



# Office space

Prague 8, Karlín, Rohanské nábřeží

Ask for price





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Available area	1 015 m <sup>2</sup>
Cellar	-
Terrace	156 m <sup>2</sup>
Parking	Yes
PENB	B
Reference number	40840

Effectively designed office space for lease on the 1st floor in designed by the world-renowned architect Eva Jiříčná building. The building will be located on the corner of the Rohanské Embankment, right by Invalidovna Park and the Vltava River. One of the building's unique elements will be a generously designed shared terrace, which will offer beautiful views of the city. The proposed occupancy of the office space per person is 8 sq. m. The project received LEED Gold certification.

### Location:

The Invalidovna metro station (line B) and tram stops will be 2 minutes away from the building and the city center 7 minutes away by metro. The Václav Havel Airport will be 20 minutes away by car and the Prague Ring Road only 5 minutes.

### Features and services:

Terraces

106 parking spaces in underground garages

4 shared parking spaces for electric cars with the possibility of recharging

24/7 reception

4 elevators

Bike shed for 32 bikes

Fitting rooms, showers

Clear height of 3 m

Double floors

Sprinklers

Openable windows

Cooling fancoils

Heating

LED lighting technology

Passive shading on the south facade

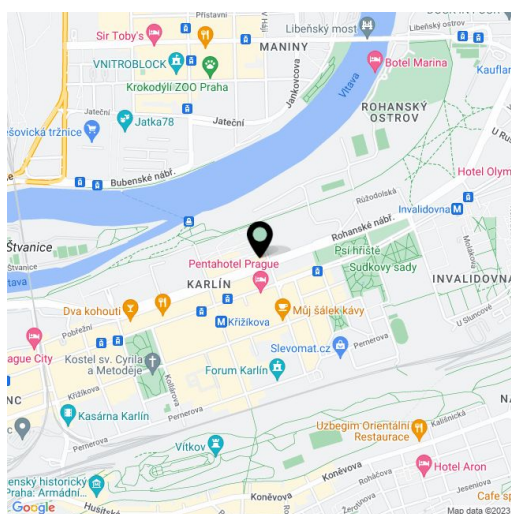
Outdoor blinds

Triple-glazed panes

High-speed Internet

**Available from June, 2024.**

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





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