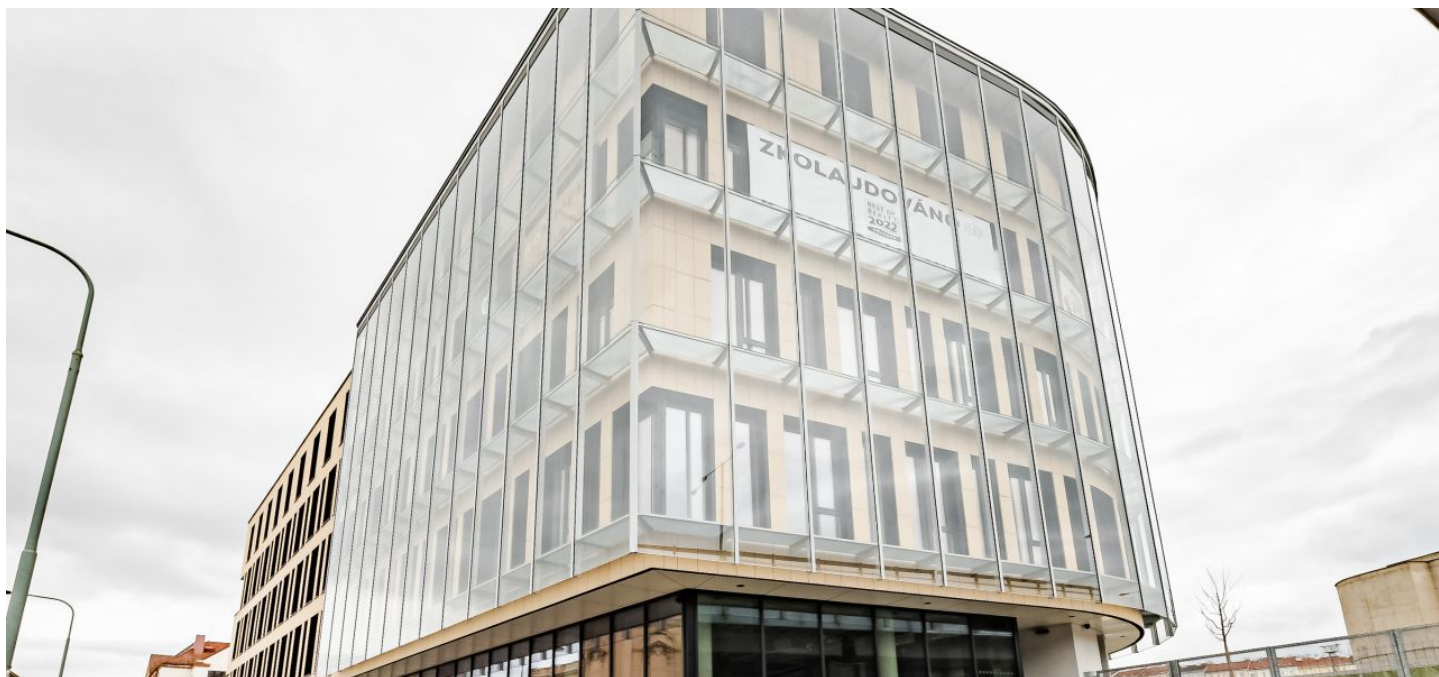


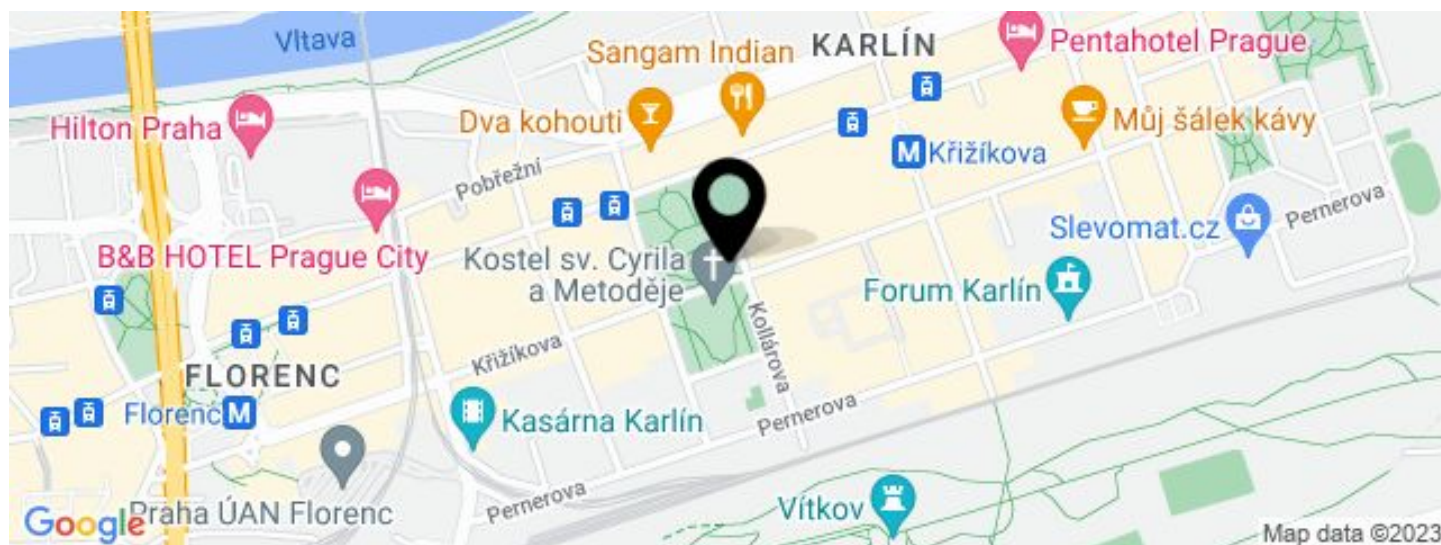


## Office building

€ 25.00 / m<sup>2</sup> | CZK 631 / m<sup>2</sup>

2 301 m<sup>2</sup>, Prague 8, Karlín, Křižíkova



**Office building****€ 25.00 / m<sup>2</sup> | CZK 631 / m<sup>2</sup>**2 301 m<sup>2</sup>, Prague 8, Karlín, Křižíkova

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 4th floor	420 - 767 m <sup>2</sup>	125 CZK monthly per m <sup>2</sup>	EUR 250 / pp / month	€ 25 / m <sup>2</sup>
Office space, 3rd floor	420 - 767 m <sup>2</sup>	125 CZK monthly per m <sup>2</sup>	EUR 250 / pp / month	€ 25 / m <sup>2</sup>
Office space, 2nd floor	420 - 767 m <sup>2</sup>	125 CZK monthly per m <sup>2</sup>	EUR 250 / pp / month	€ 25 / m <sup>2</sup>
Retail space, 1st floor + terrace	247 m <sup>2</sup>	125 CZK monthly per m <sup>2</sup>	Yes	€ 35 / m <sup>2</sup>
Retail space, ground floor and 1st floor	150 - 410 m <sup>2</sup>	125 CZK monthly per m <sup>2</sup>	Yes	€ 35 / m <sup>2</sup>



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Service price	125 CZK monthly per m <sup>2</sup>
Total building area	3 378 m <sup>2</sup>
Tenant consumption	—
Parking	250 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	39449

**First-class office space for lease in a new building with excellent transport accessibility near the Karlín Music Theater and the Museum of the Capital City of Prague. A shopping gallery, terrace, underground parking, and cultivated places to meet and relax are available in the building.**

### Location:

Excellent accessibility by public transport or car. Direct access from the Florenc metro station (line B, C), Florenc bus station, and tram connections. Also nearby are the Museum of the Capital City of Prague, the Karlín Music Theater, the Negrelli Viaduct, and the Masaryk Railway Station.

### Features and services:

Underground parking  
Elegant reception

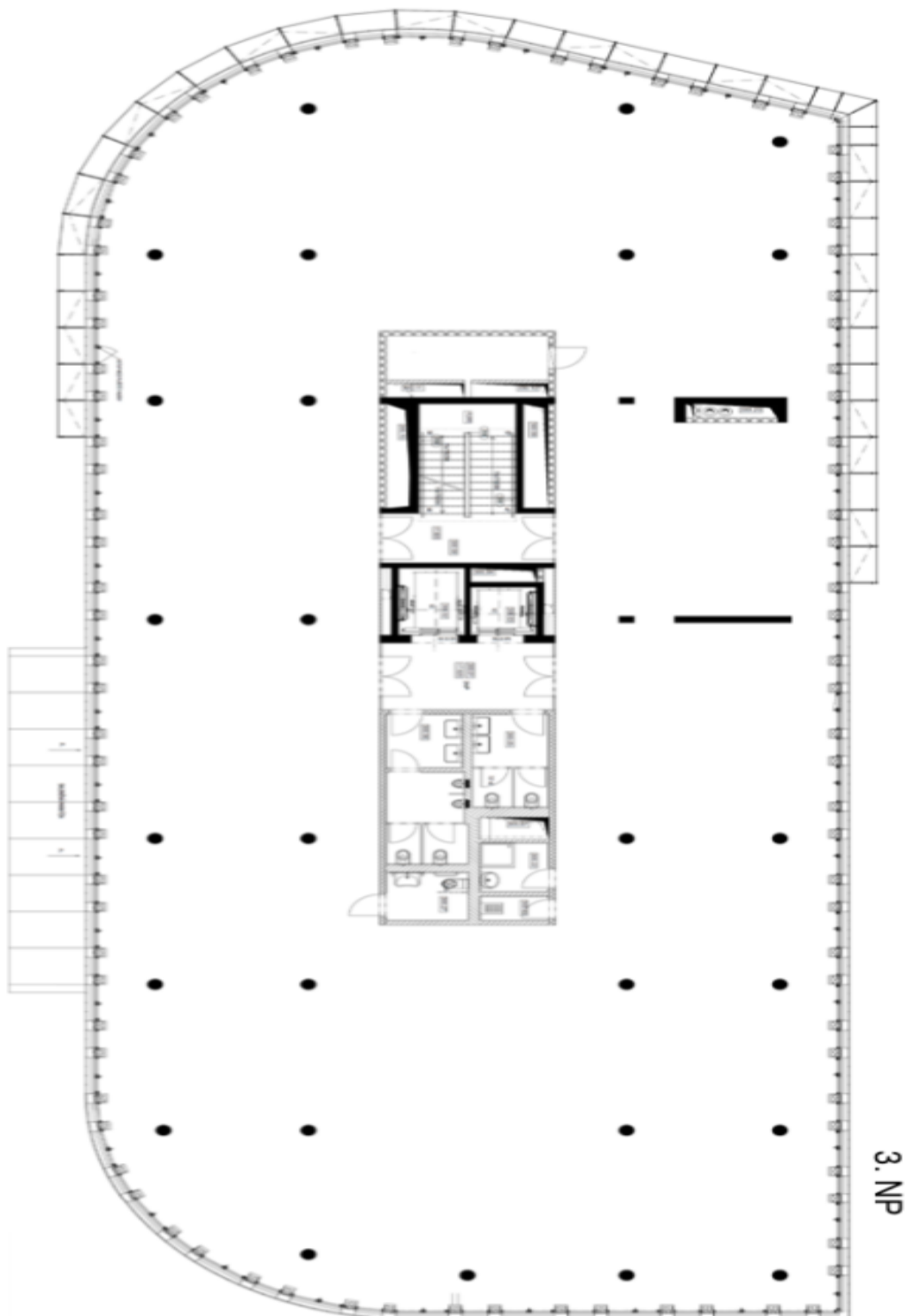
Rental and service charges are listed without VAT. Lessee pays no commission.



## Office building

2 301 m<sup>2</sup>, Prague 8, Karlín, Křižíkova

€ 25.00 / m<sup>2</sup> | CZK 631 / m<sup>2</sup>



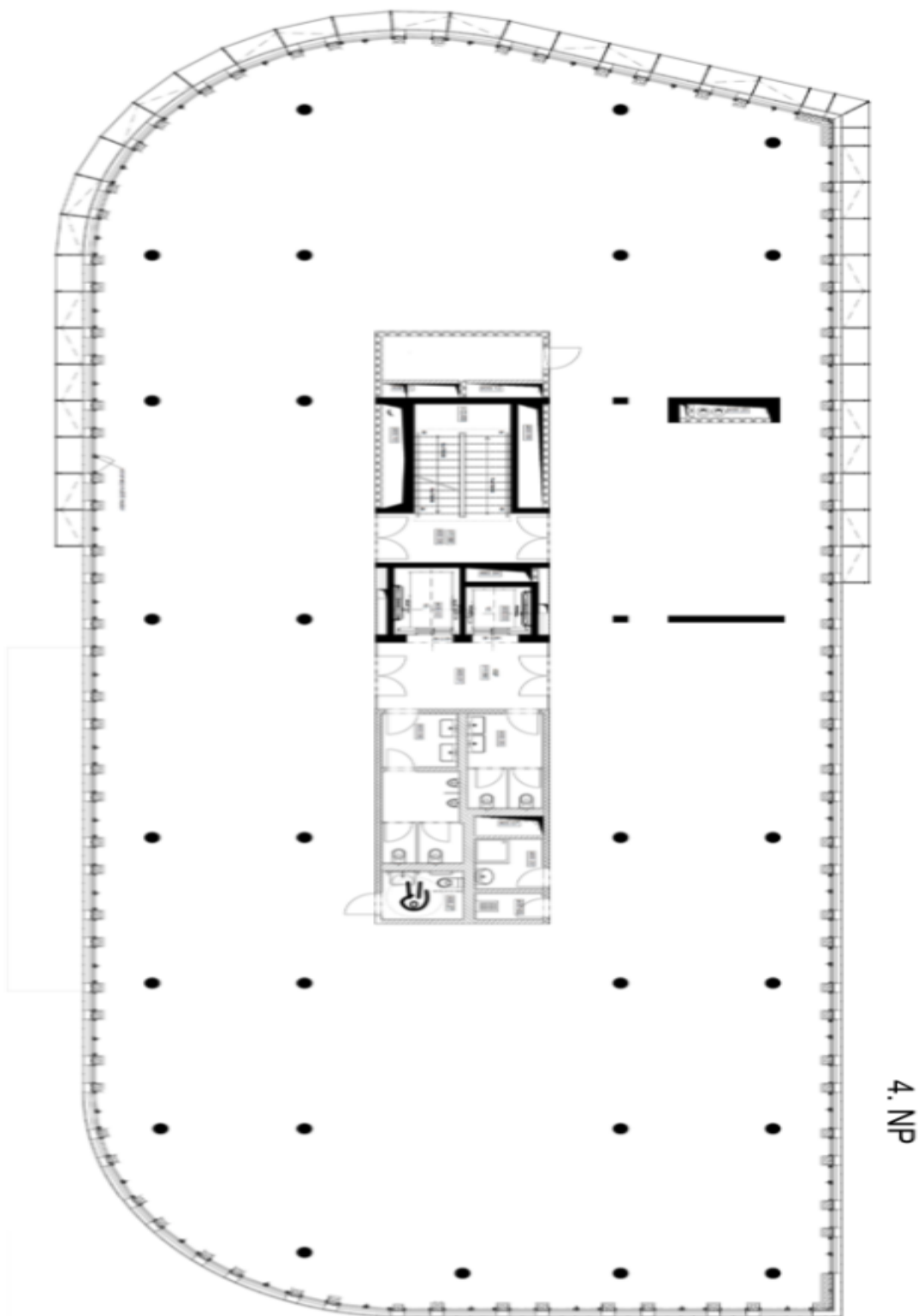




# Office building

2 301 m<sup>2</sup>, Prague 8, Karlín, Křižíkova

€ 25.00 / m<sup>2</sup> | CZK 631 / m<sup>2</sup>

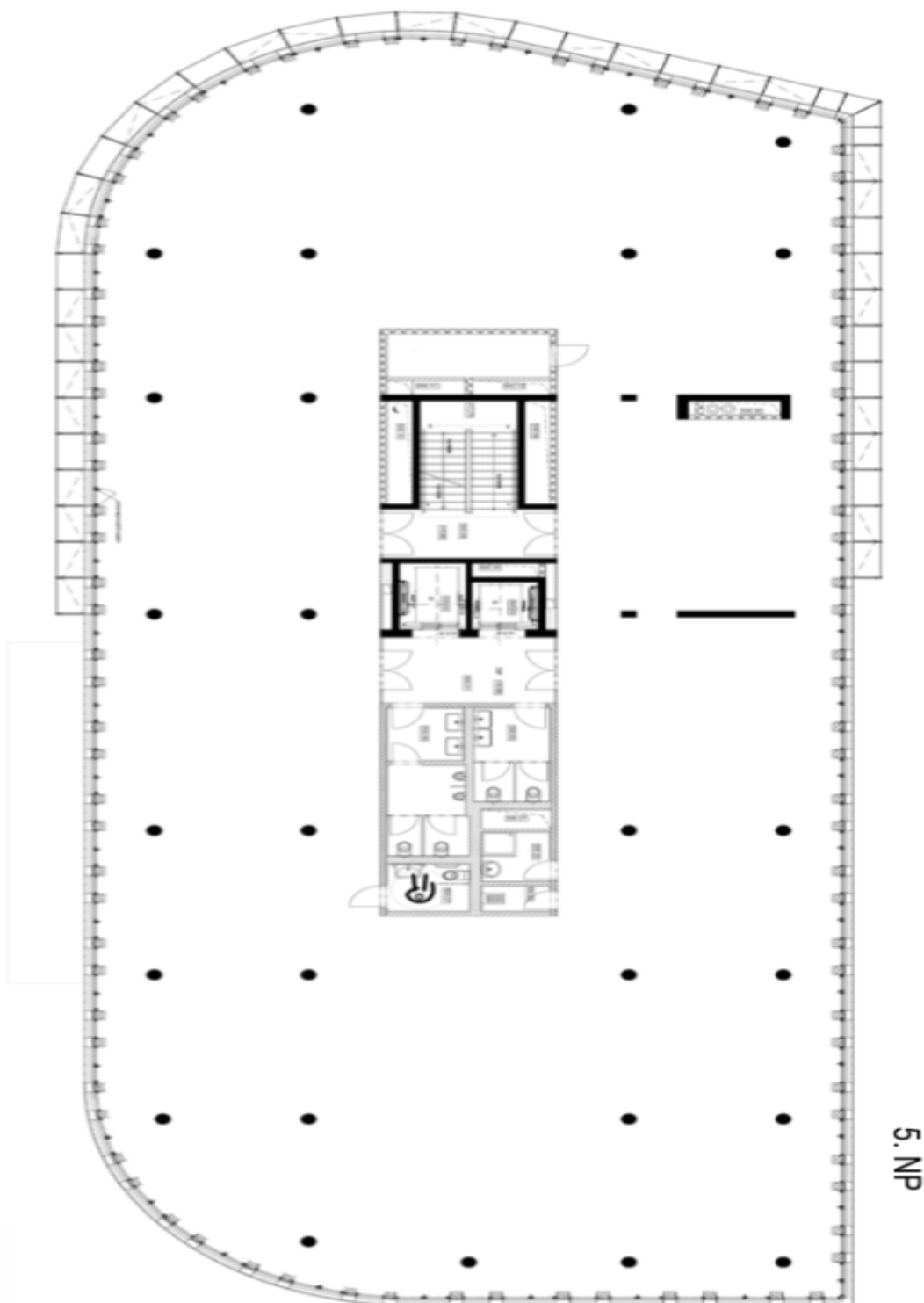




# Office building

2 301 m<sup>2</sup>, Prague 8, Karlín, Křižíkova

€ 25.00 / m<sup>2</sup> | CZK 631 / m<sup>2</sup>

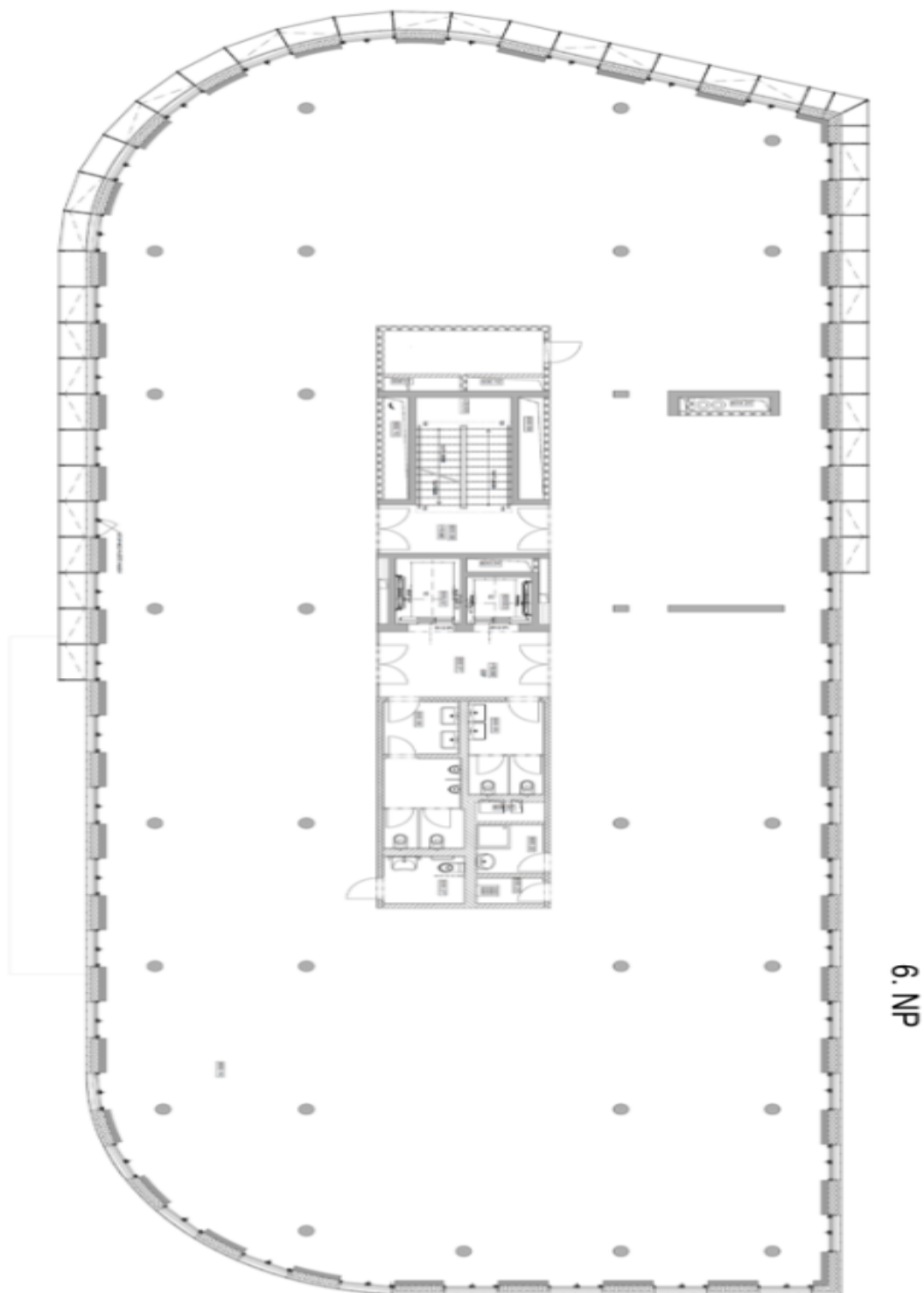




# Office building

2 301 m<sup>2</sup>, Prague 8, Karlín, Křižíkova

€ 25.00 / m<sup>2</sup> | CZK 631 / m<sup>2</sup>



6. NP