



An office space for rent, 1 122 sqm, Prague 8 - Karlín



🏠 1 122 m² 📍 Karolinská, Praha 8 📞 604 CZK per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	DN	Price	604 CZK per m2 / month + services + VAT
Address	Karolinská, Praha 8	Type	Offices
Usable area	1 122 m²	Parking	Yes
Low energy	No	Energy performance of the building	G - Extremely uneconomical
Floor	2nd floor	Device	Partly
Lift	Yes		

About real estate

We offer for lease an office unit in an impressive 11-storey building in Prague's Karlín district, providing up to 19,800 sqm of modern and high-quality space. During its design, emphasis was placed on energy efficiency. The building is equipped with a unique "displacement" overpressure ventilation system, which is a superior technology today.

The project offers a range of modern amenities and services to ensure a comfortable and safe working environment. There is a 24-hour security service and a central reception to ensure the security and operation of the building. For comfort, there are internal blinds, air conditioning and carpets installed which contribute to a pleasant working atmosphere. In terms of technology, the building is equipped with fibre optics for fast internet and magnetic card access, ensuring a modern and secure working environment. For flexibility of space, there are double floors and lowered ceilings to allow easy handling of cabling and improve acoustic performance. The terraces provide a pleasant place to relax or hold informal business meetings. Parking is provided, making access by car easy. This combination of services and amenities makes the building an ideal location for a modern office.

The location around the Rohan waterfront offers excellent car accessibility. In addition, the building is connected by a pedestrian bridge to Prague's Karlín district, providing easy access to two metro stations - Křižíkova and Florenc. These factors ensure excellent accessibility for both cars and pedestrians, which is crucial for efficient operations in this part of the city.