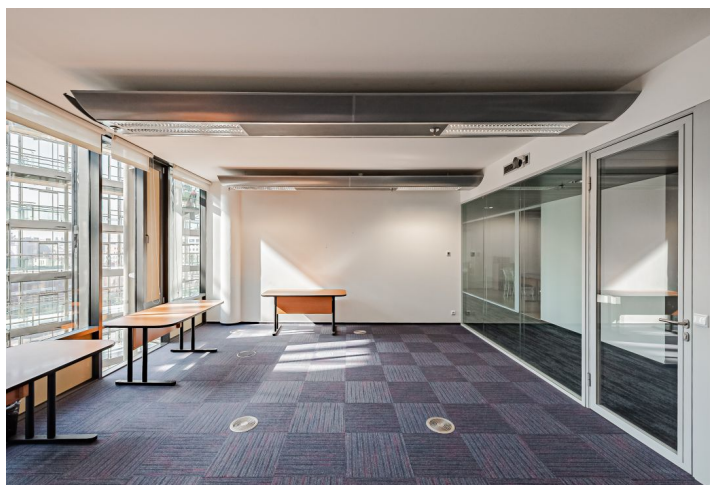
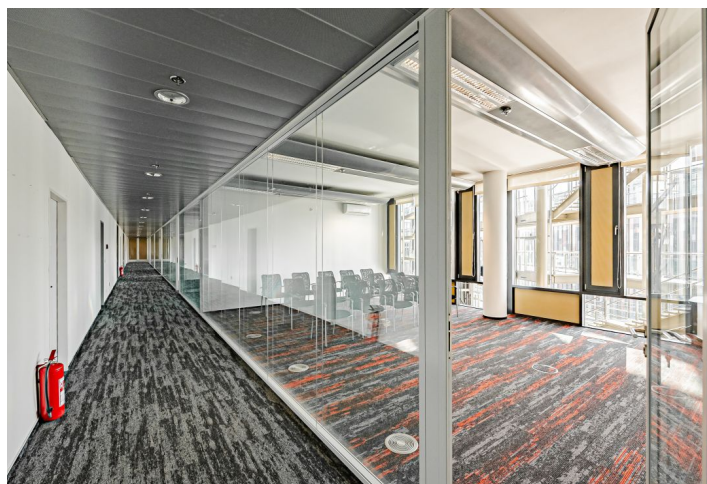
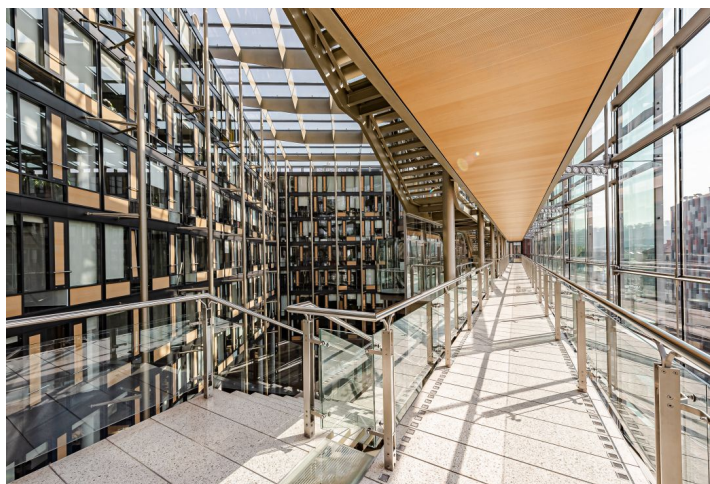
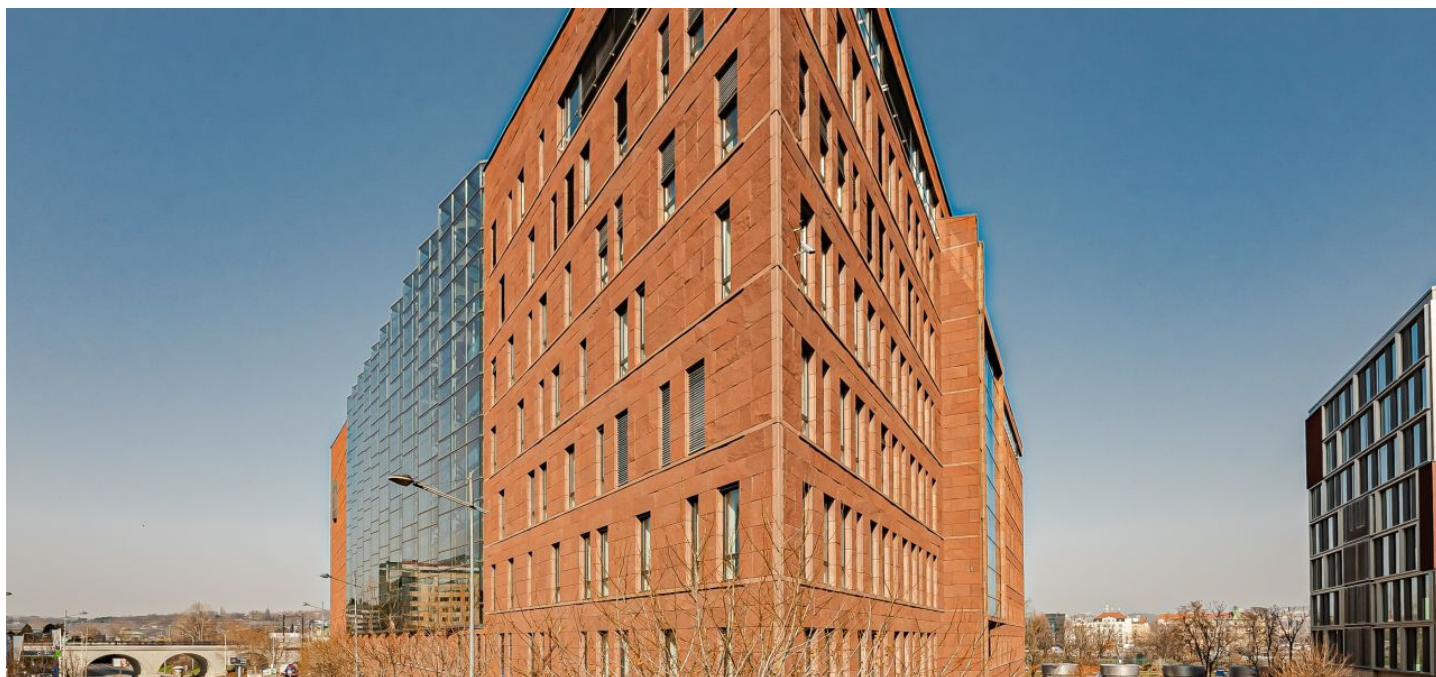




Office building

€ 22.00 - 27.50 / m² | CZK 544 - 680 / m²

10 000 m², Prague 8, Karlín, Karolinská





Office building

€ 22.00 - 27.50 / m² | CZK 544 - 680 / m²

10 000 m², Prague 8, Karlín, Karolinská



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd - 6th floor and 10th floor + terraces	1 600 - 10 000 m²	130 CZK monthly per m²	EUR 160 / pp / month	€ 22 - 27.50 / m²
Office space	2 500 m²	130 CZK monthly per m²	EUR 160 / pp / month	€ 22 - 27.50 / m²
Office space	5 000 m²	130 CZK monthly per m²	EUR 160 / pp / month	€ 22 - 27.50 / m²
Office space	7 500 m²	130 CZK monthly per m²	EUR 160 / pp / month	€ 22 - 27.50 / m²

**Office building**

10 000 m², Prague 8, Karlín, Karolinská

€ 22.00 - 27.50 / m² | CZK 544 - 680 / m²

Service price	130 CZK monthly per m²
Total building area	21 392 m²
Tenant consumption	—
Parking	160 EUR
Parking service charges	1050
Parking ratio	—
Certification	—
PENB	C
Reference number	14844

First administrative building of River City Prague project, new high quality administrative center of the highest international A class standards. Energy efficient and environmentally friendly buildings offers office space for lease in Prague 8.

Location:

This popular business, residential and administrative location is just a 10-minute walk from the center of Prague and is easily accessible by public transport and by car. Křižíkova metro station (line B) and a tram stop just a few minutes' walk from the building; easy access to the D8 highway and the city center.

Features and Services:

Central reception
24-hours security, CCTV
Magnetic card access
External and internal terraces
High flexible office layout
Sprinklers
Raised floor
Modern air-conditioning system
Underground parking
Visitors parking
3 restaurants, café, post office, tobacco and newspaper shop, flower shop, bank machine, physiotherapy and massages
Platinum LEED certificate

Available from January 2026.

Rental and service charges listed without VAT. Lessee pays no commission.

**Office building**10 000 m², Prague 8, Karlín, Karolinská**€ 22.00 - 27.50 / m² | CZK 544 - 680 / m²**