



# APEIRON OFFICE CENTER

Sokolovská 192/79, Prague 8

[APEIRON-OFFICES.CZ](https://apeiron-offices.cz)





# PEACEFUL OFFICES IN THE HEART OF KARLÍN



- **Excellent accessibility** by public transit, cars, and bicycles
- Located just a **few steps from Metro B-Line station Křižíkova**
- **An attractive quarter in Prague** with a renowned atmosphere
- **Newly renovated** building
- Perfect **civic amenities**
- Designed by the architect of the Žižkov Television Tower



## AN OFFICE BUILDING FROM A LEGENDARY ARCHITECT



- **12,242 m<sup>2</sup>** of leasable area
- **770** job positions
- **175** parking spaces

The APEIRON OFFICE CENTER building is located in the sought-out location of the Karlín Quarter in Prague, just several steps away from the Metro B-Line.

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** in order to meet the modern requisites of office space.

**The leasable area equals 12,242 m<sup>2</sup>** and spreads out on a total of eight floors. Thanks to the variability of the interiors, tenants can choose offices precisely according to their needs.





## MODERN OFFICES AT A LUCRATIVE ADDRESS

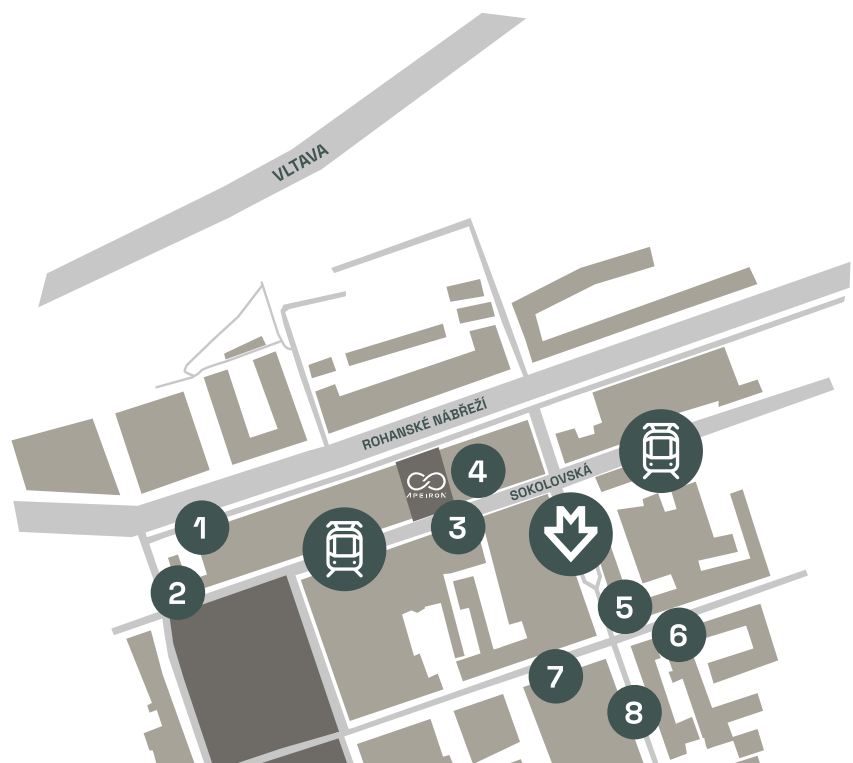
- **2 minutes** from Metro B-Line station Křižíkova
- **2 minutes** from the tram stop
- **A 12-minute** walk away from Metro C-Line station Florenc
- **A 12-minute** walk away from the Prague-Florenc bus terminal

The great advantage of the location of the Karlín Quarter in Prague is its **excellent accessibility** by all types of 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 12 minutes.

The environs of the building is remarkable for also another reason – **perfect civic amenities**. Karlín is a modern, pulsing quarter with a **rich offer of restaurants, cafés, shops, and cultural centres**. The nearby charming park near 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

## GENERAL

- Central Reception Desk
- 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)
- Drop ceilings with built-in lights
- Network wiring and floor ducts
- Openable windows
- Exterior Venetian blinds
- Air-conditioning
- Automated external defibrillator

## SECURITY

- Reception service and 24-hour security of the building
- Electronic security system
- Camera system
- Card access system
- Entry to garage by reading license plate



# PREMISES FOR RENT

## 5<sup>TH</sup> ABOVE-GROUND STOREY

VACANT UNITS	LEASED SURFACE AREA (m <sup>2</sup> ) WITHOUT ADD ON	ADD ON	TERASA (m <sup>2</sup> )	DIVISIBILITY	AVAILABLE	RENT (EUR/m <sup>2</sup> )	PARKING (EUR/1 PLACE)	BUILDING SERVICES (CZK/m <sup>2</sup> )
OFFICES	317.31	7.75 %	-	NO	11/2024	FROM 15.80	140	110

The prices listed are without VAT.







## RESPONSIBLY AND SUSTAINABLY



Apeiron Office Center is a modern office building, in which we continuously strive to increase the comfort of our tenants. We responsibly select new 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.**



## CONTACT

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### 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  
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186 00 Prague 8