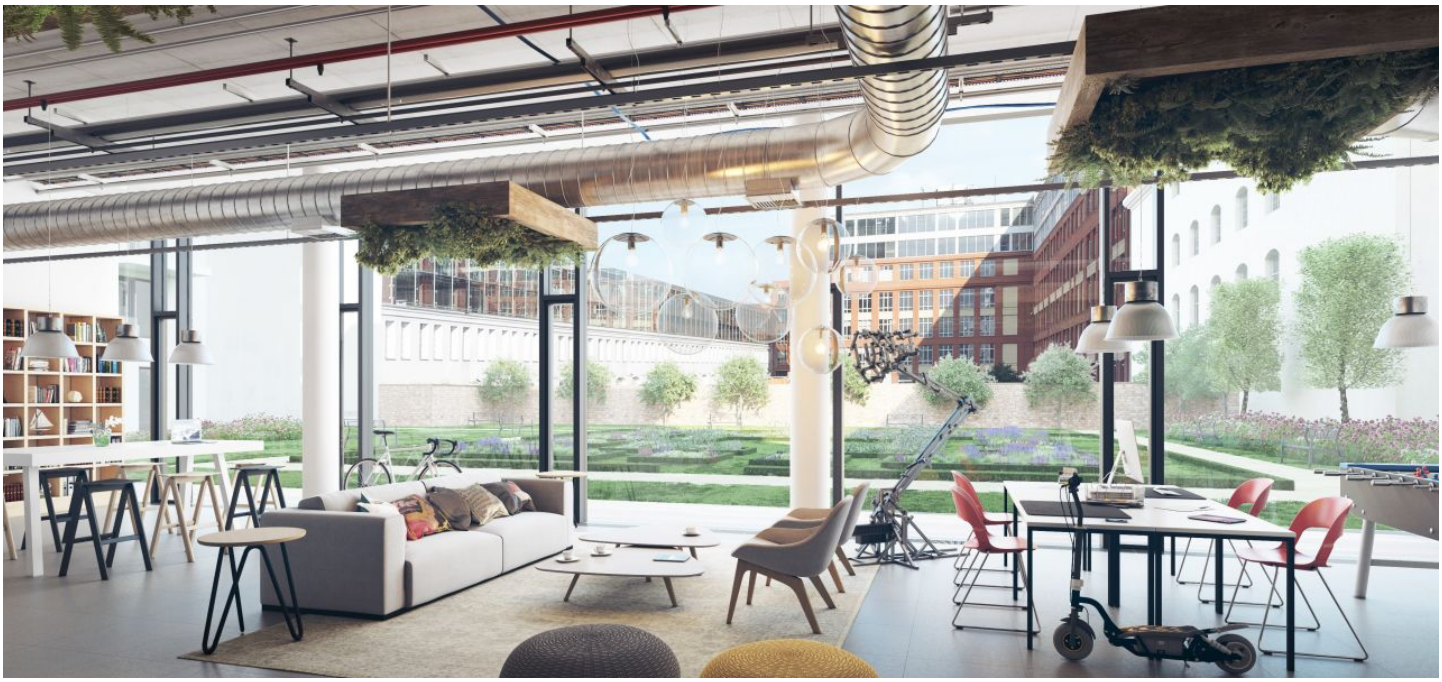
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Office building

Prague 8, Karlín, Pernerova

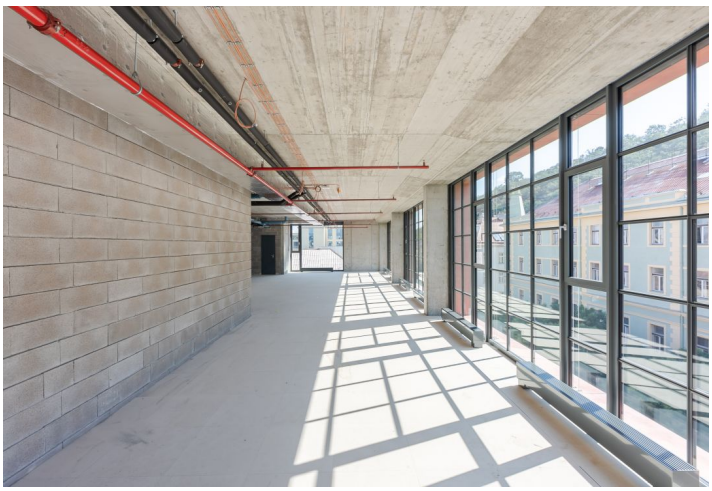
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Office building

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Service price	4 EUR monthly per m²
Total building area	1 999 m²
Tenant consumption	—
Parking	130 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	22101

New administrative building with office premises for lease situated in an attractive location of Prague 8. The building offers a flexible office layout, modern technologies, and combines historical and industrial features. The preserved front wall is from the 1930s, when the building served as a famous automobile repair shop.

Location:
Excellent transport accesibility – the Křižíkova metro station (line B) and tram stop is just a few minutes on foot from the building; the location offers easy connections to the D8 highway, the Prague Ring Road, and the city center. The project will also be part of the BikeSharing solution in Karlín (BikeSharing station close-by).

This top business and residential district boasts an array of some of the city's most popular bistros and cafes, a diverse range of shops and services, medical facilities, banks, and the multifunctional Forum Karlín complex. Thanks to Karlinské náměstí Square and the nearby towering Vítkov Hill, the neighborhood features peaceful green areas for unwinding and relaxing.

Features and Services:
- Set up for reception and security
- Air conditioning and heating
- Sufficient natural daylight
- Ultra modern technology
- Open plan office layout
- Raised floors
- Floor boxes
- Bike room
- EPS, EZS
- Lift
- Magnetic cards access
- Underground parking
- Openable windows
- Private garden

Available from Q2 2020.

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

For more information about the project please visit the website PRAGA Office & Garden.

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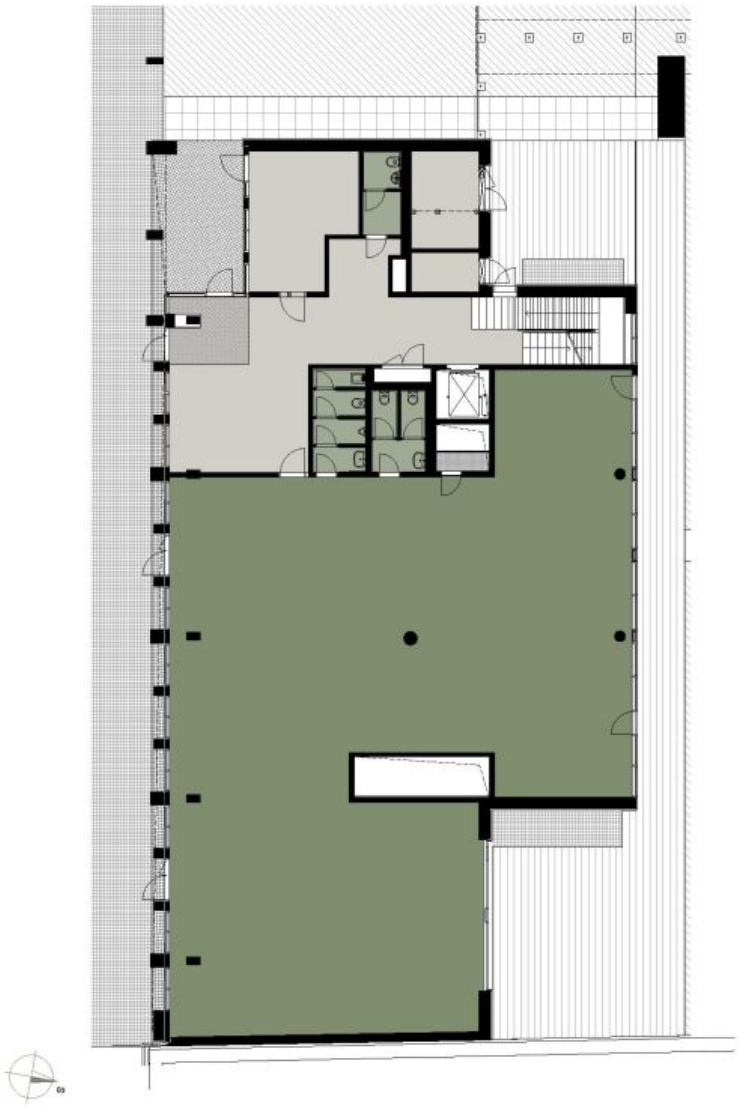
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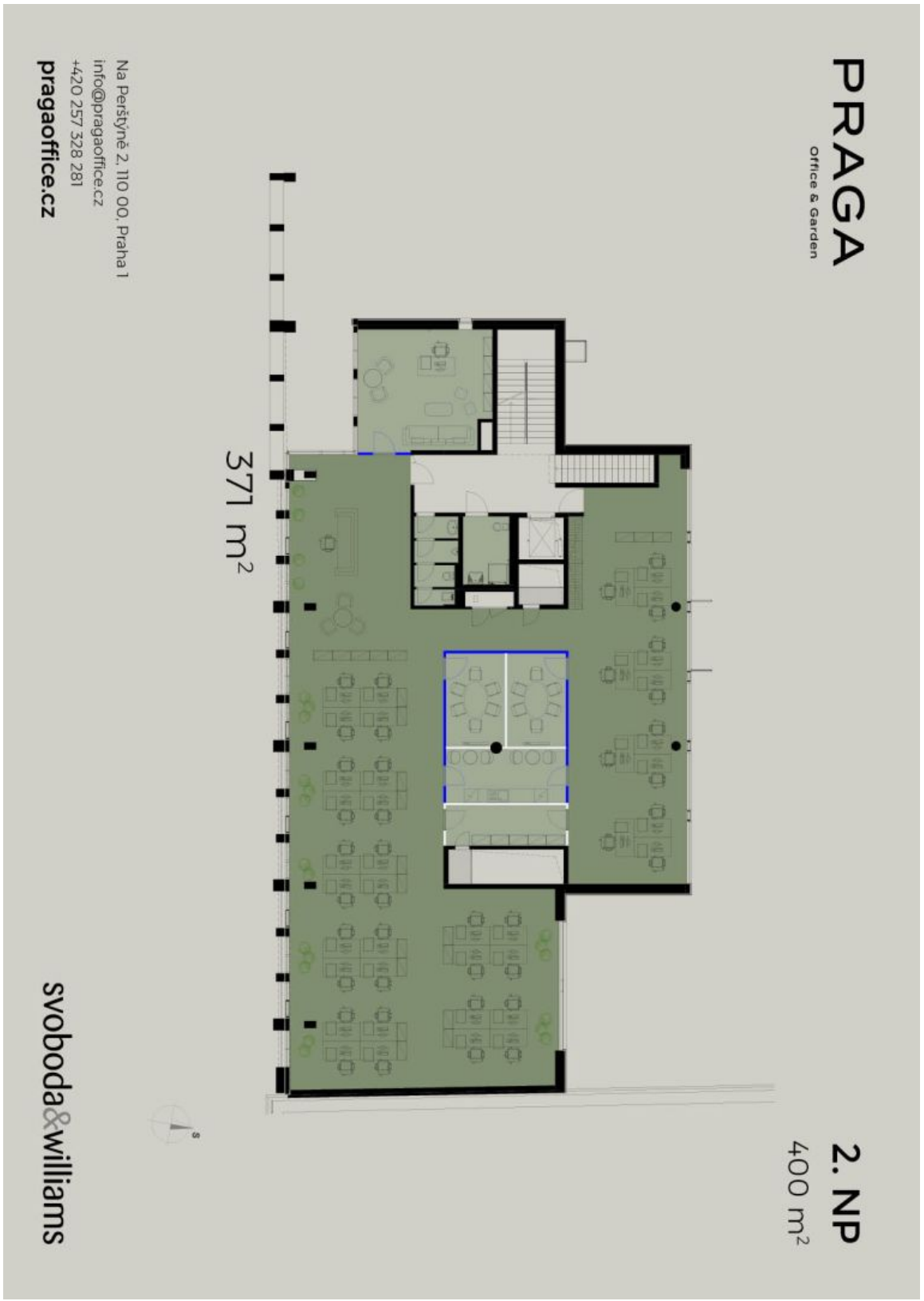
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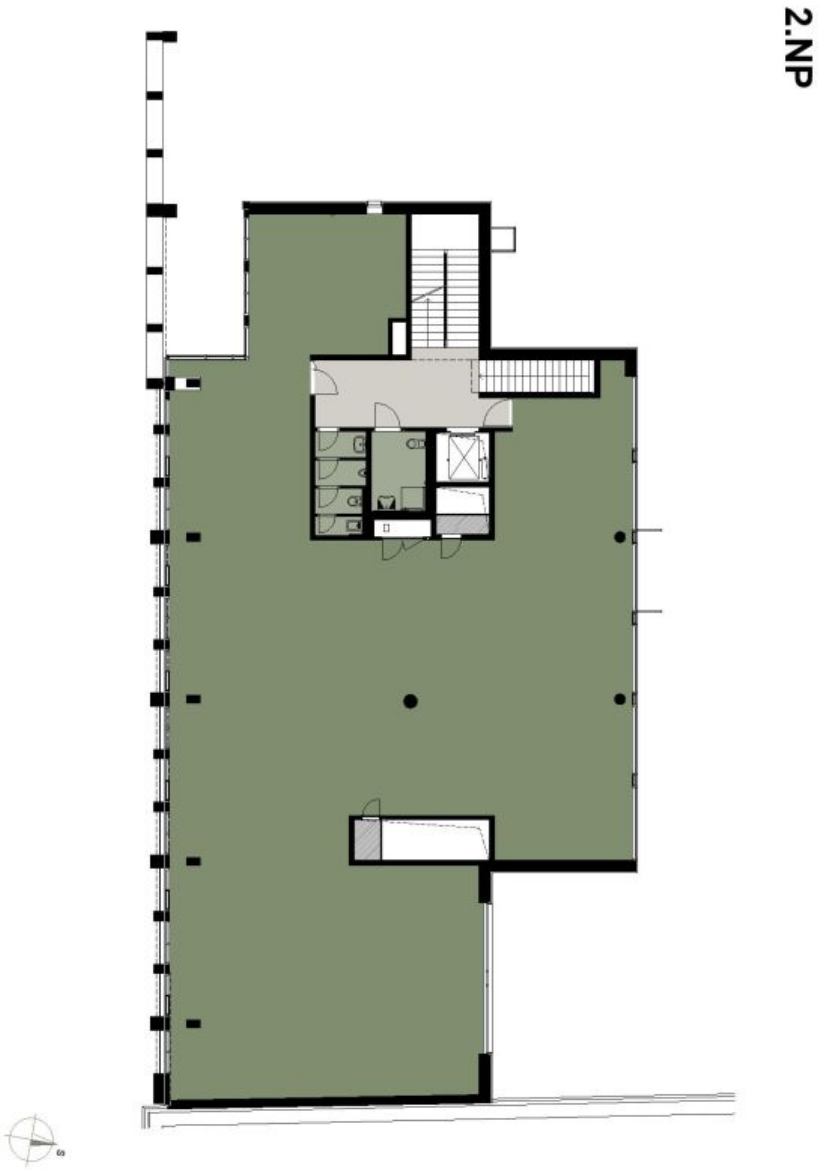
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