



# Office building

Prague 8, Karlín, U Rustonky

Rented





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Service price	100 CZK monthly per m <sup>2</sup>
Total building area	7 126 m <sup>2</sup>
Tenant consumption	—
Parking	120 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	38040

The architectural concept of this modern office space for lease was inspired by the industrial origin of the site. A terrace, central reception, bike shed, showers on each floor, or 97 parking spaces are available. The building has received a LEED Gold pre-certificate.

### Location:

Excellent accessibility by public transport. Within a 5-minute walk from the Invalidovna (line B) and Palmovka (line B) metro stations and tram and bus connections. Only 6 minutes to the city center. All civic amenities in the area.

### Features and services:

- Air-conditioning
- Sprinklers
- Openable windows
- Central reception
- Magnetic access cards
- External blinds
- Terrace
- LEED Gold Pre-Certificate
- All services close to the building (restaurants, cafes, supermarket, hotel, golf course, etc.)
- Bike path around the building and a bicycle shed in the building
- 97 parking spaces

### Completion Q1/2023.

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

