



**Office space**

Praha 8, Karlín, Rohanské nábřeží

€ 19.50 / m² | CZK 493 / m²

Service price	110 CZK monthly per m ²
Available area	940 m ²
Cellar	-
Terrace	156 m ²
Parking	165 EUR
PENB	B
Reference number	40840

Effectively designed office space for lease on the 1st floor in designed by the world-renowned architect Eva Jiřičná 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.

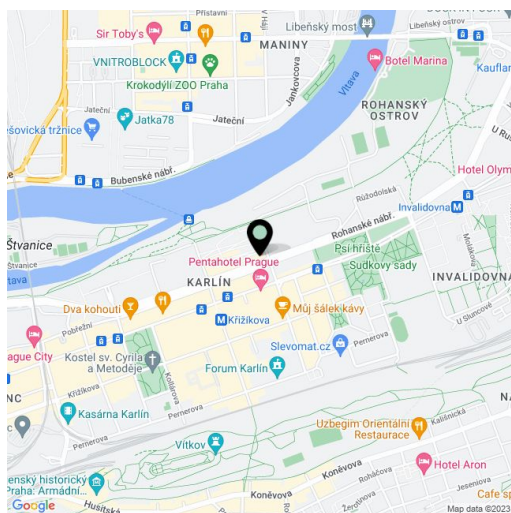
Location:

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

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





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2. NP

