



Office space

€ 23.00 - 27.50 / m² | CZK 578 - 691 / m²

Prague 8, Karlín, Karolinská



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Service price	130 CZK monthly per m ²
Available area	2 574 m ²
Cellar	-
Terrace	29 m ²
Parking	EUR 175 / pp / month
PENB	G
Reference number	38292

First administrative building of River City Prague project, new high quality administrative center of the highest international A class standards. Energy efficient and environmentally friendly buildings offers office space for lease 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

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

Available from January 2026.

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

