



🏠 250 m<sup>2</sup> 📄 Karolinská, Praha 8 🏢 21 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7184</b>	Price	<b>21 EUR per m2 / month + services + VAT</b>
Address	<b>Karolinská, Praha 8</b>	Type	<b>Offices</b>
Usable area	<b>250 m<sup>2</sup></b>	Parking	<b>No</b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>7th floor</b>	Device	<b>Partly</b>
Lift	<b>Yes</b>	Date to move in	<b>27. 9. 2024</b>

## About real estate

We offer for rent an office unit in an administrative project in the heart of Karlín, right in the River City Prague campus. The flexible offices offer premium quality on 7,400 sqm, with each floor of 950 sqm able to be divided between two tenants.

The building is an ideal base for companies seeking a modern and flexible working environment. Facilities include a representative reception area, professional call answering service, fully equipped meeting rooms and communal areas for relaxation and informal meetings, among others. PENB - A. The building is pursuing LEED Platinum certification and features a fire suppression system, bike storage, showers, lockers and modern amenities for athletes. The underground parking garage offers 85 parking spaces.

Due to its location, the complex has excellent access to public transportation. Just a three-minute walk to the tram stop, a little longer to go to the metro station (B) Křižíkova or Florenc. From Masaryk railway station, where the suburban trains terminate, it is a 10-minute walk. Karlín is currently one of the most popular locations, where you will also find a wealth of all the necessary services, including catering.

Services: 122 CZK/sqm/month.

Parking: 160 EUR/month.