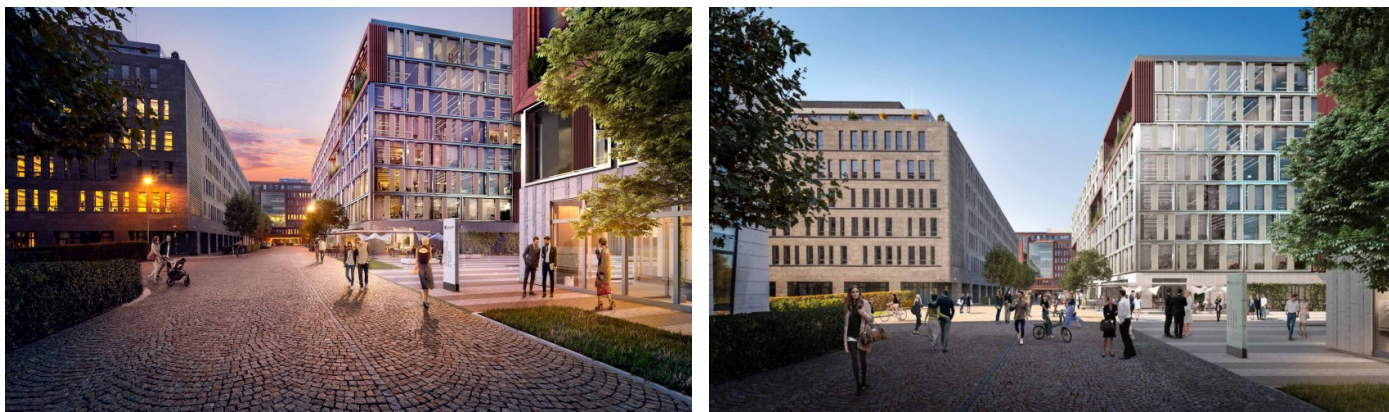


## Mississippi House

Prague 8 Karlín, Karolinská 3



The administrative project **Mississippi House** is in the heart of Karlín, in the River City Prague campus. This house is designed to make everyone who visits it feel at home. Its modern technology is reflected throughout the building, from the garages to the roof. Flexible open spaces are permeated with unlimited natural daylight and the entrance hall with guest seating is decorated with natural stone, ceramic, and metal cladding.

On a total area of 13,300 sqm, there is top quality office space that offers flexibility in design and distribution for different tenants. A typical floor has 1,600 sqm of office space, which can be divided for up to 4 tenants. The Mississippi House project boasts LEED Platinum certification, the highest possible level of building energy efficiency rating.

The building offers complete equipment, including five elevators, a fire protection system, bicycle storage, showers, and lockers. It uses the most modern trends in the design of office spaces and at the same time gives space to the individuality and choice of employees. Do you want a teak wood desk or a neon sign in your office? We will be happy to help you create your ideal work environment.

### **Currently available office space:**

ground floor, commercial premises 45 sqm, 67 sqm, 86 sqm (reservation)

### **Rental price:**

Offices 16.50 – 17.50 EUR/sqm/month

Commercial premises 16 EUR/sqm/month

Services 110 CZK/sqm/month + energy consumption

Parking 140 EUR/space/month

Parking ratio 1:84

Add-on factor 4.52

### **Kontakty pro zájemce o pronájem prostor:**



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**Fotopříloha:**

