



🏠 138 m² 📄 Pobřežní, Praha 8 📊 17 EUR per m² / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Filip Sloupenský

COMMERCIAL LEASE SPECIALIST

filip.sloupensky@luxent.cz

+420 771 229 229

Order number	IBC-3	Price	17 EUR per m² / month + services
Address	Pobřežní, Praha 8	Type	Offices
Usable area	138 m²	Parking	Yes
Energy performance of the building	G - Extremely uneconomical	Floor	5th floor
Device	Partly	Lift	Yes
Date to move in	1. 1. 2025		

About real estate

We offer for rent 138 sqm of office space in a modern commercial building located in an attractive area on the border of Prague 1 and Prague 8 in Karlín. The complex is characterized by first-class services and a well-crafted environment that will satisfy even the most demanding clients. The building has recently been completely renovated, giving it a modern look.

A total of 24,000 sqm of flexible office space is available for lease, which can be customised to suit individual tenant needs. The offices are located on the 9th floor, there is also an atrium. The building is fully air-conditioned and offers central reception, magnetic card access, security, blinds, internet, fibre optics, double floors, terraces and parking. The complex includes a cafeteria, mailroom, nursery, fitness room and conference hall.

The project is located just a few minutes from the city centre, close to the bus station and Florenc metro station (lines B and C) with access to the North-South motorway and connections to the D1 and D8 motorways. The Masaryk train station is located near the buildings. Václav Havel International Airport is only 30 minutes away by car. The attractiveness of the building's location is enhanced by a cycle path and facilities for cyclists.

Parking 145 EUR/month.

For more information contact the broker.