

CORSO KARLÍN



CORSO KARLÍN

Křižíkova 237/36a, Prague 8

[CORSO-OFFICES.CZ](https://www.corso-offices.cz)

ČMN

AN INDUSTRIAL DESIGNER BUILDING IN AN ATTRACTIVE LOCATION



- **Excellent accessibility** by all means of transport
- Just several steps **from Metro B-Line station Křižíkova**
- **Attractive quarter in Prague** with a renowned atmosphere
- Perfect **civic amenities**
- **Modern reconstructed** building
- Combination of industrial design and **modern offices**

A MODERN BUILDING THAT TAKES PRIDE IN ITS PAST



- **9,500 m²** of leasable area
- **700** job positions
- **124** parking spaces

The building of Corso Karlín itself was constructed already in 1890. It is part of the ambitious “New Karlín” plan, which is based on the **renovation of the former industrial premises of the ČKD company**, without losing its distinctiveness and magic.

The former industrial hall known as “Plechárna” (Boilerplate Hall), where sheet metal boilers were manufactured, stood on the site where Corso Karlín is currently located. The architects Ricardo Bofill Levi and Jean Pierre Carniaux transformed it into a **modern, functional office building**, leaving the original gable wall with its stucco decorations and adding a stylish glass superstructure. Thanks to this, the Corso Karlín building is, much like the entire quarter, modern, pulsating, and proud of its past.



A SOUGHT-OUT LOCATION NEAR THE METRO

- **2 minutes** from the Metro B-line station Křižíkova
- **4 minutes** from the tram stop
- **A 12-minute** walk away from Metro C-Line station Florenc
- **A 11-minute** walk away from the Praha-Florenc bus terminal

The Corso Karlín office building is found in a peaceful location in the centre of Prague, in Křižíkova street in the Municipal District of Prague 8 - Karlín.

The great advantage of the location of the Karlín Quarter in Prague is its excellent accessibility by all types of transit - **by car, public transit, or even by bicycle** thanks to Karlín's connection to the network of Prague cycle paths. The station of Metro B-Line Křižíkova is located in direct proximity to the building, just as is the tram stop of the same name. It is possible to walk to the Florenc bus terminal and metro station within 11 minutes.

The environs of the building is remarkable for also another reason - **perfect civic amenities**. Karlín is a modern, pulsating quarter with a rich offer of restaurants, cafés, shops, and cultural centres. The nearby charming park next to the church of Sts Cyril and Methodius or Vítkov Hill offer plenty of space to rest after work.

1. Dva kohouti
2. Lokál Hamburk
3. Rossmann
4. Kro bistro
5. Bageterie Boulevard
6. Form Factory
7. EMA espresso bar
8. McDonald's



TECHNICAL EQUIPMENT AND SERVICES

- Reception service and 24-hour security of the building
- Card access at entrance and camera system
- Representative entrance area and reception desk
- Underground parking garages
- Four modern lifts
- Option of flexible office space layout
- Drop ceilings with built-in lighting
- Air-conditioned spaces
- In-floor data distribution cables
- Double floors

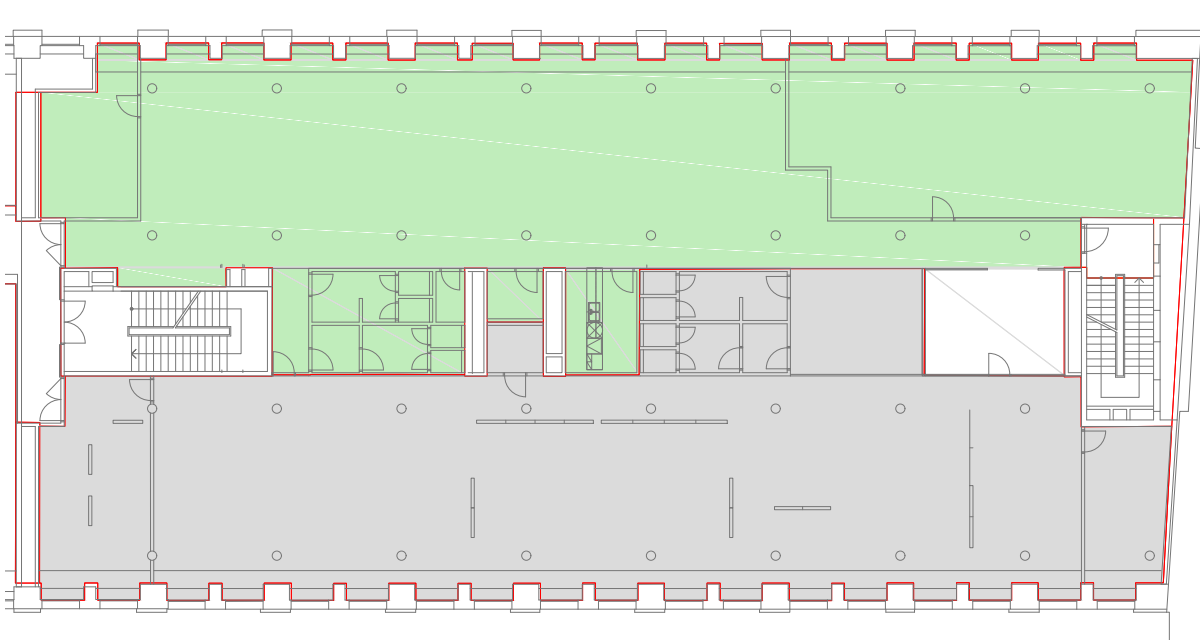


SPACES FOR RENT

2ND STOREY

VACANT UNITS	LEASED SURFACE AREA (m ²)	RENT (EUR/m ²)	AVAILABLE	DIVISIBILITY	PARKING (EUR/1 PLACE)	BUILDING SERVICES (CZK/m ²)
OFFICES	879.56	17.00	11/2024	YES (from 400 m ²)	130	170

The amount listed are without VAT.



MODERN AND CONSIDERATE DEVELOPMENT



The Corso Karlín building provides its tenants with all the comfort of a great work environment. It is located in the lucrative location of Karlín, where you can excellently combine your professional and personal life.

Just as with our other buildings, we pay very close attention to the selection of technology and service suppliers. Among other criteria, our selection is also based on their approach to sustainability and to responsible management.

Aside from our standard lease agreements, you also have the **option of concluding a green lease**.

We are also interested in the area in the **direct proximity** of the building and its overall prosperity. We give space to charity organisations that have the opportunity of presenting themselves in our premises.



CONTACT

Ondřej Veselý

+420 773 777 770

ondrej.vesely@cm-n.cz

REGISTERED ADDRESS

Českomoravská Nemovitostní a.s.

Václavské náměstí 62

110 00 Prague 1

Company ID No.: 05142202

VAT ID No.: CZ699006350

The company is registered in the Company Register administered by the Municipal Court in Prague, Section B, Insert 24261.

OFFICE

Forum Karlín

Pernerova 51

186 00 Prague 8

CORSO-OFFICES.CZ