



Office space

Prague 8, Karlín, Rohanské nábřeží

Rented





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Available area	1 450 m ²
Cellar	-
Parking	Yes
PENB	B
Reference number	34103

Office space for lease on the 3rd floor in an elegant modern building on the border of the Sokolovská and Rohanské embankments. The building acquired the LEED Core & Shell GOLD level international certification. It is built in a way that combines modernity and urban greenery.

Location:

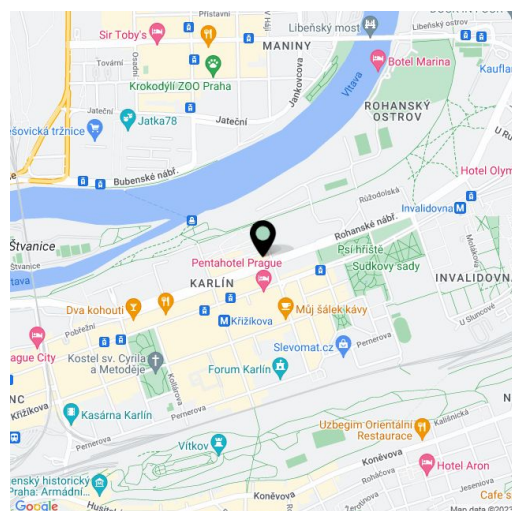
The location offers a wide range of services in the immediate vicinity, including a recreational zone along the Vltava River. Easy access by car and public transport—the Urxova tram stop is next to the building and the Křižíkova metro station (line B) is within walking distance.

Features and services:

EPS with automatic self-extinguishing sprinkler system
 Flexible office space layout
 3 m clear height in rooms and corridors
 Openable windows
 Access card system
 Security service
 Double floor
 Possibility of adding a kitchenette
 Exterior blinds
 Ventilation system
 Bicycle storage room, showers
 Optical cables
 LED lights
 Air conditioning
 Cooling
 Toilets
 Elevator
 CCTV

Completion date: July 2023

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





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