

## Lease of office space 201 sqm



### Location:

Praha 8, Křižíkova 237/36a

### Offer ID: N4531

### Description:

\*No commission\*

We are pleased to offer you 201 m<sup>2</sup> of prestigious office space located in the Corso Karlín building.

The unit is situated on the 4th floor and features an open-plan layout, two separate offices/meeting rooms, a storage room, and two phone booths.

The CORSO Karlín office building is situated in a quiet location in the center of Prague on Křižíkova Street in the Prague 8 - Karlín district. It provides its tenants with every comfort for an excellent working environment. It is located in the desirable Karlín neighborhood, where work and personal life can be perfectly balanced.

A huge advantage of the Karlín area in Prague is its excellent accessibility by all modes of transport—by car, public transit, or even by bike, thanks to Karlín's connection to Prague's network of bike paths. The Křižíkova Metro Line B station and the tram stop of the same name are located right next to the building. The bus station and the Florenc metro station are a 12-minute walk away.

The area surrounding the building stands out for one more thing—excellent amenities. Karlín is a modern, vibrant neighborhood with a wide selection of restaurants, cafés, shops, and cultural centers.

Parking: 140 EUR/space/month.

The building also offers other units. We can also offer you other commercial spaces in this

### Price:

18,50 EUR per sqm/month

Service charges 170

CZK/sqm/month + VAT

location—request a free list of currently available spaces tailored to your specifications, or visit our website.

<b>Type of space</b>	Office	<b>Price</b>	18,50 EUR per sqm/month
<b>Area</b>	201 sqm	<b>Service charges</b>	170 CZK/sqm
<b>Floor</b>	4	<b>Parking price</b>	140 EUR/place
<b>Add-on prostor</b>	11.6%	<b>Total rent</b>	3 719 EUR
<b>Ready to move in</b>	1.7.2026	<b>Service charges total</b>	34 170 CZK

*(Price calculation is only indicative)*

### Floor plan:

