



# Office Portal

## Nile House

Karolinská 654/2, Praha 8



Price

from 15.50 Eur/m<sup>2</sup>

Offer type

lease , sublease , coworking

Unit area

109 - 2 610 m<sup>2</sup>

Total available area

5 328 m<sup>2</sup>

## Description

The Nile House is a generously designed office building with a predominant administrative function, with 18,900 m<sup>2</sup> of leasable offices and service space. The building has a total of six floors and 2

underground floors with parking. The building is located in an attractive location of Prague 8 - Karlín, near the Florenc and Křižíkova metro stations. It is easily accessible by car and offers good connections to the Prague highway and the D11 and D8 motorways. There are plenty of restaurants, shops and other services in the area.

## Parameters

Number of floors above ground	6
Total available area	5 328 m <sup>2</sup>
Parking place	140 EUR
Building approval	2020
Energy efficiency	C
Quality	A

## Equipment and services

Air conditioning	✓
Správa budovy v objektu	✓
Carpets	✓
Conference room	
PC/data network	✓
Double floor	✓
Fire alarm	
Internal blinds	✓
Kitchen	
Lift	✓
Lowered ceiling	✓
Magnetic card entry	✓
Openable windows	✓

Optical cable	✓
Parking	✓
Telephone network/lines	✓
Recepce	✓
Restaurant/canteen	✓
Security	✓
Smoke detector	✓
Sprinklers	✓
Terraces	✓
Private toilet	

## Available variants

15.50 - 16.50 Eur/m <sup>2</sup>	lease 109 m <sup>2</sup>	1 <sup>st</sup> floor
15.50 - 16.50 Eur/m <sup>2</sup>	lease 2 610 m <sup>2</sup>	4 <sup>th</sup> floor
15.50 - 16.50 Eur/m <sup>2</sup>	lease 1 224 m <sup>2</sup>	6 <sup>th</sup> floor
15.50 - 16.50 Eur/m <sup>2</sup>	lease 1 385 m <sup>2</sup>	6 <sup>th</sup> floor
15.50 - 16.50 Eur/m <sup>2</sup>	sublease 1 250 m <sup>2</sup>	

## Contact the broker



Jan Novák  
+420 222 242 342  
[info@officeportal.cz](mailto:info@officeportal.cz)

Portal Jungle s.r.o., Václavské náměstí 841/3, 110 00 Praha 1, IČ: 0763750, DIČ: CZ07613750  
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