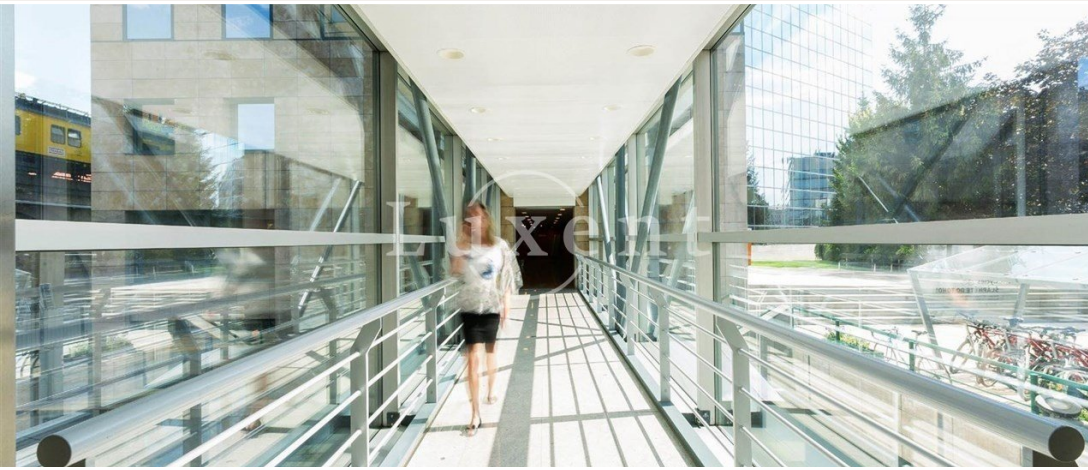




## Modern office for rent, 79 sqm, Prague 8 - Karlín



🏠 79 m<sup>2</sup> 📄 Pobřežní, Praha 8 📄 416 CZK per m<sup>2</sup> / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

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Order number	<b>IBC-1</b>	Price	<b>416 CZK per m<sup>2</sup> / month + services</b>
Address	<b>Pobřežní, Praha 8</b>	Type	<b>Offices</b>
Usable area	<b>79 m<sup>2</sup></b>	Parking	<b>Yes</b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>2nd floor</b>	Device	<b>Partly</b>
Lift	<b>Yes</b>	Date to move in	<b>15. 8. 2024</b>

## About real estate

We offer for rent office space of 79 sqm in a modern commercial building, located in an attractive area on the border of Prague 1 and Prague 8 in Karlín. The complex is characterized by first-class services and a well-crafted environment that will satisfy even the most demanding clients. The building has recently been completely renovated, giving it a modern look.

A total of 24,000 sqm of flexible office space is available for lease, which can be customised to suit individual tenant needs. The offices are located on the 9th floor, there is also an atrium. The building is fully air-conditioned and offers central reception, magnetic card access, security, blinds, internet, fibre optics, double floors, terraces and parking. The complex includes a cafeteria, mailroom, nursery, fitness room and conference hall.

The project is located just a few minutes from the city centre, close to the bus station and Florenc metro station (lines B and C) with access to the North-South motorway and connections to the D1 and D8 motorways. The Masaryk train station is located near the buildings. Václav Havel International Airport is only 30 minutes away by car. The attractiveness of the building's location is enhanced by a cycle path and facilities for cyclists.

Parking 145 EUR/month.

For more information contact the broker.