



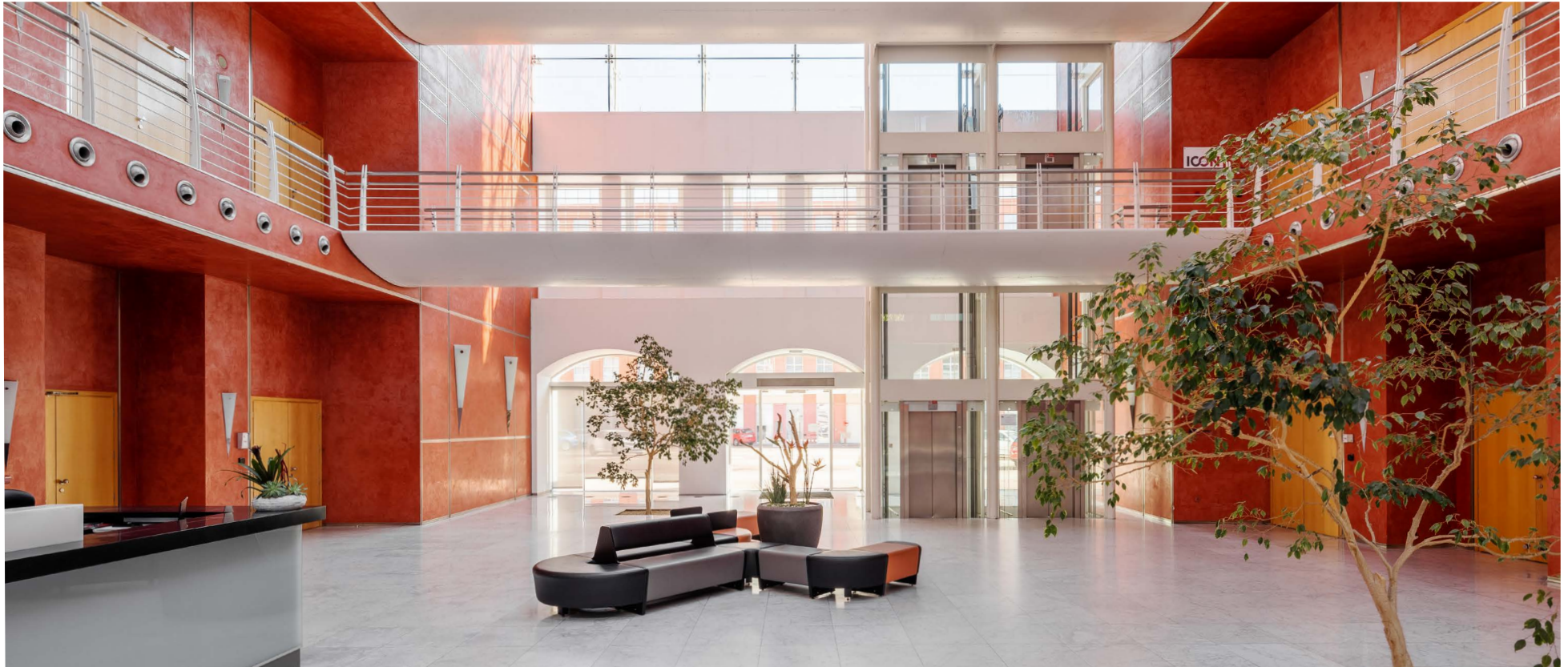
CORSO
KARLÍN

Corso Karlín

Křižíkova 237/36a, 186 00 Prague 8

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ČMN



An Industrial Building that Takes Pride in its Past

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

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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.

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.

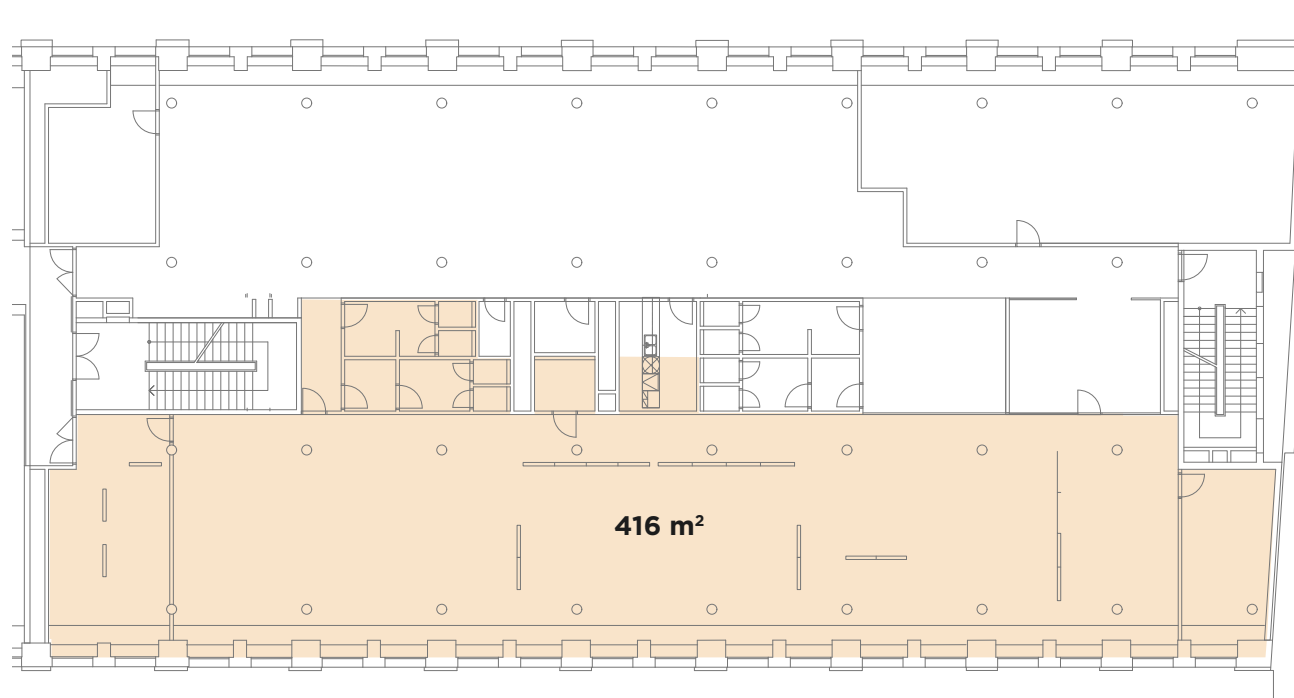


Spaces for rent Overview

Storey	Leasable area (m ²)	Available	Rent (EUR/m ²)
2 nd above-ground storey	416	immediately	17-17,50
3 rd above-ground storey	1 528	1/2026 RESERVED	17-17,50
4 th above-ground storey	467	10/2025	17-17,50

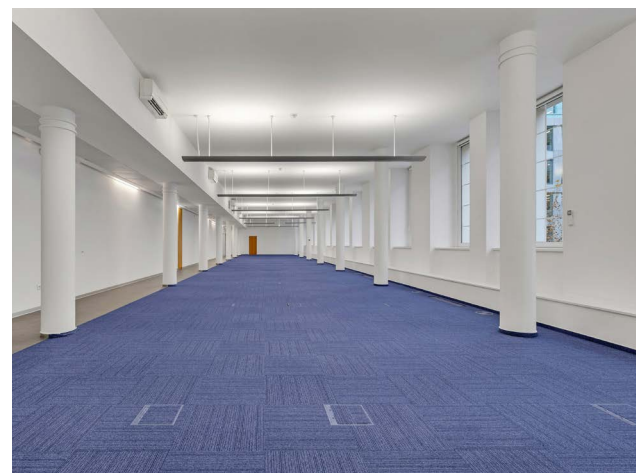
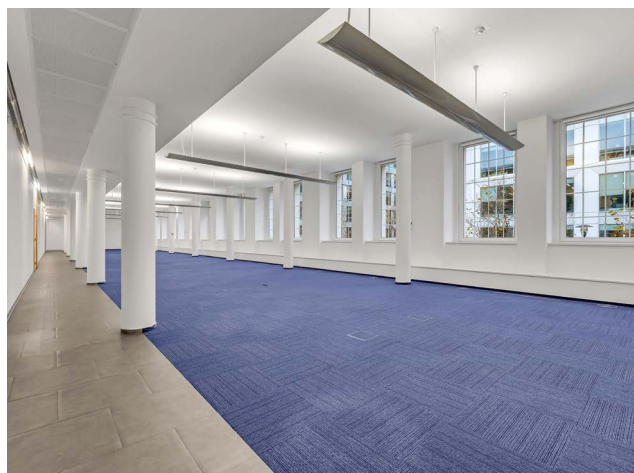
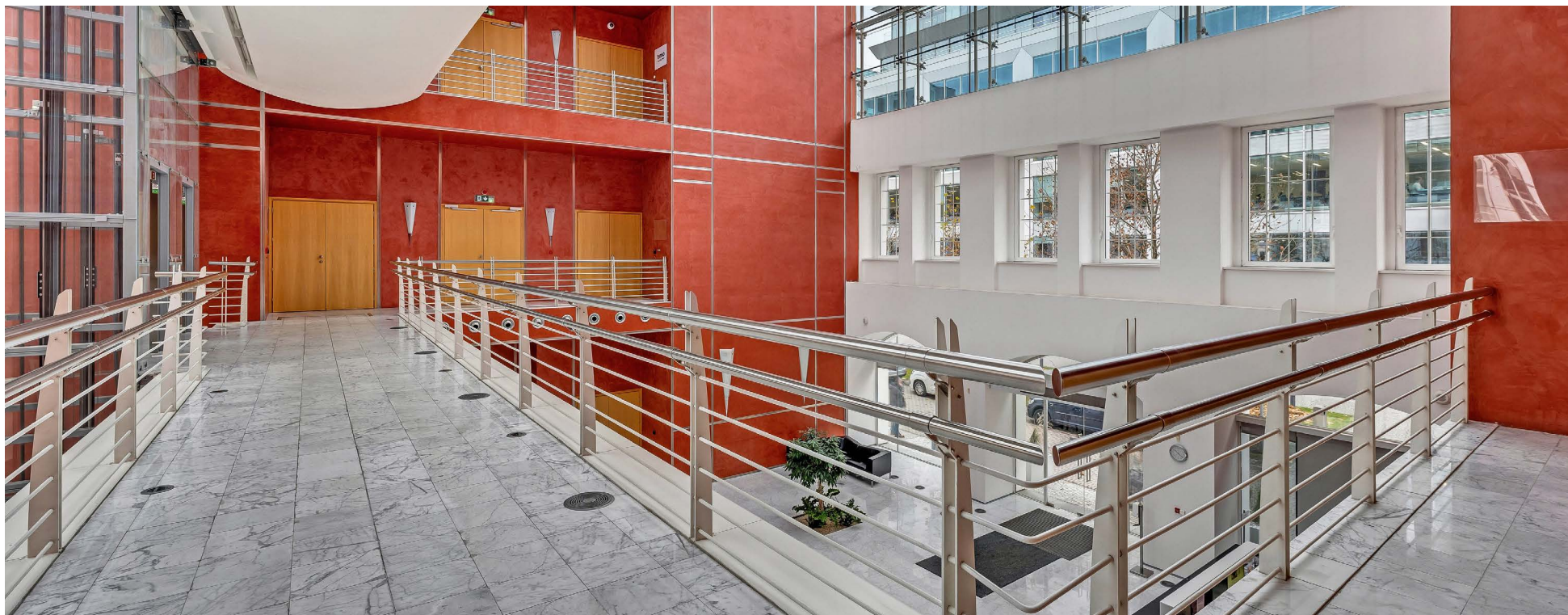
Corso Karlín

2nd above-ground storey



Vacant units	Leasable area (m²)	Rent (EUR/m²)	Available	Divisibility	Building services (CZK/m²)	Parking (EUR/1 space)
Offices	416	17-17,50	immediately	no	170	140

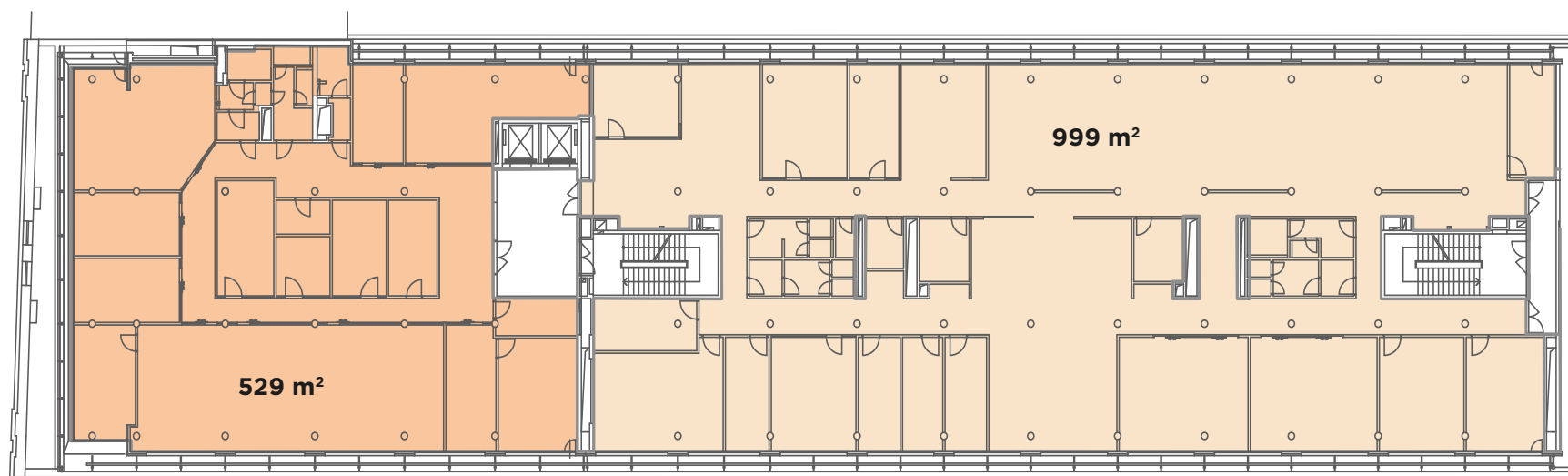
The prices listed are without VAT.



Corso Karlín 2nd above-ground storey

Corso Karlín

3rd above-ground storey

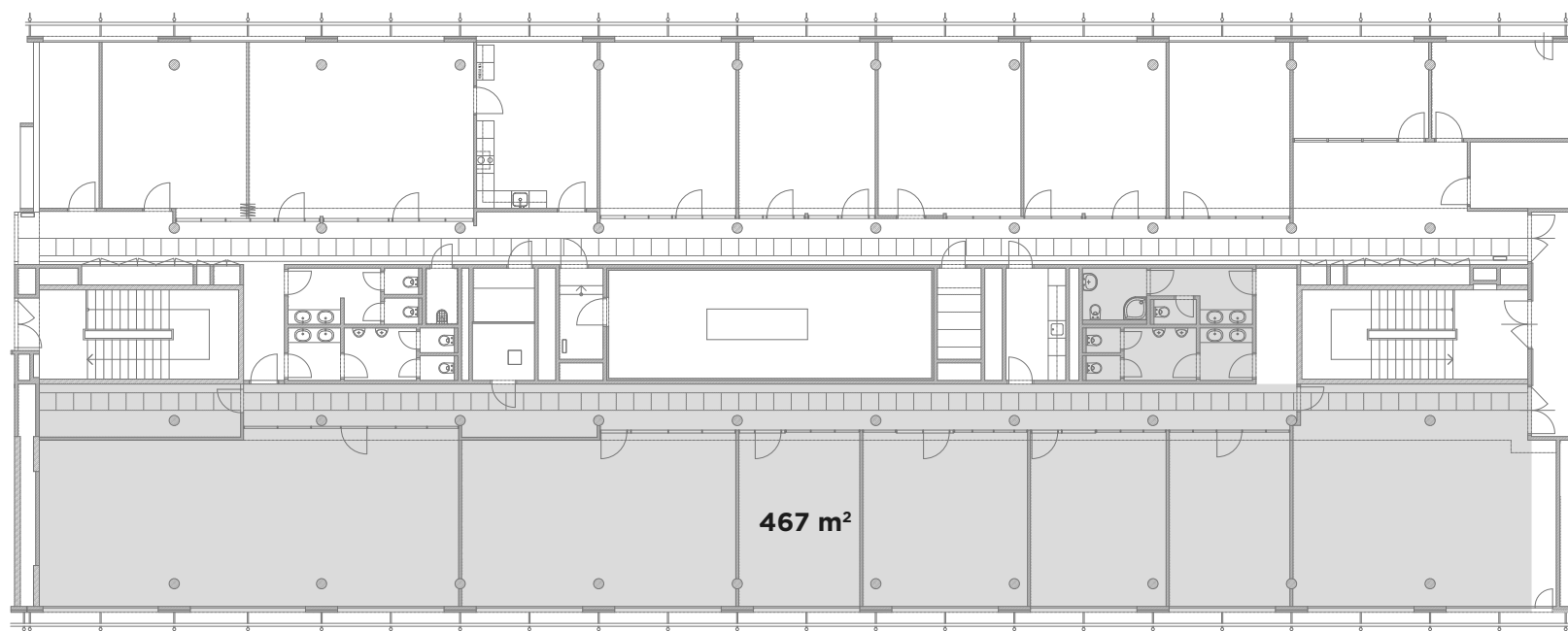


Vacant units	Leasable area (m²)	Rent (EUR/m²)	Available	Divisibility	Building services (CZK/m²)	Parking (EUR/1 space)
Offices	1 528	17-17,50	1/2026 RESERVED	yes (529 m² and 999 m²)	170	140

The prices listed are without VAT.

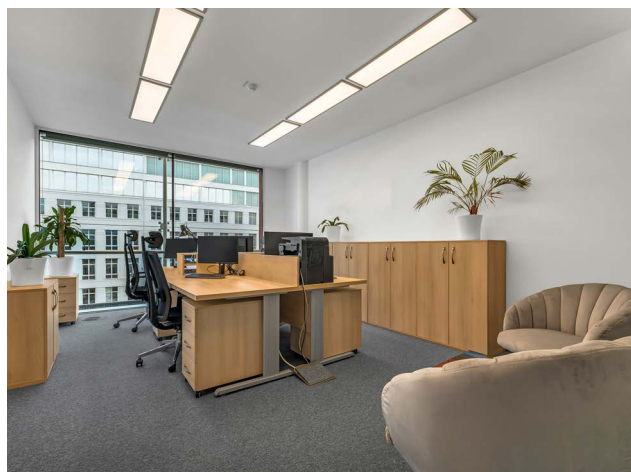
Corso Karlín

4th above-ground storey



Vacant units	Leasable area (m²)	Rent (EUR/m²)	Available	Divisibility	Building services (CZK/m²)	Parking (EUR/1 space)
Offices	467	17-17,50	10/2025	no	170	140

The prices listed are without VAT.



Corso Karlín 4th above-ground storey



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**
- **An 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 by bicycle thanks to Karlín's connection to the network of Prague cycle paths.

Metro B-Line station Křižíkova 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 11 minutes.

Karlín is a popular quarter with a rich offer of restaurants, cafés, and shops. The nearby park next to the church of Sts Cyril and Methodius or Vítkov Hill offer plenty of space to rest after work.



Technologies and Building Equipment

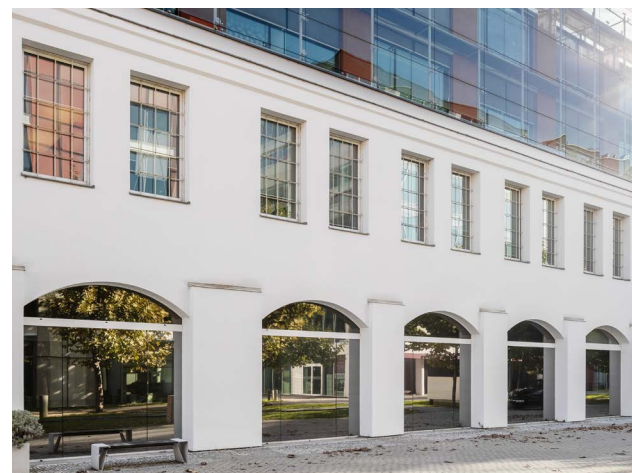
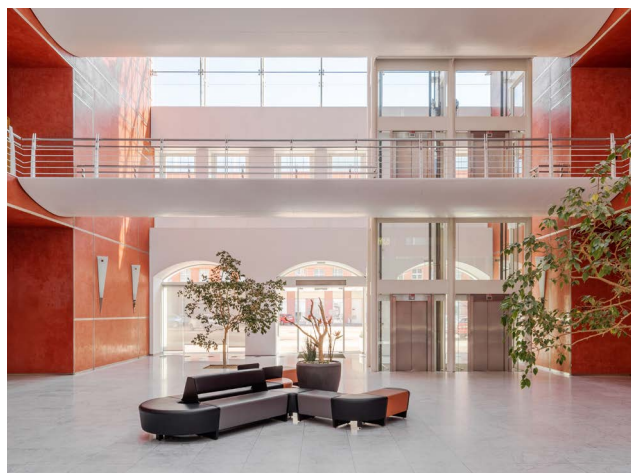
- Reception service and 24-hour security of the building
- Card access and camera system at entrance
- Underground parking garages
- Four lifts
- Option of flexible office space layout
- Drop ceilings with built-in lighting
- Air-conditioned spaces
- In-floor data distribution cables
- Double-layered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



Considerate Development

The Corso Karlín building provides its tenants with all the comfort of a great work environment.

Aside from the standard lease agreements, our tenants have the option of concluding a green lease.





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