

## Nile House

Prague 8 Karlín, Karolinská 2



**Nile House** is a modern and generously designed office building with excellent administrative functions. With a total leasable area of 18,900 sqm, it offers a large amount of office space and spaces for services. The building has 6 above-ground floors and 2 underground floors with plenty of parking spaces. It is in an attractive and popular location in the center of Prague 8 – Karlín, just a short distance from the metro stations Florenc and Křižíkova, which provide easy access to the city center and surrounding areas. Excellent accessibility by car and an excellent connection to the Prague main road and the D11 and D8 highways are other key advantages of this location. There are several quality restaurants, shops and other services nearby that provide everything a modern office complex might need.

### **Currently available office space:**

ground floor, commercial premises 116 sqm - reservation

ground floor, commercial premises 320 sqm

2nd floor, offices 2,952 sqm (possible to split on 2 units, available from 10/2024)

Small fully furnished offices for rent in the Nile House building

### **Rental price:**

Offices 17.80 – 19.50 EUR/sqm/month

Retail 20 EUR/sqm/month

Services 112 CZK/sqm/month + tenant's electricity

Parking 160 EUR/space/month (parking ratio 1:90)

Add-on factor 4.95%

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**Kontakty pro zájemce o pronájem prostor:**



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**Fotopříloha:**

