



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

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.