



# RIVER GARDEN OFFICE II. GARDEN III.

The River Garden II/III buildings follow up on the already-built River Garden I project on Rohanské nábřeží in the Karlín district of Prague 8. This area is at present the most dynamically developing commercial and retail real estate location in Prague and has already surpassed the previous biggest area Prague 4-Pankrác, in terms of the volume of office space. It is a part of the new River City urban area that is emerging along the Vltava (Moldau) riverbank.

The area has superb transport accessibility (by car, subway, and tram) and a pleasant environment near the river with plenty of greenery and the numerous preserved Classicist architectural landmarks of historical Karlín, the first suburb of the Old Town. River Garden II/III constitute two interconnected buildings which offer over 22,000 sqm of A-class office space and over 2,000 sqm of retail premises on the ground floor.

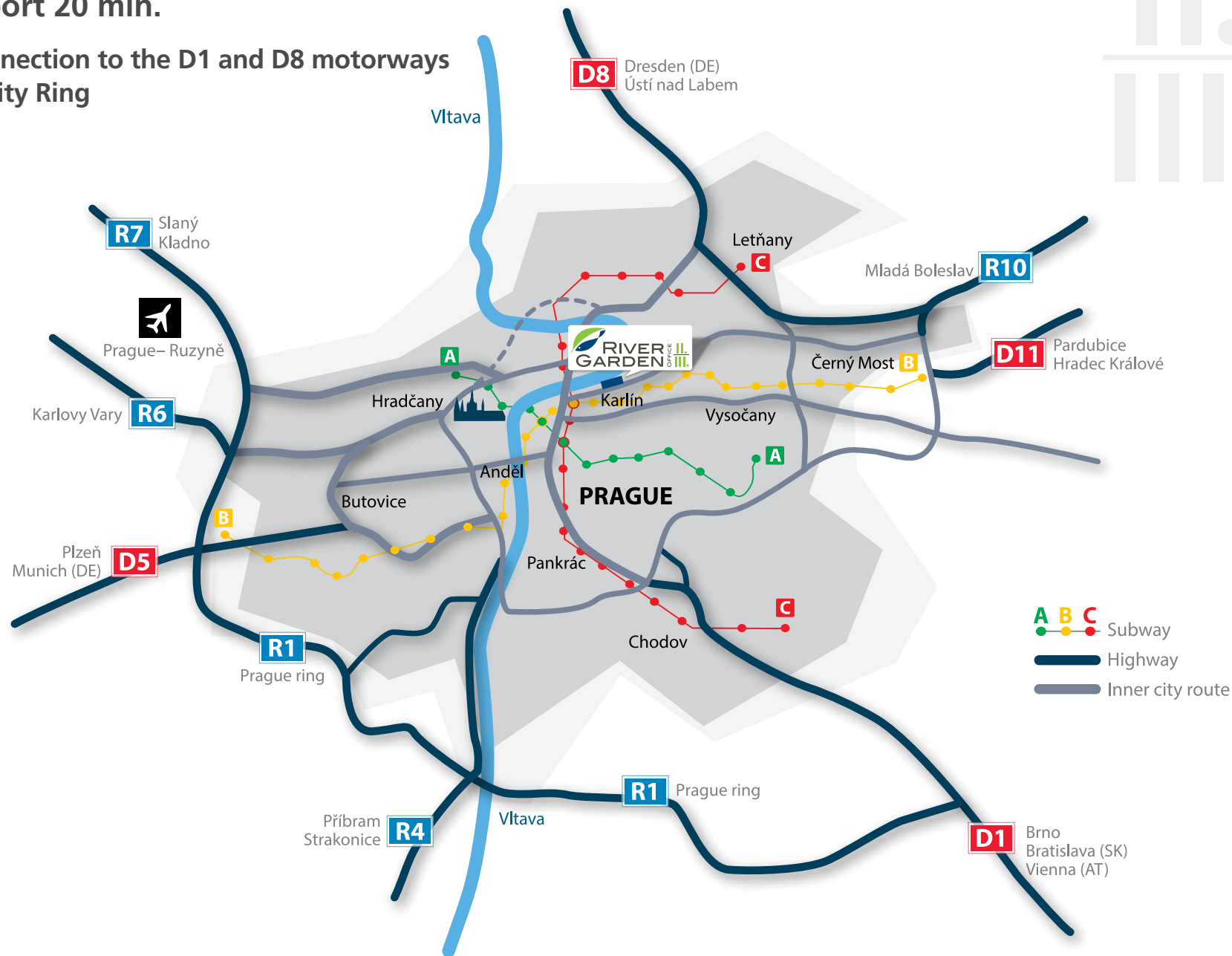


Central Business District

**Accessible,**  
green, visible

Total area	25,538 sqm
Offices	22,083 sqm
Retail	2,083 sqm
Storage	743 sqm
Terraces	1,244 sqm
Parking	382 + 25
Term of completion	1Q.2014
Certificate	BREEAM „very good“

- Prague centre 5 min.
- Airport 20 min.
- Direct connection to the D1 and D8 motorways and the City Ring





PRAGUE 8, KARLÍN, ROHANSKÉ NÁBŘEŽÍ, KŘIŽÍKOVA

15+ restaurants  
2 supermarkets

3 hotels  
4 gyms



PRAGUE 8, KARLÍN, ROHANSKÉ NÁBŘEŽÍ, KŘIŽÍKOVA

**METRO**  
80 meters from Křižíkova subway station, B line (yellow).

**TRAM**  
Lines 3, 8, 52, two-minute walk to stop.

**CAR**  
Four-lane road connects to the D1, D8 and D11 motorways.

**BUS**  
Florenc bus and subway station, ten-minute walk.

**BICYCLE**  
Nearby bike path is part of the A2 bike route.



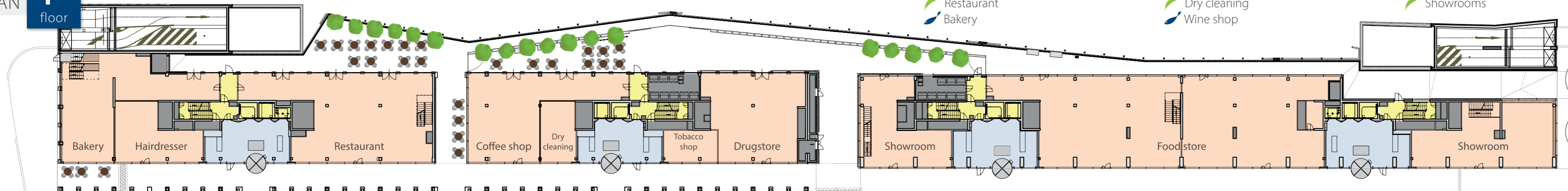
- ✓ Retail units from 40 sqm up to 1,200 sqm
- ✓ Possibility of unique two-floor retail
- ✓ Representative pedestrian boulevard
- ✓ Floor-to-ceiling shop windows
- ✓ Terraces/gardens in the courtyard

PLANNED SERVICES

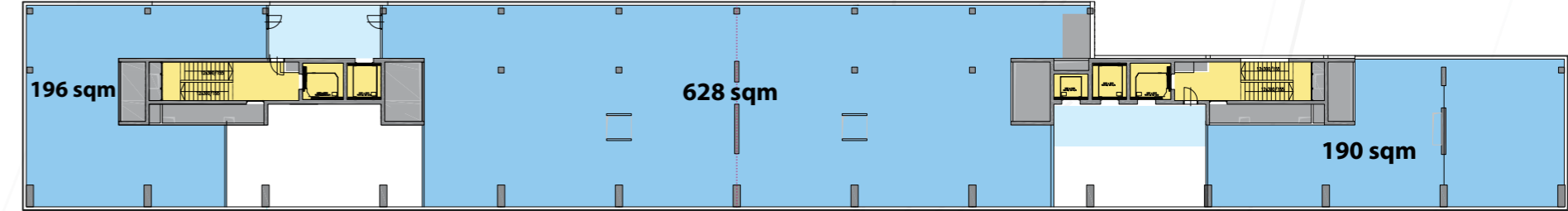
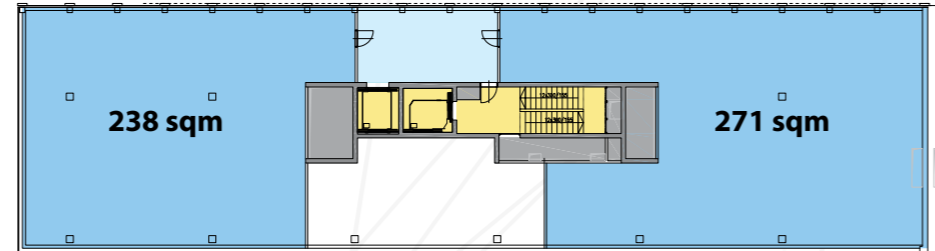
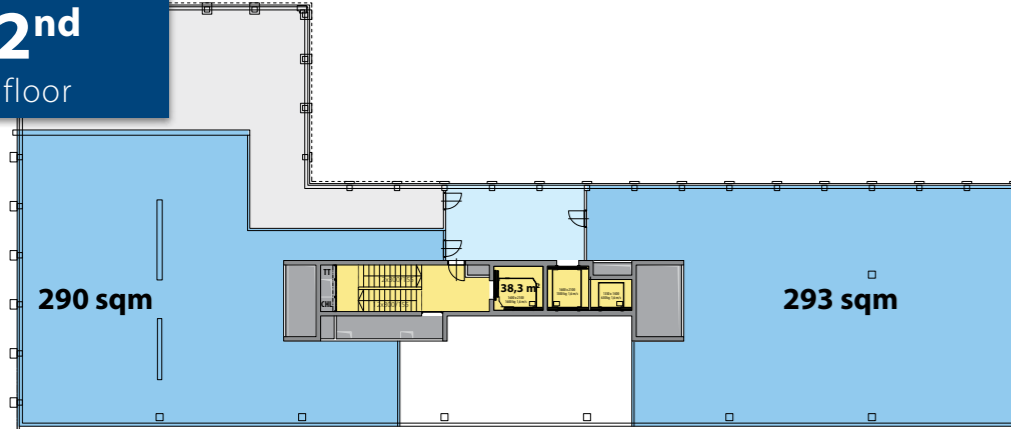
FLOOR PLAN

1<sup>st</sup> floor

- ✓ Food store
- ✓ Coffee shop
- ✓ Restaurant
- ✓ Bakery
- ✓ Tobacco shop
- ✓ Hairdresser
- ✓ Dry cleaning
- ✓ Wine shop
- ✓ Drugstore
- ✓ Bank
- ✓ Showrooms

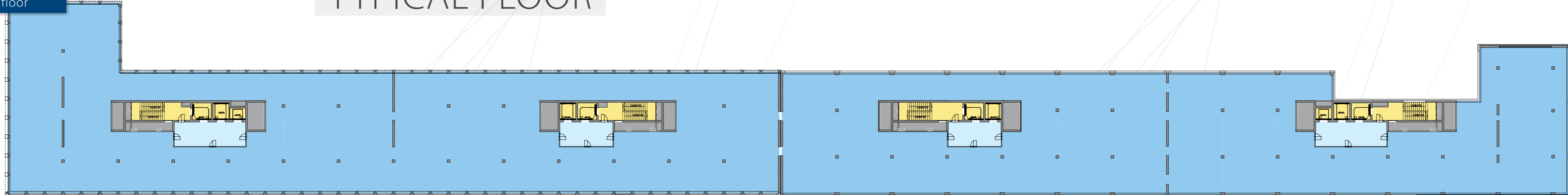


2<sup>nd</sup>  
floor

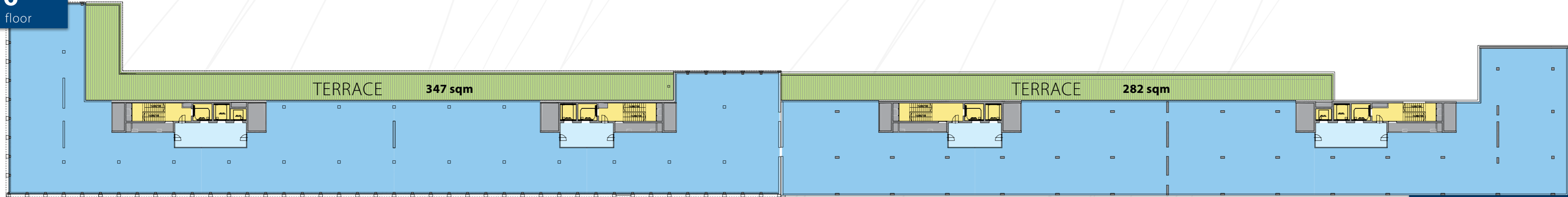


3<sup>rd</sup> - 5<sup>th</sup>  
floor

TYPICAL FLOOR

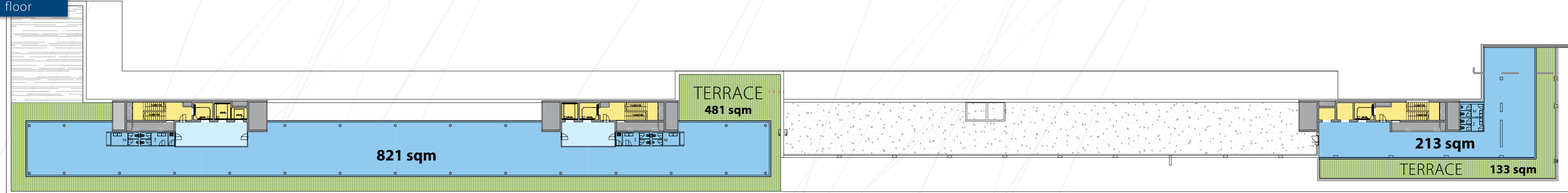


**6<sup>th</sup>**  
floor



**FLOOR SIZE - 3,100 sqm**

**7<sup>th</sup>**  
floor



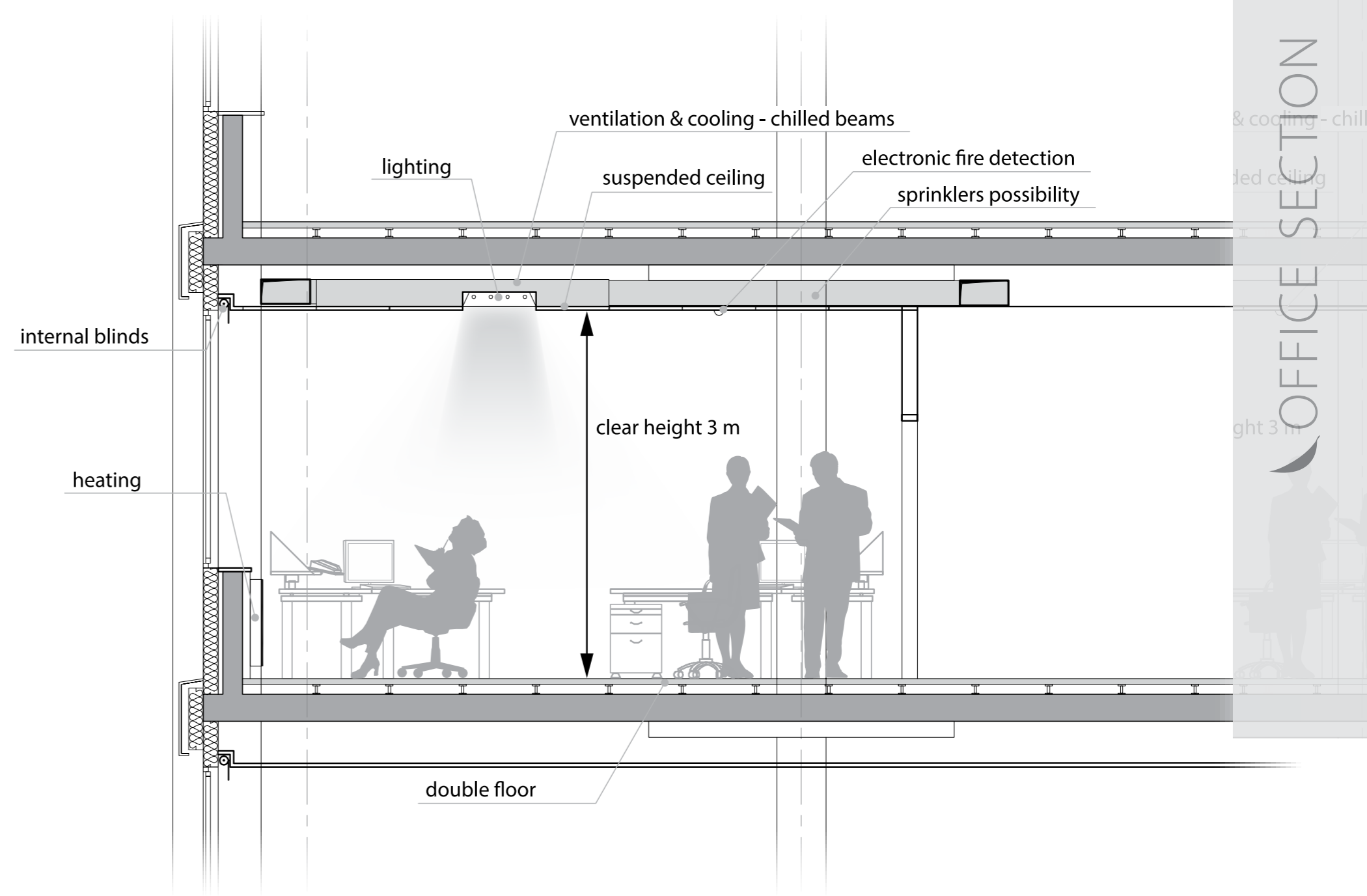
**FLOOR SIZE - 1,100 sqm**



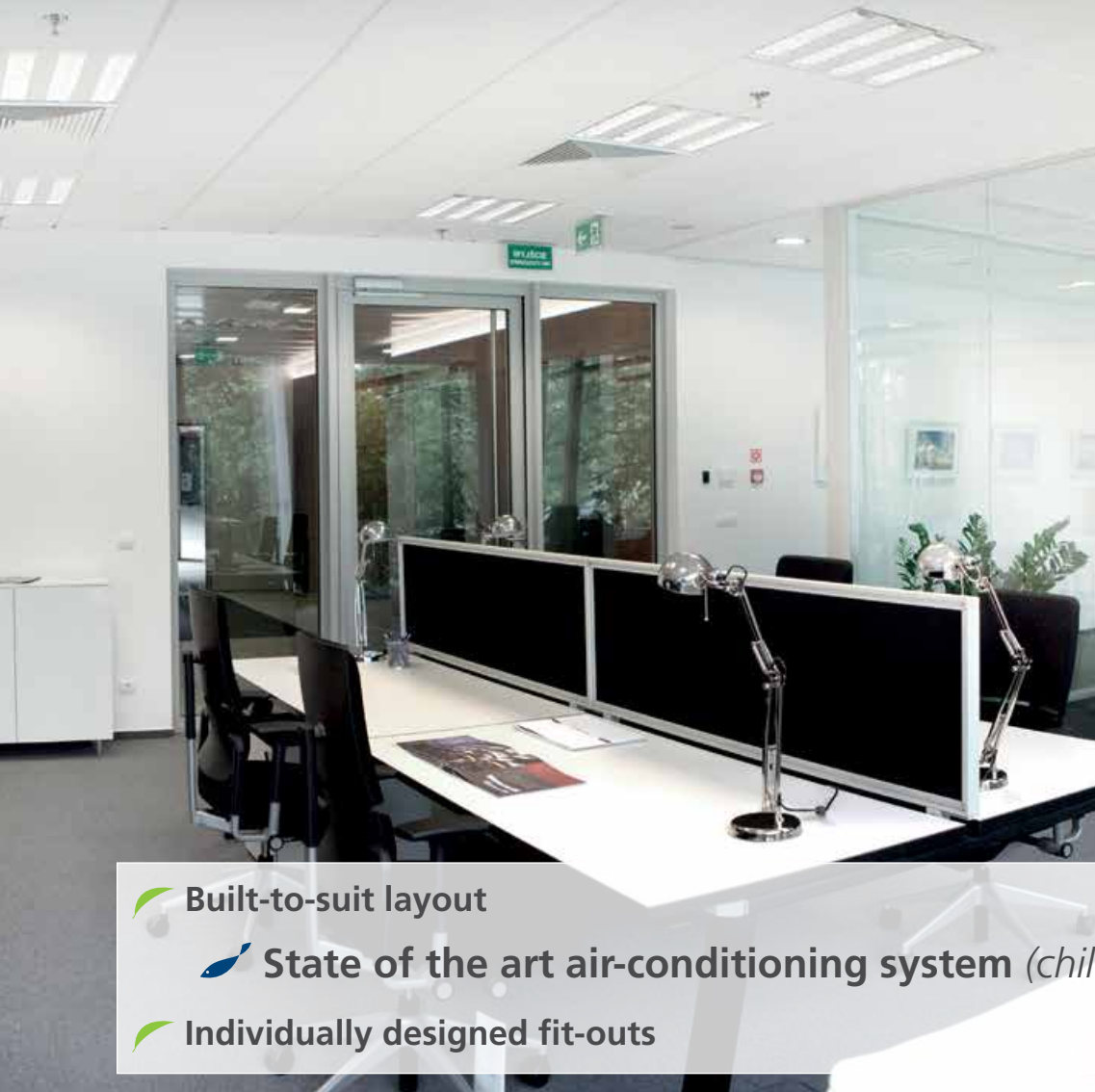
- Modern A-class office building
- BREEAM green certification „very good“
- Four representative entrances
- Green areas in the courtyard
- Executive floor with terraces

**TECHNICAL SPECIFICATION**


- 24/7-access and 24/7-security
- central card-access system
- adjustable sun blinds
- high-capacity exchange of air in office spaces
- connection to telecommunication networks via optic cables
- electronic fire protection system (EPS)
- back-up generator
- above-standard number of parking spaces
- 10 secured elevators
- energy consumption measured 1:1 for each tenant
- security camera system inside and outside the building (CCTV)
- cyclist facilities
- storage space in the underground floors








 **Built-to-suit layout**

 **State of the art air-conditioning system** (*chilled beams*)

 **Individually designed fit-outs**

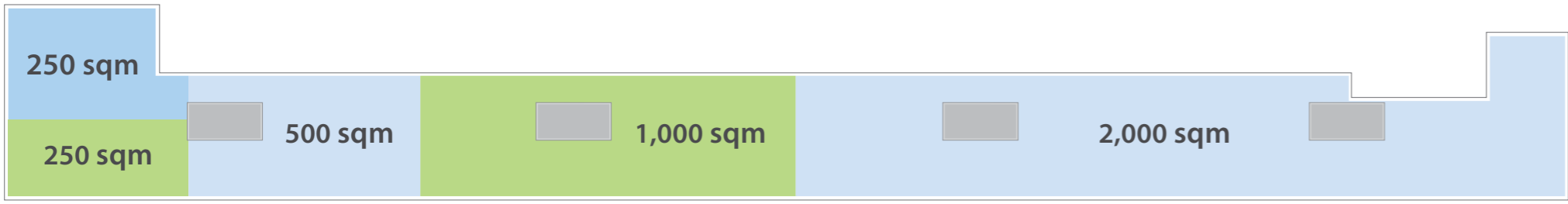
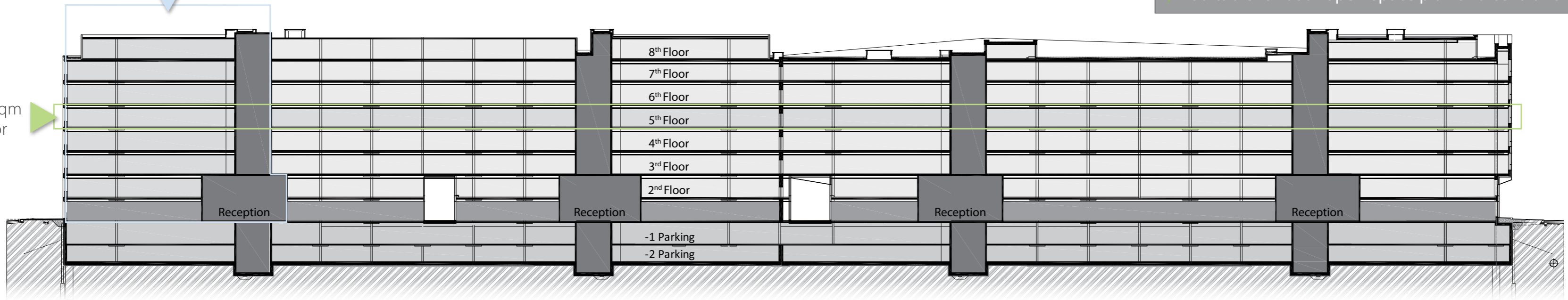
- clear height of office space 3 m
- openable windows
- WC + kitchenette in every rental unit
- internal temperature regulation for each office
- raised floors with floor boxes

- suspended ceilings with lighting, cooling and air-conditioning system
- prepared for installation of sprinklers
- 100% flexibility for division of open space vs. offices
- efficient office grid of 1.3 m
- carpets with colour options

- Vertical solution Building in Building from 4,000 sqm
- Up to 4,000 sqm on one floor, units from 250 sqm
- Suitable for both open-space plan and cellular offices

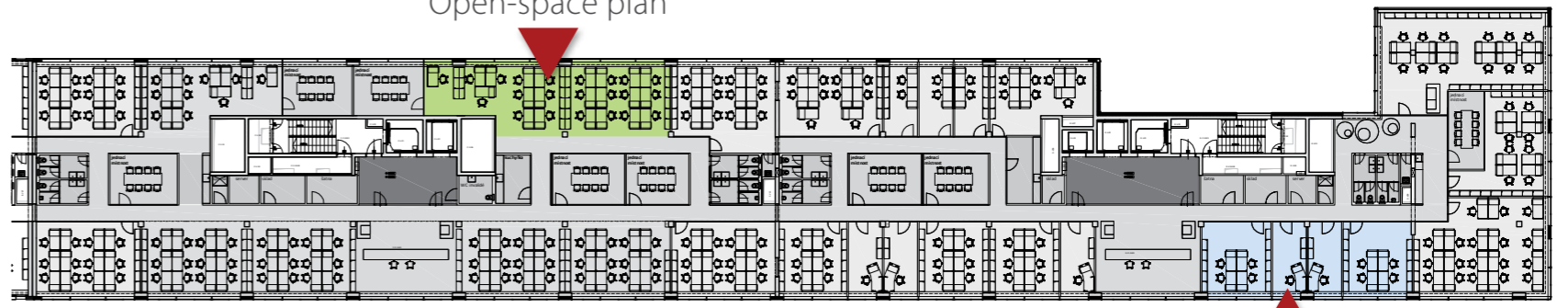
Building in Building from 4,000 sqm

Up to 4,000 sqm on one floor



Units from 250 sqm up to 4,000 sqm per one floor

Open-space plan



Cellular offices

- Effective space suitable for open-space plan, cellular offices or a combination of the two
- Suitable for high density occupation (1 : 7.5 sqm per person)
- Single offices from 13.6 sqm
- Efficient 3-zone planning system
- Window facade / plenty of daylight



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*investor*

**HB REAVIS**  
REAL ESTATE

*project*

**RIVER GARDEN** OFFICE III

*general designer*

**SCHINDLER SEKO ARCHITECTS**

*environmental certificate*

**BREEAM®**

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