



## Office building

Prague 8, Karlín, Thámova

Rented

Service price	130 CZK monthly per m <sup>2</sup>
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	40724

This new multifunctional complex from the Bevk Perović arhitekti studio, which will be located on the corner of Pernerova and Thámova streets, will offer up to 100 residential units, as well as office and retail space for lease. The complex will be created by combining two buildings—an original early 20th century one, which is being reconstructed, and a new L-shaped one.

### Location:

Excellent accessibility by public transport—the center of Prague is about a 30-minute walk away, 5 minutes by car, or 2 stops from the Křižíkova metro station (line B), which is 300 m away from the complex. Complete urban amenities, including recreational and sports facilities, are in the immediate vicinity.

### Features and services:

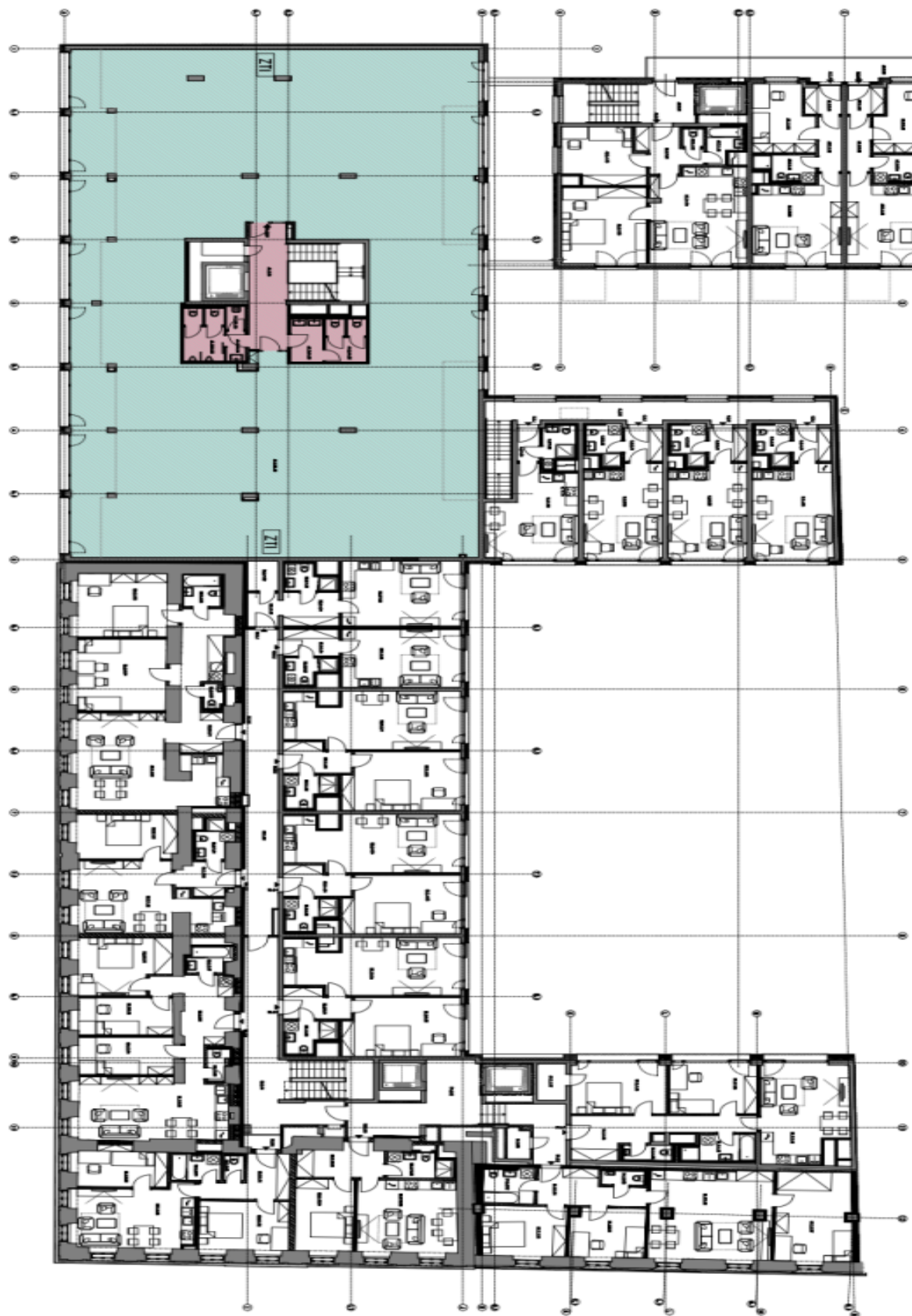
- Double floors
- Lighting
- Switches, sockets
- Sprinklers
- Cooling
- Toilets
- Parking

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





PRONAJIMATELNÁ PLOCHA\_KANCELÁŘE\_548 m<sup>2</sup>  
PRONAJIMATELNÁ PLOCHA\_ADD-ON\_35 m<sup>2</sup>



LETTING PLAN\_2.NP