



429 m<sup>2</sup>   Křižíkova, 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	<b>N7172</b>	Price	<b>17 EUR per m2 / month + services + VAT</b>
Address	<b>Křižíkova, Praha 8</b>	Type	<b>Offices</b>
Usable area	<b>429 m<sup>2</sup></b>	Parking	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>

## About real estate

We offer for rent an office in an office building in Křižíkova street in the Prague 8 - Karlín district, it is awarded with a number of prizes, e.g. "Best of Reality 2001" and "Building of the Year 2001". Rocardo Bofill, the world's leading architect, was involved in the construction of the building.

Larger and smaller office units are available with the possibility of layout changes. All spaces are air-conditioned and have a central reception with unlimited security, double floors, external blinds, intelligent building management system and data connection.

A huge advantage of the location of Prague Karlín is the excellent accessibility to all types of transport - by car, public transport or even by bike thanks to the connection of Karlín to the network of Prague cycle paths. In close proximity to the building you will find the Křižíkova B metro station and the tram stop of the same name. The bus station and Florenc metro station can be reached on foot in 11 minutes.

The building's surroundings offer excellent amenities, with a wide range of restaurants, cafés, shops and cultural centres. You will have plenty of opportunities to go out for a working breakfast, lunch or dinner. The nearby charming park by the Church of St. Cyril and Methodius or Vítkov Hill will offer you plenty of space for a well-deserved rest after work.

Services: 170 CZK/sqm/month.

Parking: 130 EUR/month.

For more information, please contact us.