



Office space

€ 23.00 - 27.50 / m<sup>2</sup> | CZK 583 - 697 / m<sup>2</sup>

Praha 8, Karlín, Karolinská



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<b>Service price</b>	130 CZK monthly per m <sup>2</sup>
<b>Available area</b>	1 543 m <sup>2</sup>
<b>Cellar</b>	-
<b>Terrace</b>	23 m <sup>2</sup>
<b>Parking</b>	EUR 175 / pp / month
<b>PENB</b>	C
<b>Reference number</b>	38023

Office space for lease on the 6th floor in the administrative building situated in Prague 8.

**Location:**

This popular business, residential and administrative location is just a 10-minute walk from the center of Prague and is easily accessible by public transport and by car. Křižíkova metro station (line B) and a tram stop just a few minutes' walk from the building; easy access to the D8 highway and the city center.

**Features and Services:**

- Central reception
- 24 hours security, CCTV
- Magnetic card access
- External and internal terraces
- High flexible office layout
- Sprinklers
- Raised floor
- Modern air-conditioning system
- Underground parking
- Visitors parking
- 3 restaurants, café, post office, tobacco and newspaper shop, flower shop, bank machine, physiotherapy and massages
- Platinum LEED certificate

**Available from January, 2026.**

Images might not accurately reflect the current state of the premises.

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

