

BLOCK

ROHANSKÉ NÁBŘEŽÍ (Kaizlovy sady x Urxova), PRAGUE 8



KARLÍN

KEY BLOCK MAP

STAY IN TOUCH WITH THE CITY AND NATURE



URXOVA



KRIŽIKOVA



KARLÍN

BLOCK

KARLÍN

MODERN ARCHITECTURE AND LOTS OF GREENERY - THAT'S BLOCK KARLÍN

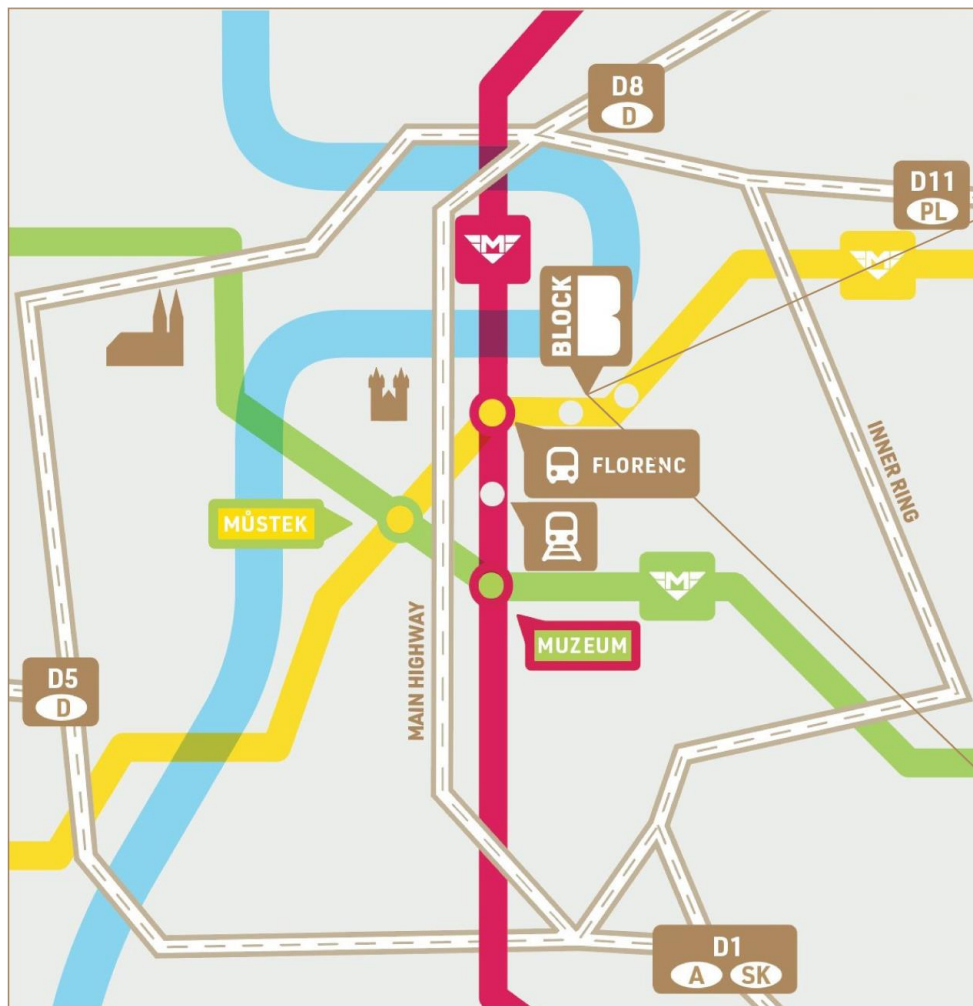
- Modern office building AAA
- Generous spaces
- High level of space variability and efficiency
- First class location
- Great accessibility
- 5 minutes walk to Křižíkova metro station
- Plenty of urban green
- Environmentally friendly
- LEED GOLD Core & Shell certification
- PENB level B environmental classification

**KARLÍN
BLOCK** **B**

BLOCK

KARLÍN

STAY IN TOUCH WITH THE CITY AND NATURE



KARLÍN
BLOCK **B**

BLOCK



KARLÍN

BLOCK

KARLÍN

TABLE OF AREAS (m²)

BLOCK Karlín	Offices	Common areas	Commercial unit	Retail / gastro	Storage
B2		46			75
B1		79		42	10
1F (GF)		284	467	296	
2F	1137				
3F	1445				
4F	1450				
5F	1450				
6F	1450				
7F	728				
Total	7660	409	467	338	85

Share of common areas (Add on)	5,5%
Total leasable area	8959
Terraces 6 th floor	334
Parking spaces	72

KARLÍN BLOCK BLOCK BLOCK

- Flexible floor layout allowing both open space and separate closed offices
 - Typical office floors can be divided into up to 5 units
 - Efficient division of offices with a module 1.35/2.7 m
 - The clearance height of office rooms and corridors is 3.0 m
 - Option of setting up a separate kitchen and toilet in every unit
 - Fully accessible raised floor, including underfloor boxes for high/low-voltage current distribution
 - Outdoor blinds on the south and west facades
 - Openable window elements
-
- 72 parking spaces in 2 basements, 1 parking space per 106 m² of office space
 - Bicycle room including a shower for cyclists in the 1st basement
 - Basement storage spaces

- LEED Core & Shell certification at GOLD level
- PENB environmental classification, level B
- LED lights
- Outlet fittings and fittings meeting the requirements of LEED GOLD certification
- Access card system including turnstiles in the lobby
- CCTV monitoring entrances into the building, garages and common areas
- 24-hour security and reception
- Connection to Internet, telephone lines and fibre-optic cables
- All offices are equipped with air conditioning and ventilation
- Heating and cooling of offices via 4-pipe fan coil units in a suspended ceiling
- Fire alarm system with automatic self-extinguishing sprinkler system
- 4 main lifts and 1 lift connecting the underground floors to the ground floor
- 4 commercial units on the ground floor, with 1 unit offering the potential establishment of a restaurant or cafe
- There is a space reserve on the roof for the majority tenant's own diesel generator
- Possibility of placing satellite and MW antennas on the roof of the building

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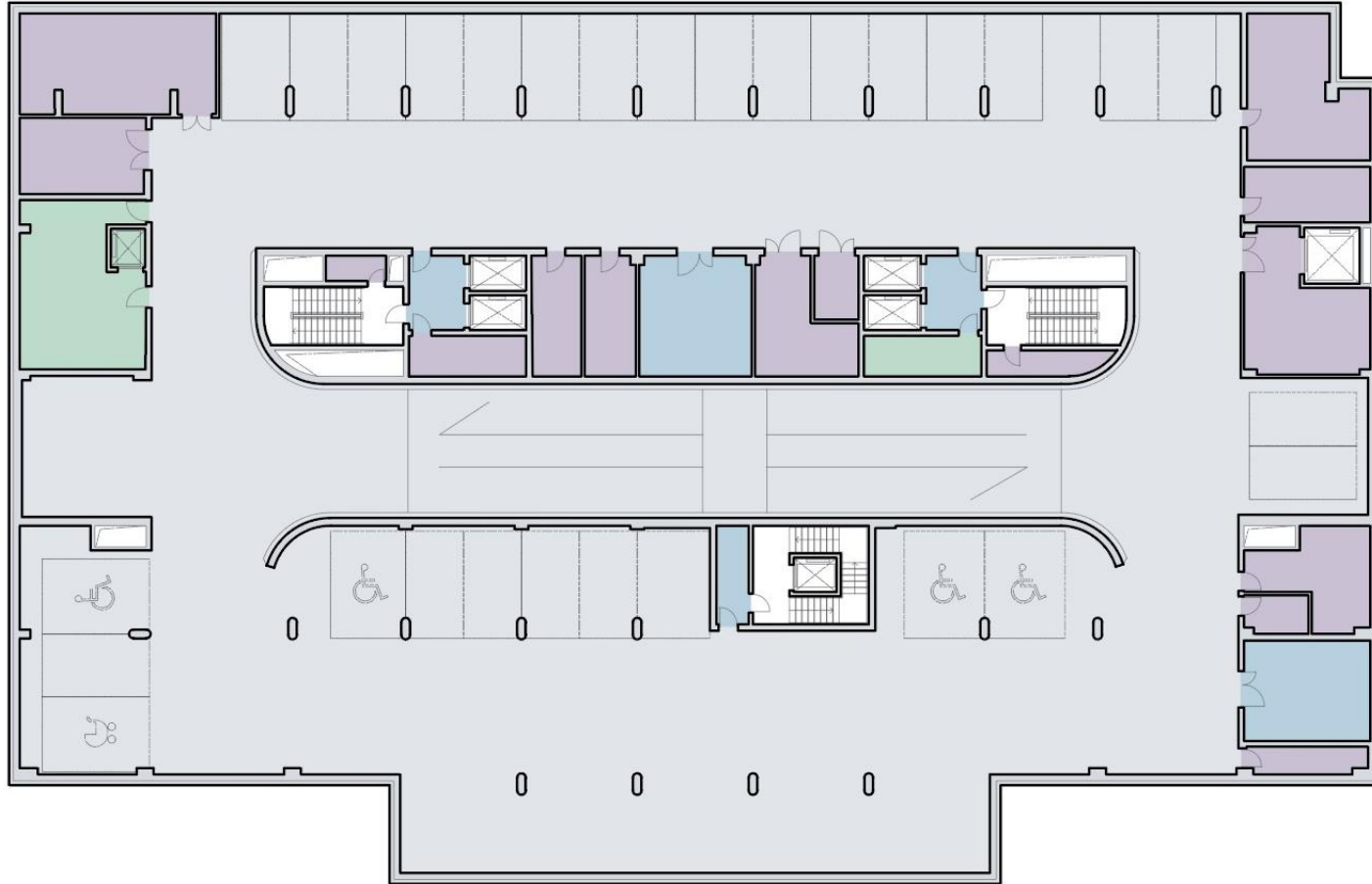
BLOCK

KARLÍN

STORAGE

COMMON AREA

TECHNOLOGY

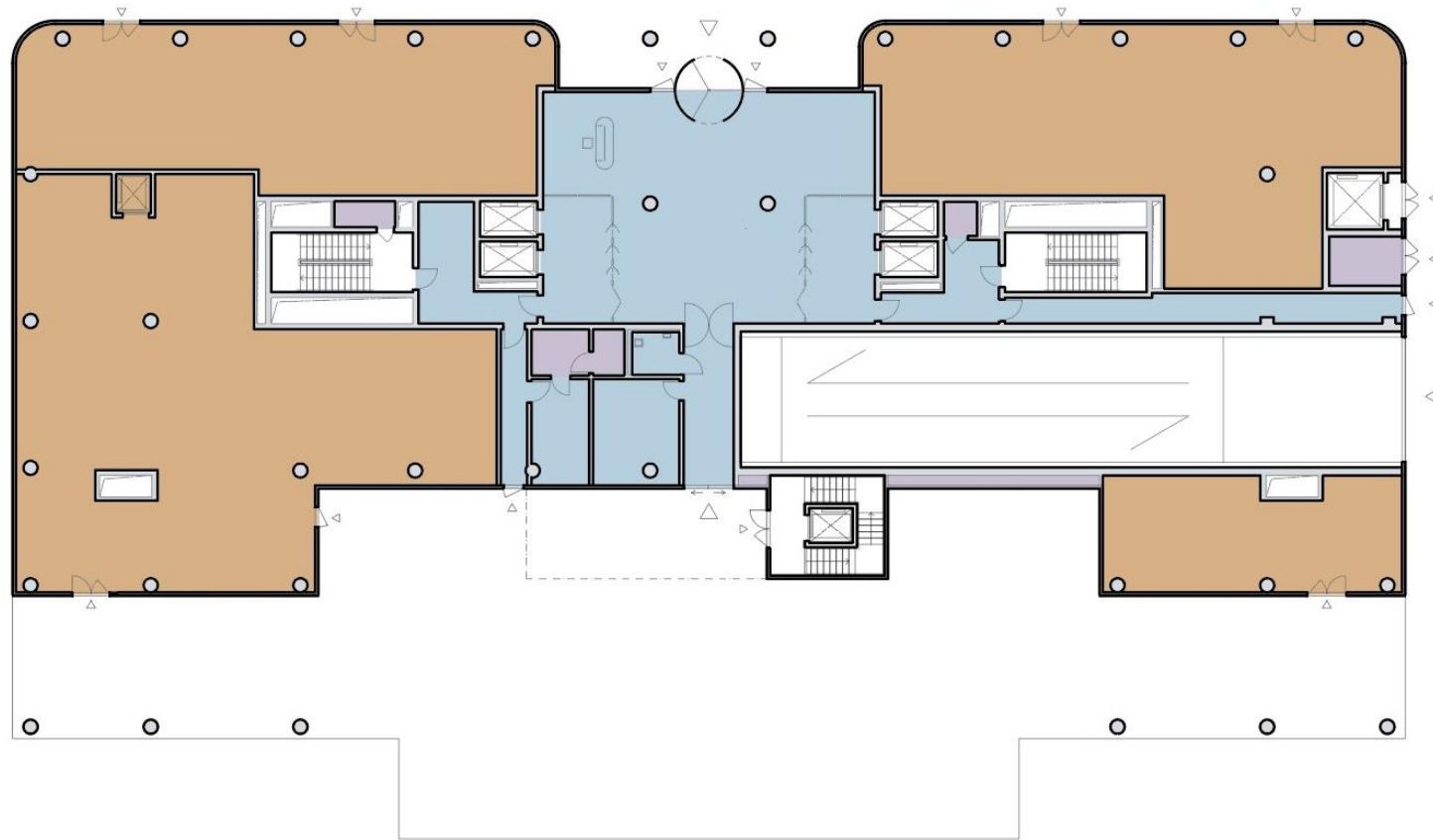


B2
B1

KARLÍN
BLOCK
B

BLOCK

1F (GF)



KARLÍN

RETAIL/GASTRO

COMMON AREA

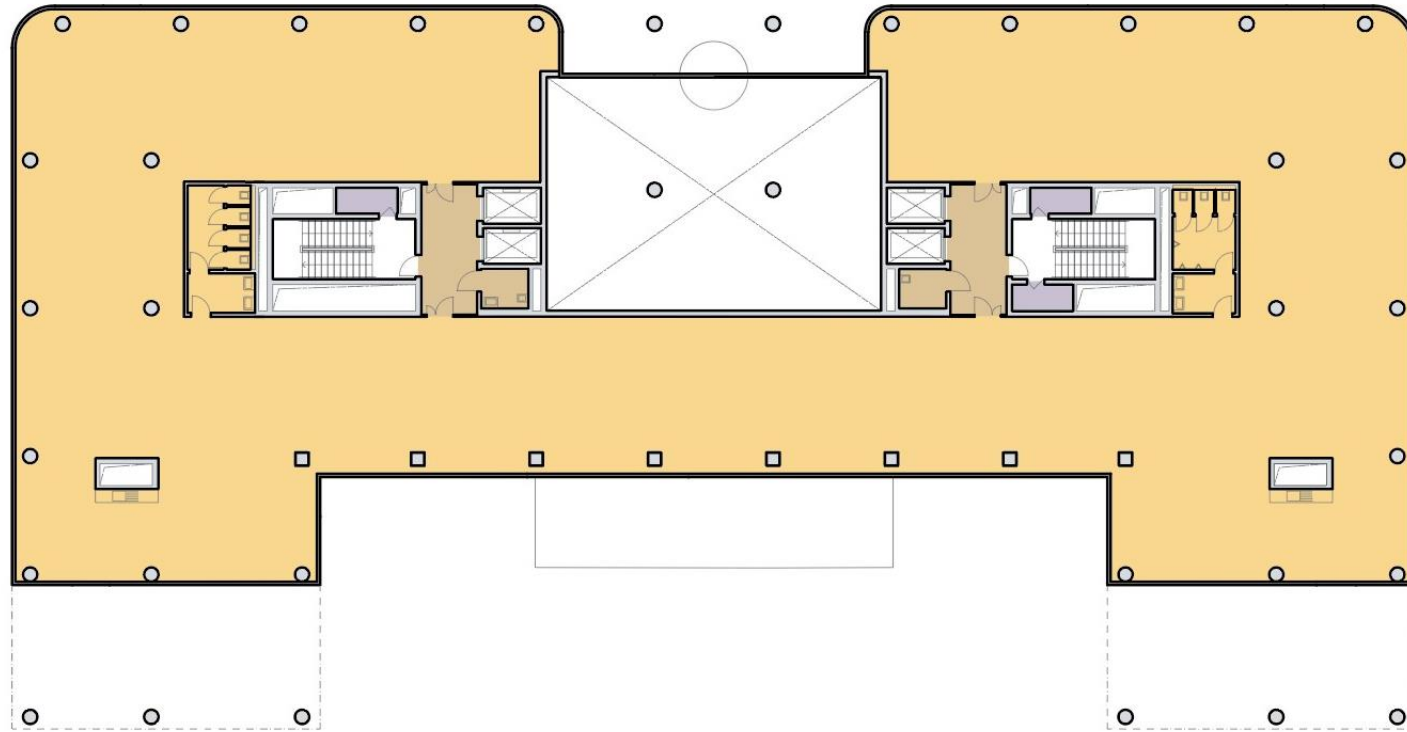
TECHNOLOGY

KARLÍN
BLOCK
B

BLOCK

KARLÍN

2F



OFFICE

OFFICE - SHARED AREA

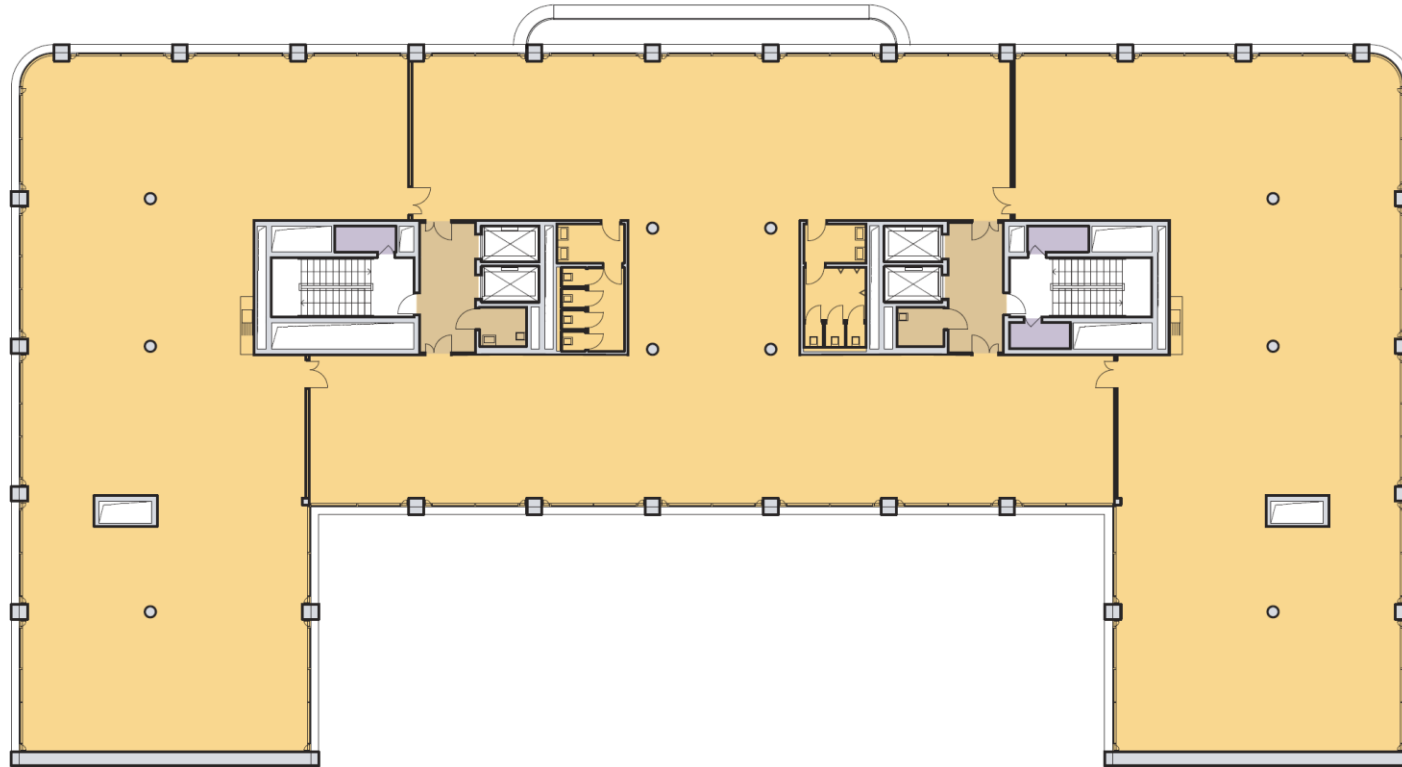
TECHNOLOGY

KARLÍN
BLOCK
B

BLOCK

KARLÍN

3F



OFFICE

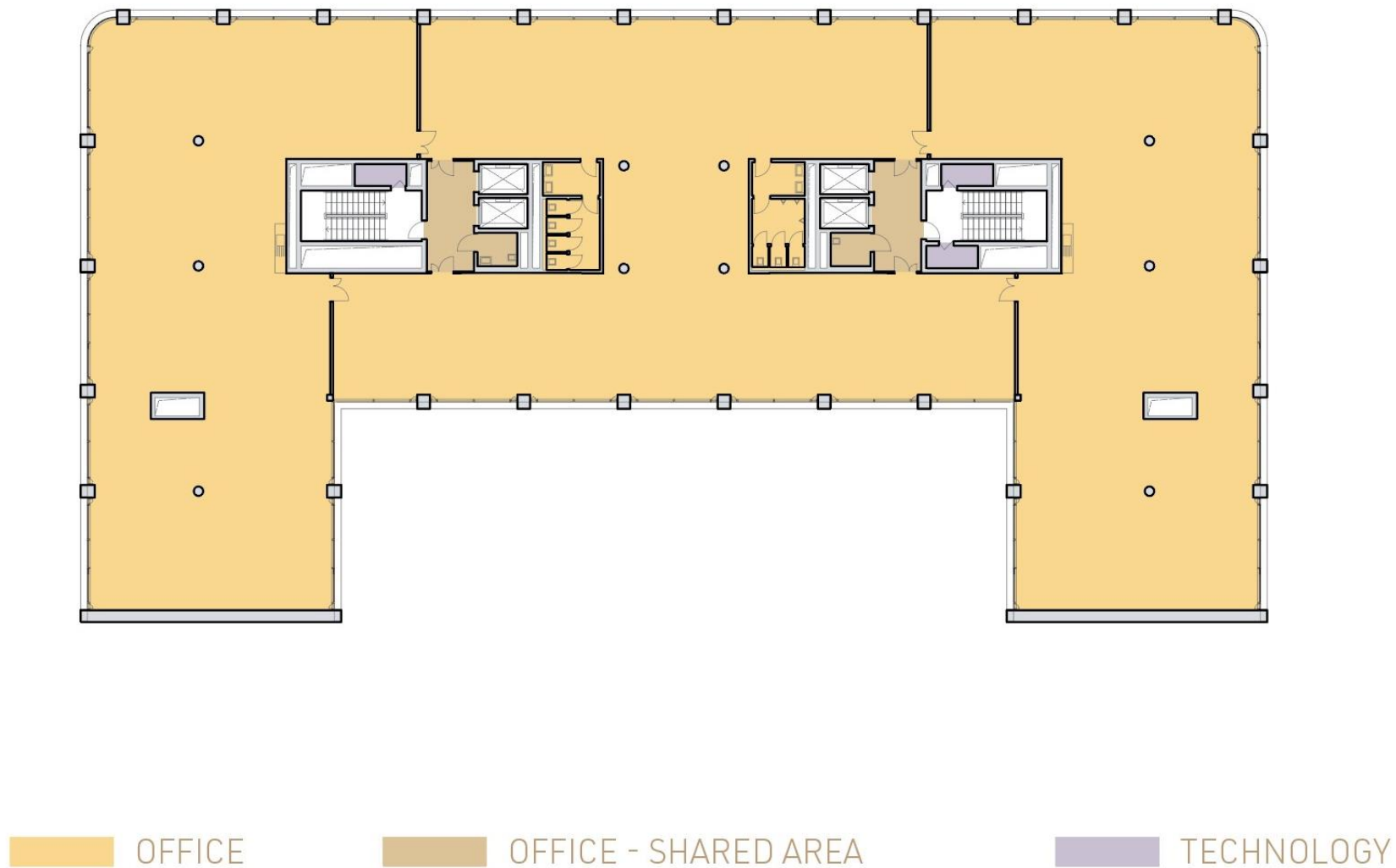
OFFICE - SHARED AREA

TECHNOLOGY

KARLÍN
BLOCK
B

BLOCK

KARLÍN



4F

5F

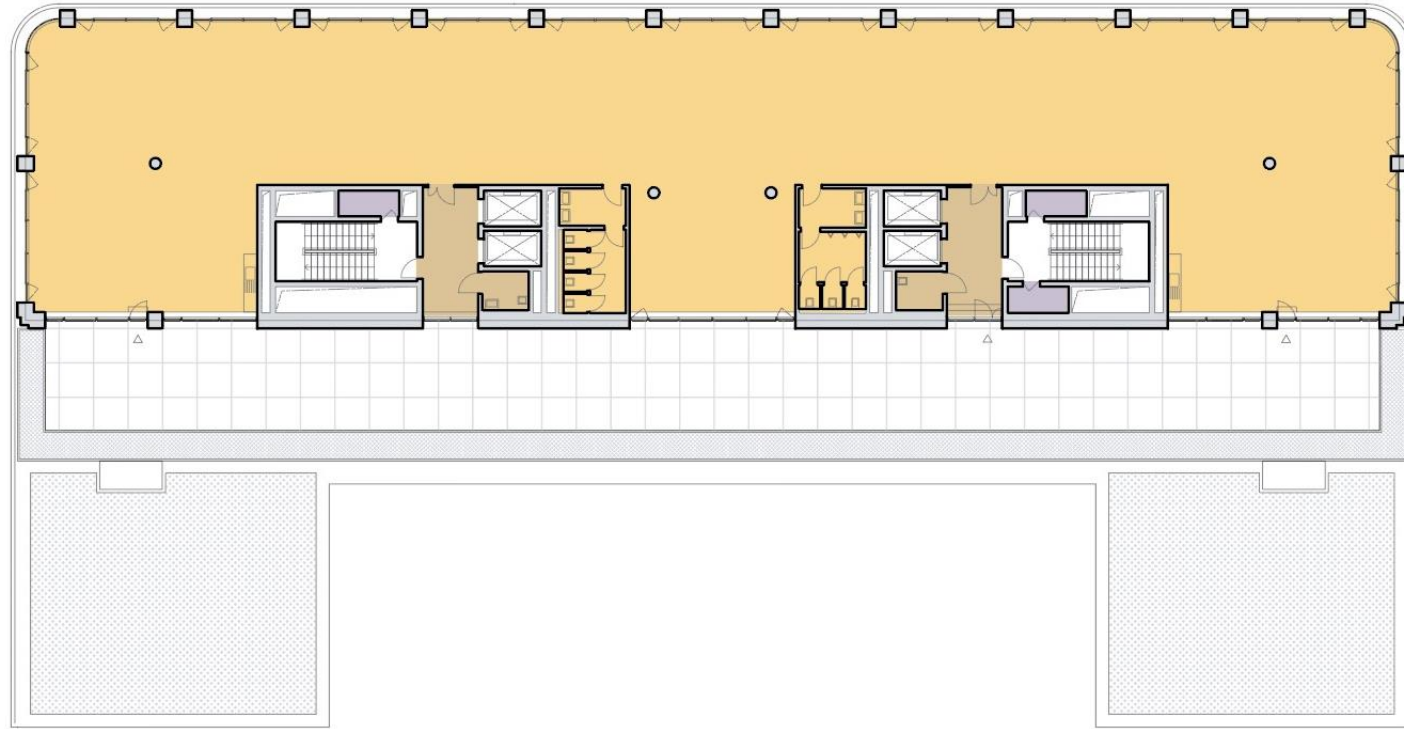
6F

KARLÍN
BLOCK
B

BLOCK

KARLÍN

7F



OFFICE

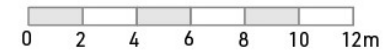
OFFICE - SHARED AREA

TECHNOLOGY

KARLÍN
BLOCK
B

BLOCK

KARLÍN



3F

OPENSOURCE

142

MEETING
ROOM

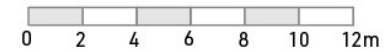
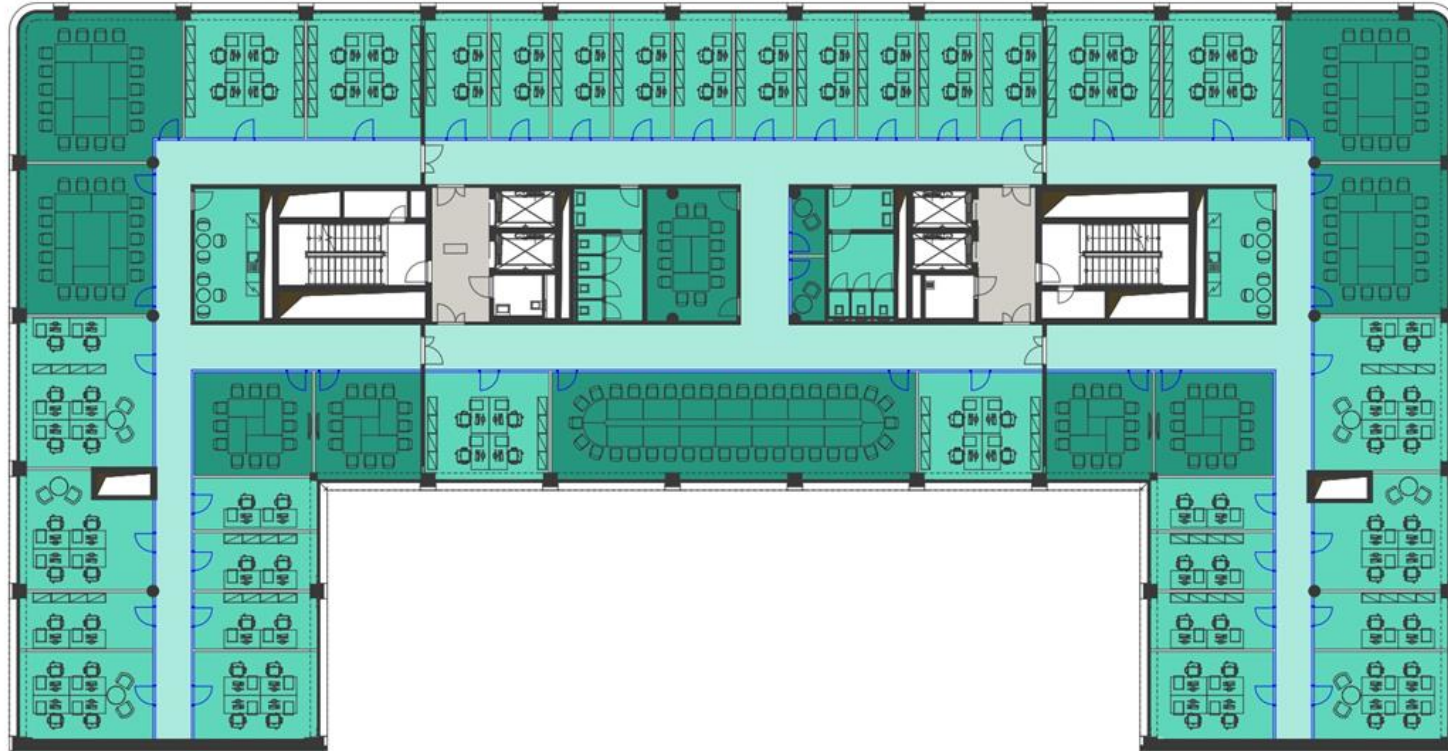
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KARLÍN
BLOCK **B**

BLOCK

KARLÍN



4F

OPENSOURCE

96

MEETING
ROOM

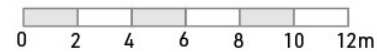
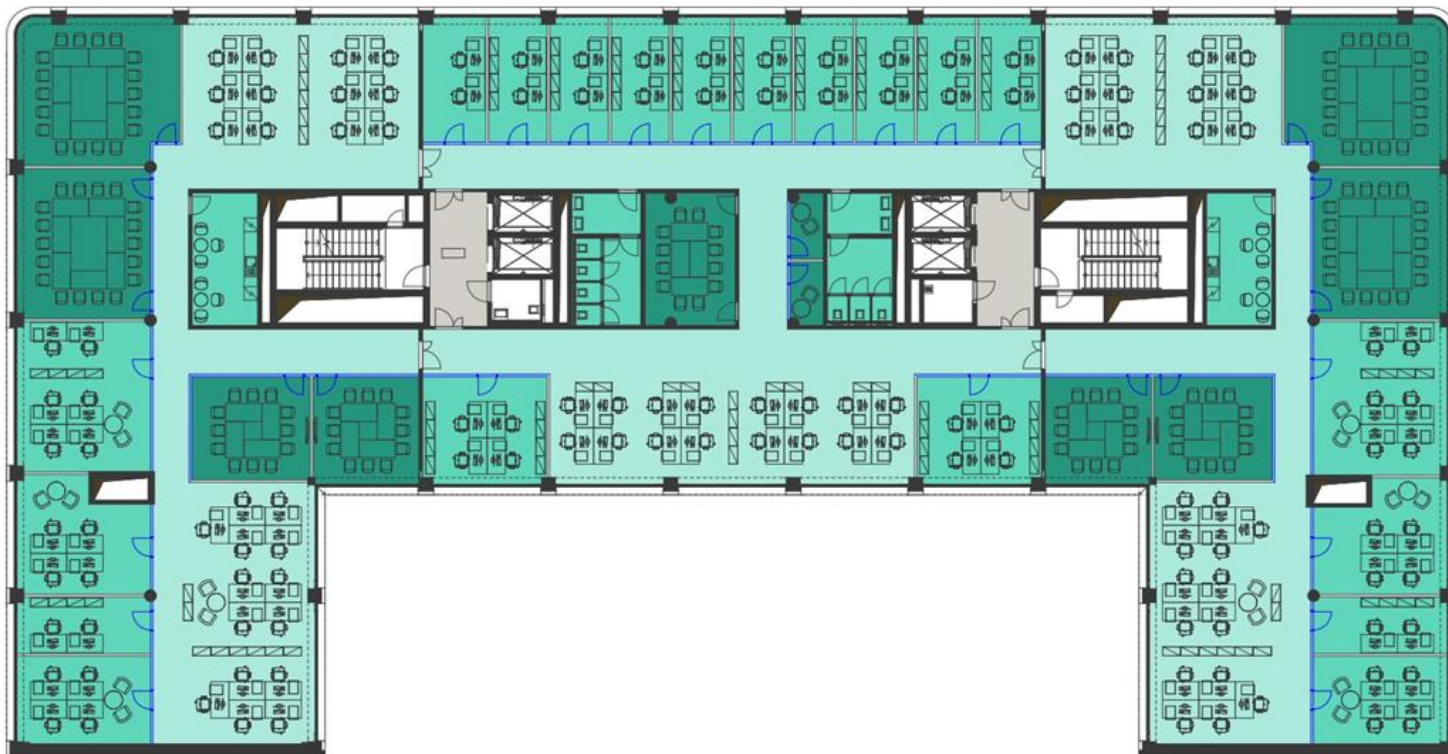
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KARLÍN
BLOCK **B**

BLOCK

KARLÍN



5F

OPENSOURCE

128

MEETING
ROOM

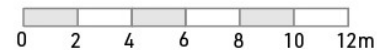
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KARLÍN
BLOCK **B**

BLOCK

KARLÍN



6F

OPENSOURCE

138

MEETING
ROOM

74

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KARLÍN
BLOCK **B**

BLOCK

KARLÍN



7F

OPENSACE

62

MEETING ROOM

60

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KARLÍN
BLOCK
B

BLOCK

KARLÍN

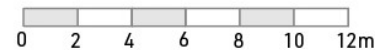
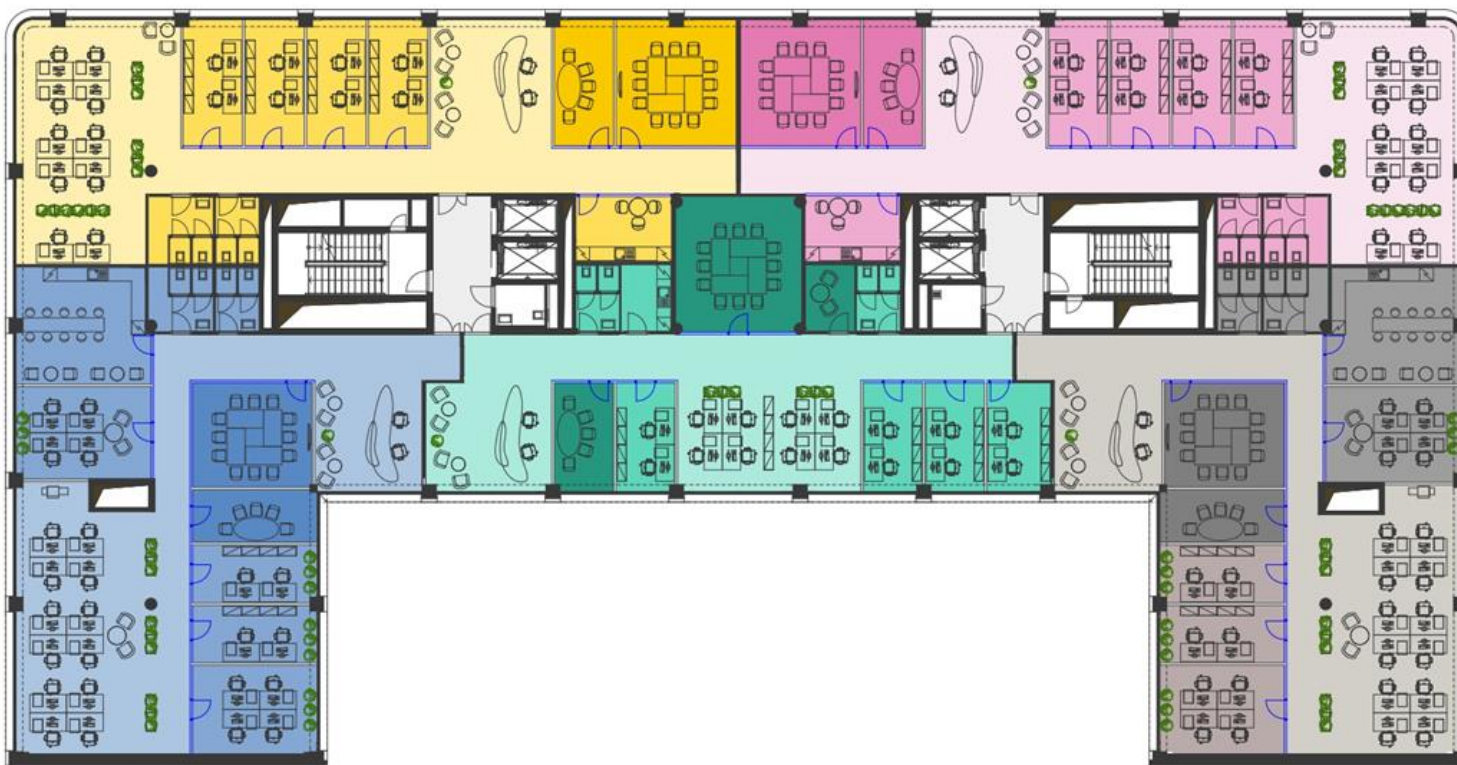
DIVISIBILITY OF THE FLOOR

OPENSOURCE

110

MEETING
ROOM

85



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BLOCK **B**

**KARLÍN
BLOCK
B**

UNGELT GROUP

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