



Apeiron

Sokolovská 192/79, 186 00 Prague 8

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Peaceful Offices in the Heart of Karlín

- Excellent accessibility by public transport, by car, and by bicycle
- Located just a few steps from Křižíkova Metro Station (Line B)
- Perfect civic amenities
- An attractive quarter in Prague with a renowned atmosphere
- Designed by Václav Aulický, the architect of the Žižkov Television Tower



An Office Building of a Legendary Architect

- 12,500 m² of leasable area
- 770 job positions
- 175 parking spaces

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The Apeiron office building is in the sought-out location of the Karlín Quarter in Prague, just several steps away from the Metro (Line B).

It was constructed in 2000 according to the designs of architect Václav Aulický, who made himself known by designing the controversial Žižkov Television Tower. In 2019, the building underwent extensive reconstruction work to meet the modern requisites of office space.

The leasable area equals 12,500 m² and spreads out on a total of eight storeys. Thanks to the variability of the interiors, tenants can choose offices precisely according to their individual needs.

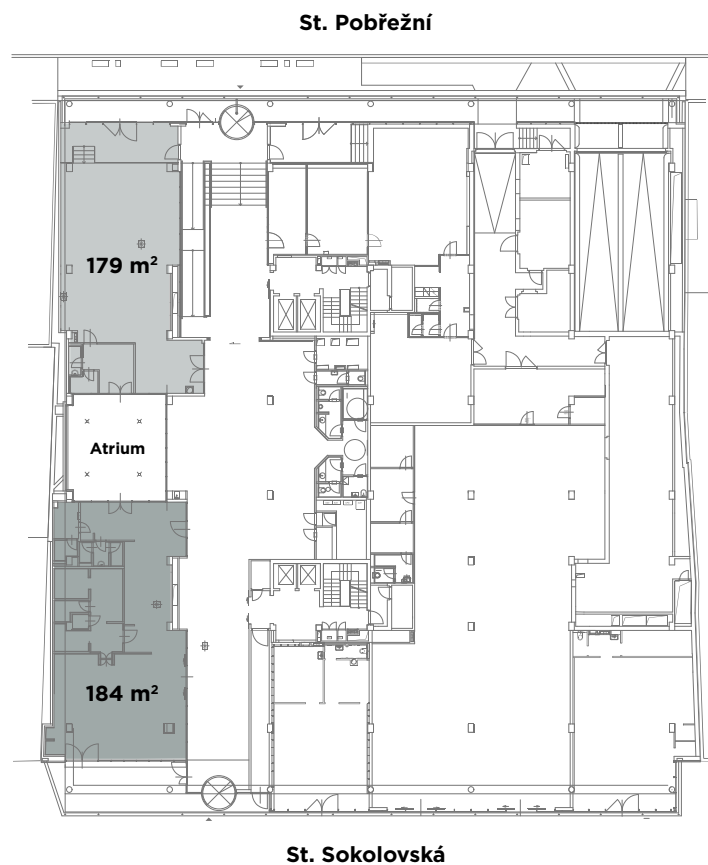


Spaces for rent Overview

Storey	Leasable area (m ²)	Available	Rent (EUR/m ²)
1 st above-ground storey	179	4/2026	18
1 st above-ground storey	184	4/2026	32
4 th above-ground storey	964	4/2027	18
5 th above-ground storey	342	immediately	16,50
5 th above-ground storey	497	4/2027	18
7 th above-ground storey	635	3/2026	17,5
7 th above-ground storey	544	4/2027	18

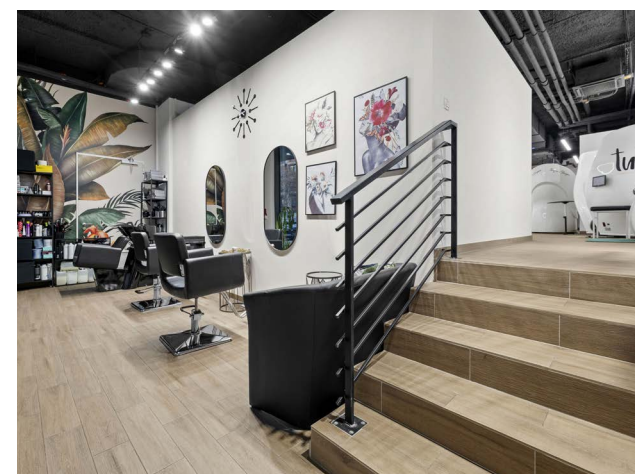
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1st above-ground storey



Vacant units	Leasable area (m ²)	Rent (EUR/m ²)	Available	Divisibility	Building services (CZK/m ²)	Parking (EUR/1 stání)
Retail	179	18	4/2026	yes (total 363 m ²)	120	140
Retail	184	32	4/2026		120	140

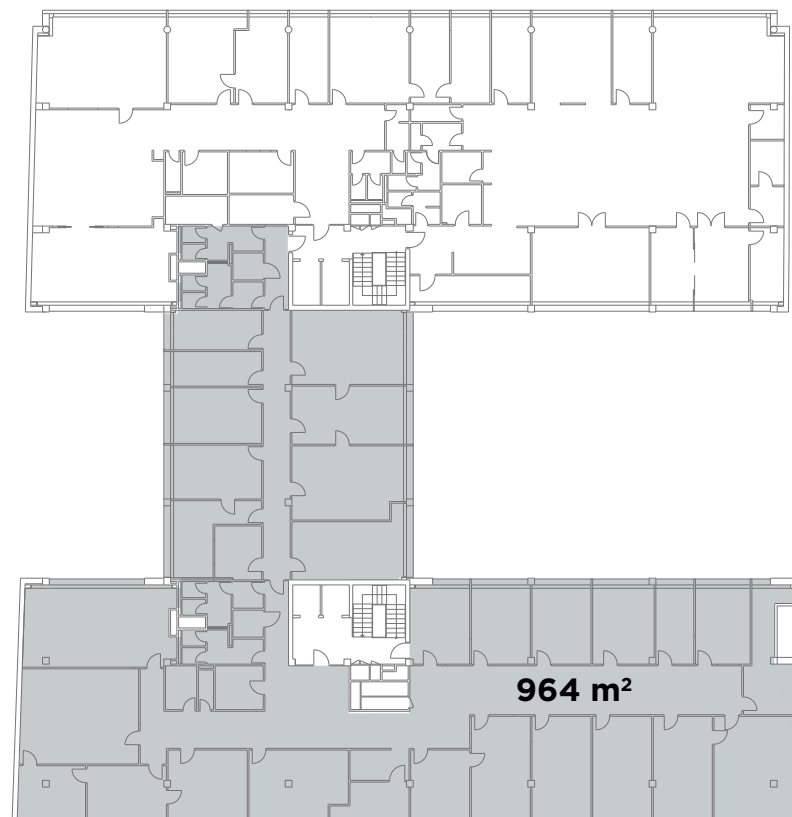
The prices listed are without VAT.



1st above-ground storey from St. Pobřežní

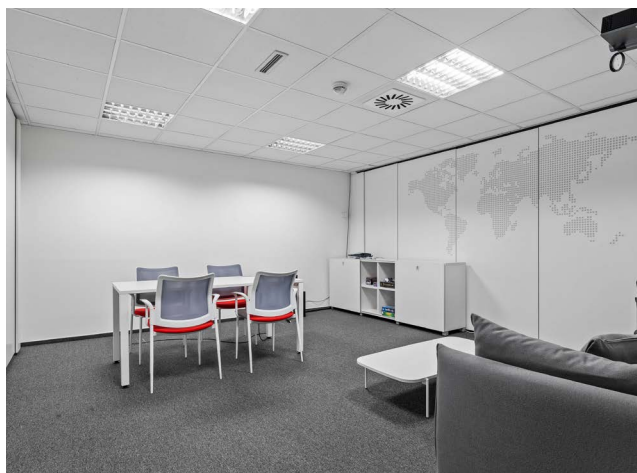
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4th above-ground storey



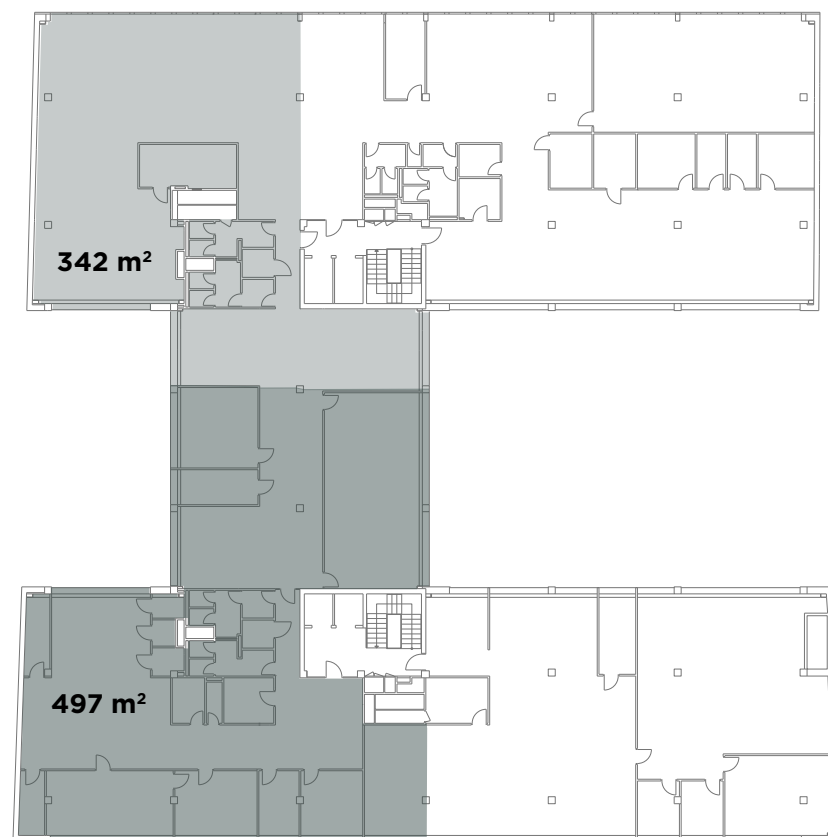
Vacant units	Leasable area (m²)	Rent (EUR/m²)	Available	Divisibility	Building services (CZK/m²)	Parking (EUR/1 space)
Offices	964	18	4/2027	yes (from 650 m²)	120	140

The prices listed are without VAT.



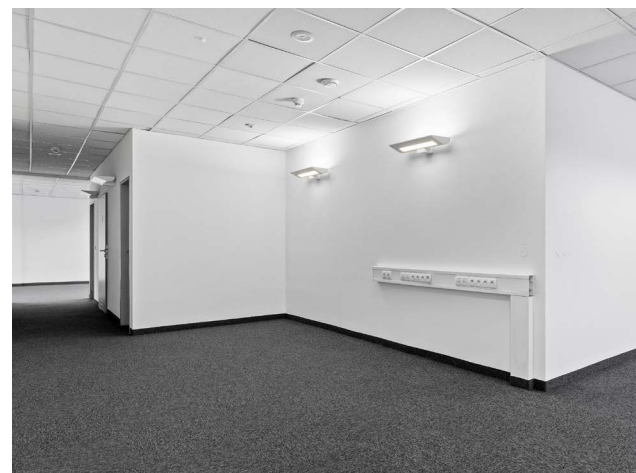
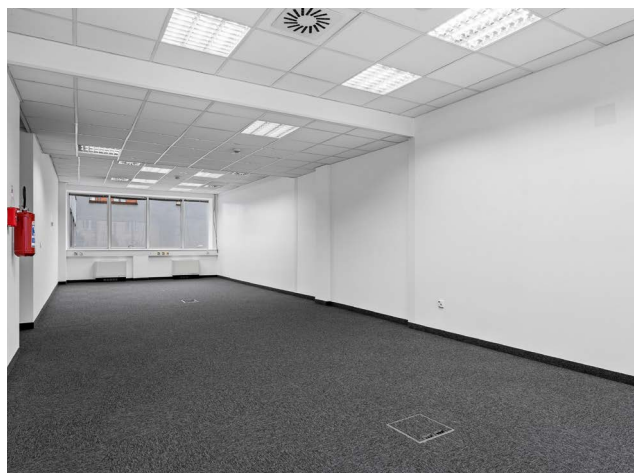
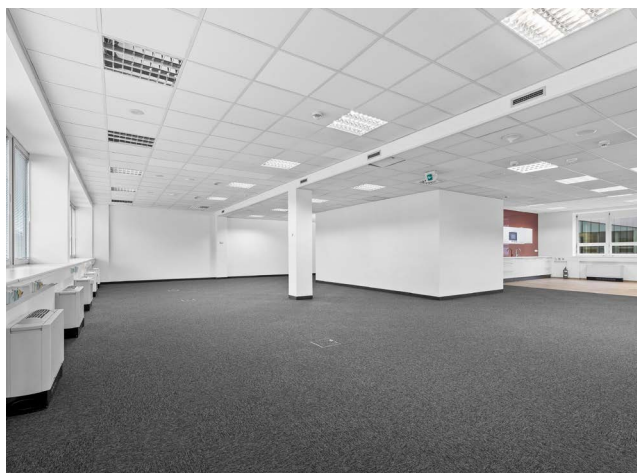
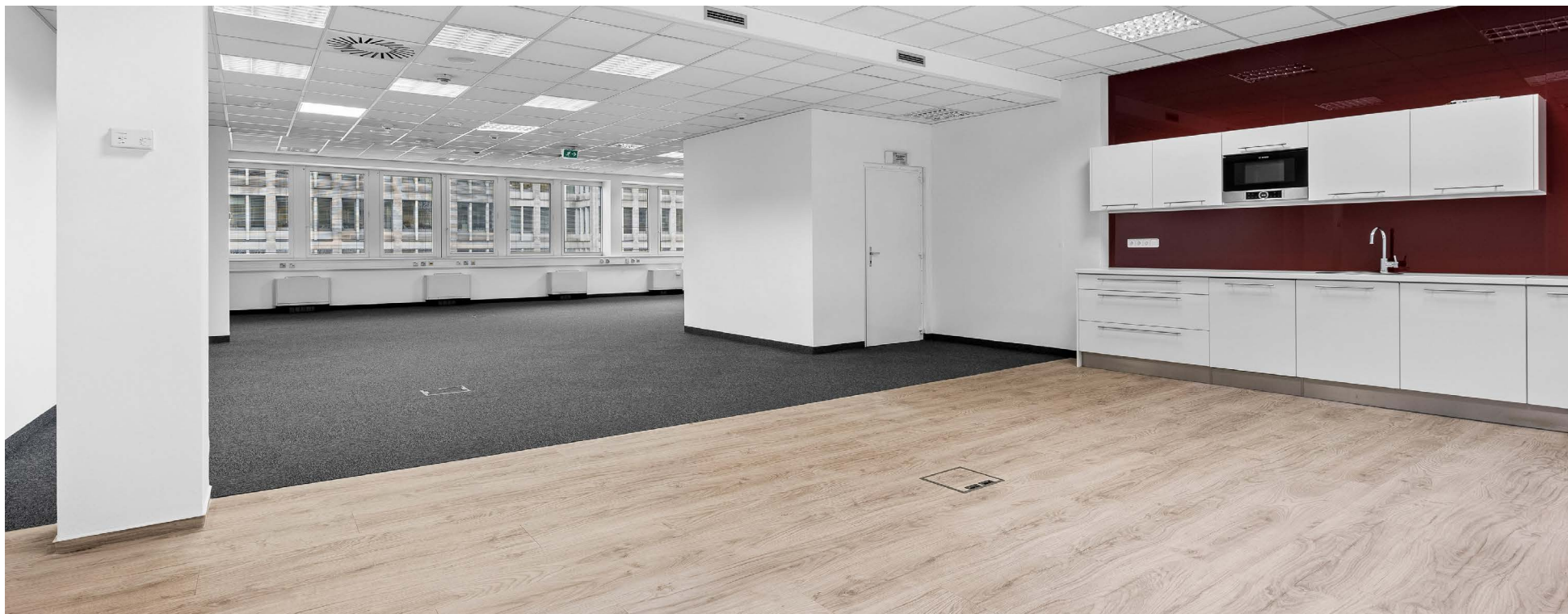
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5th above-ground storey



Vacant units	Leasable area (m²)	Rent (EUR/m²)	Available	Divisibility	Building services (CZK/m²)	Parking (EUR/1 space)
Offices	342	16,50	immediately	no	120	140
Offices	497	18	4/2027	no	120	140

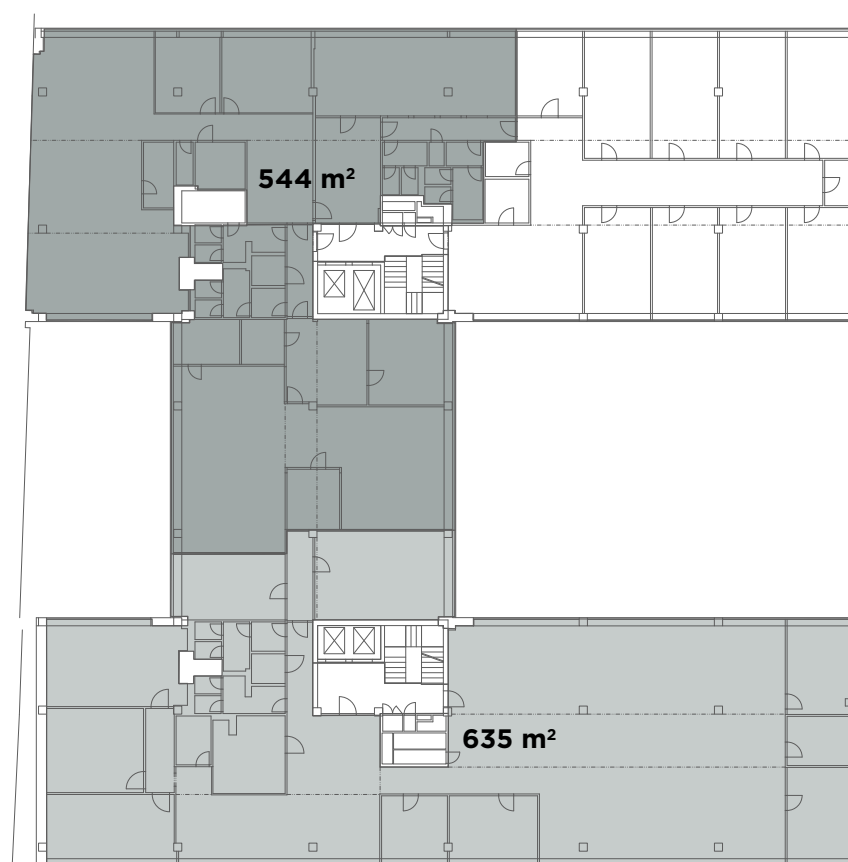
The prices listed are without VAT.



Apeiron 5th above-ground storey

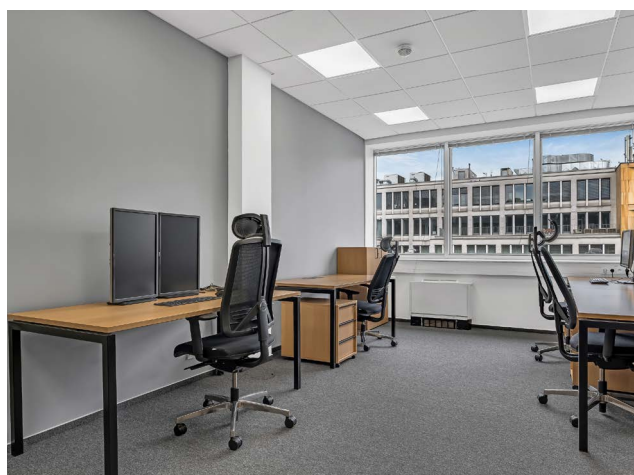
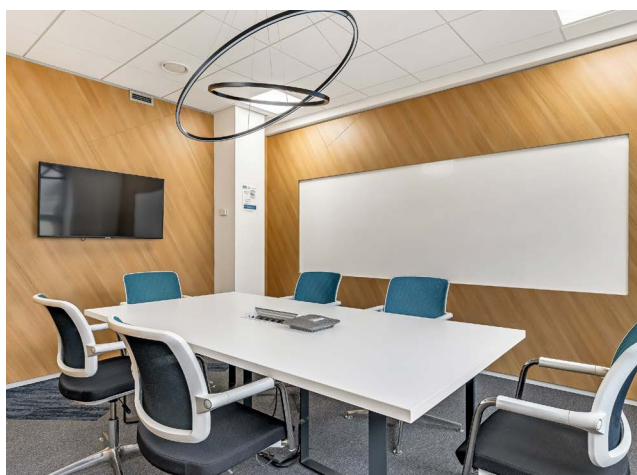
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7th above-ground storey



Vacant units	Leasable area (m²)	Rent (EUR/m²)	Available	Divisibility	Building services (CZK/m²)	Parking (EUR/1 space)
Offices	544	18	4/2027	no	120	140
Offices	635	17,50	3/2026	no	120	140

The prices listed are without VAT.



Apeiron 7th above-ground storey



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

Offices at a Lucrative Address

- 1 minute from Křižíkova Metro Station (Line B)
- 1 minute from the tram stop
- 12 minutes from Florenc Metro Station (Line C)
- 12 minutes from the Prague-Florenc bus terminal

The great advantage of the location of the Karlín Quarter in Prague is its excellent accessibility by all types of transport - by car, by public transport, or by bicycle thanks to Karlín's connection to the network of Prague cycle paths.

Křižíkova Metro Station is 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 12 minutes.

The environs of the building are remarkable also for perfect civic amenities. Karlín is a popular quarter with a rich offer of restaurants, cafés, and shops. The nearby park by the church of Sts Cyril and Methodius or Vítkov Hill offer plenty of space for well-deserved rest after work.



Technologies and Building Equipment

- Two wheelchair-accessible entrances to the building (the walk-through shopping arcade from Pobřežní and Sokolovská streets)
- Underground garages and storage rooms
- Option of flexible spatial layouts
- Connection to optical cable (optics are terminated in distribution boards on each floor)
- Dropped ceilings with built-in lights
- Network wiring and floor ducts
- Openable windows, exterior Venetian blinds
- Air-conditioning
- Automated external defibrillator
- Central reception desk
- 24/7 guarding of the building
- Security alarm
- Camera system
- Card access system
- Entry to garage by reading licence plate



Responsibly and Sustainably



Apeiron Office Centre is a modern office building, in which we continuously strive to increase the comfort of our tenants. We responsibly select innovative technologies and their suppliers, and the offer of services is just as key for us. One of the things that we consider when evaluating offers is the approach of our suppliers to sustainability and to responsible management.

We are interested in the location, and we try to contribute to its overall prosperity and to bettering its surroundings. Similarly, we also give opportunities to charity organisations that have the opportunity of presenting themselves in our premises.

Aside from standard lease agreements, we also offer our future and current tenants the option of concluding a green lease.



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