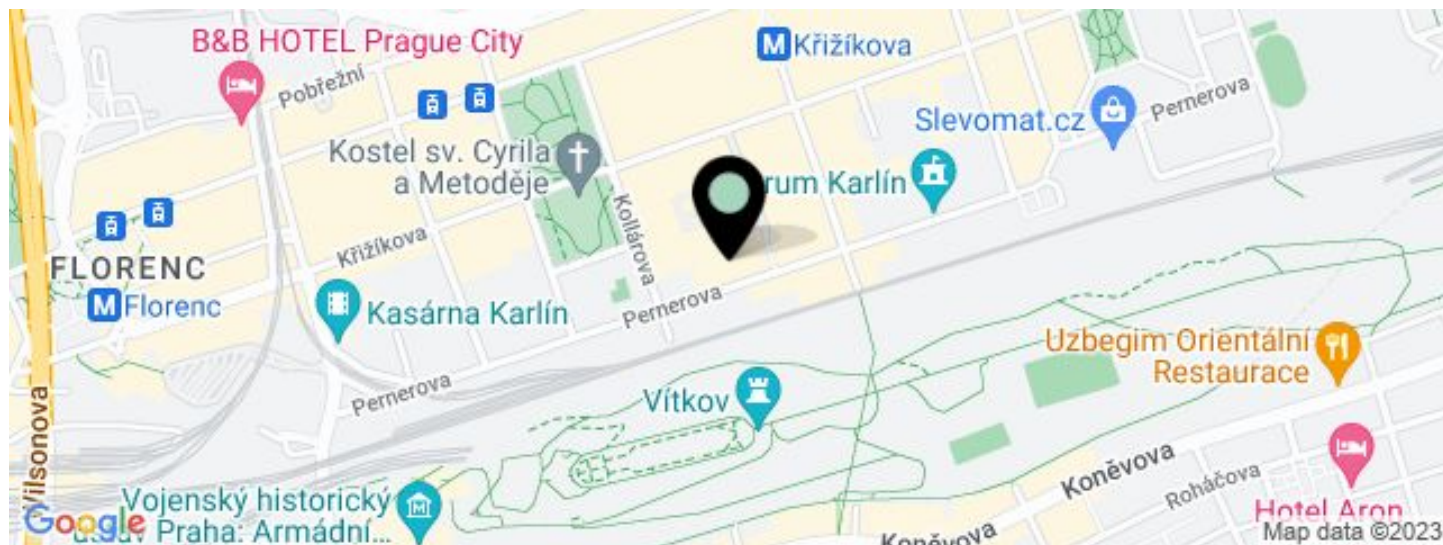


**Office building****€ 30.00 - 35.00 / m<sup>2</sup> | CZK 756 - 882 / m<sup>2</sup>**3 350 m<sup>2</sup>, Prague 8, Karlín, Pernerova

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
boutique coworking	20 - 100 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	Yes	€ 30 - 35 / m <sup>2</sup>

**Office building**3 350 m<sup>2</sup>, Prague 8, Karlín, Pernerova**€ 30.00 - 35.00 / m<sup>2</sup> | CZK 756 - 882 / m<sup>2</sup>**

Total building area	3 350 m <sup>2</sup>
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	36182

**Fully serviced offices in a new project in the very center of Karlín provide privately equipped offices with minimal obligations and boutique coworking services.**

These **fully equipped private offices** for lease offer flexible lease terms for 1 to 20 people. The serviced offices with an elegant reception are complemented by **boutique coworking space**, equipped meeting rooms, and shared areas for relaxation and informal meetings.

The serviced offices are located in a new office project, which was created on the site of the original Praga car repair shop. The spacious atrium of the building provides facilities for cultural events. The energy-efficient building has received LEED Platinum and LEED WELL certifications.

**Location:**

The building is in the center of Karlín and is easily accessible by car and public transport - the **Křižíkova metro station (line B)** and tram stops are just a five-minute walk away. Easy connections to the D8 highway, the inner Prague Ring Road, and to the city center. Excellent civic amenities, including a number of quality restaurants and cafes, shops, as well as medical facilities, banks, and the multifunctional Forum Karlín complex.

**Shared offices facilities and services:**

- Daily reception
- Mail and packages reception
- Accepting phone calls
- Business manager services
- Equipped private offices
- Company headquarters registration and virtual office
- Shared meeting and conference rooms
- Call boxes
- Lounge and shared areas
- Fully equipped kitchenettes including free snacks
- Printers and copy center
- High-speed Internet
- IT help

**Equipment and building standards:**

- Indoor atrium with a central reception
- 24/7 security
- Magnetic card access
- 4 elevators
- Air-conditioning
- Suspended ceilings
- Raised floors
- Showers and changing rooms

**Office building**3 350 m<sup>2</sup>, Prague 8, Karlín, Pernerova**€ 30.00 - 35.00 / m<sup>2</sup> | CZK 756 - 882 / m<sup>2</sup>**

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LEED Platinum and LEED WELL certifications

Restaurant within the building

Intelligent underground parking system

Facilities for cyclists and bicycle rental

Electric car rental

Laundry services

Green rooftop terrace

Garden with relaxation zones, ping pong, and chess tables

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