



**Retail space**

Bratislava V, Petržalka, Einsteinova

**€ 22.00 / m<sup>2</sup> | CZK 554 / m<sup>2</sup>**

Service price	4 EUR monthly per m <sup>2</sup>
Available area	40 m <sup>2</sup>
Parking	EUR 150 / ps / month
PENB	A
Reference number	106376

**Commercial space for rent in shell & core condition with the possibility of customization to your own needs is located in a new multifunctional building with a great location and visibility in the center of Bratislava and excellent transport accessibility. The building has above-standard ecological parameters - as the first building in Slovakia has LEED Platinum certification.**

The commercial premises for rent are part of a complex with 7 floors, with a typical floor area of 2,700 m<sup>2</sup> on average.

**Amenities and services:**

- LEED Platinum certified energy efficient building
- clear height of the premises - **3.5 m**
- external blinds and shading
- rooftop garden (320 m<sup>2</sup>) with city views
- opening windows with 3-panes insulation and excellent acoustics
- double floors, low-volatile carpets
- CAT 6A structured cabling
- chilled beams
- mineral slat ceiling
- FULL LED lighting
- Ventilation via CO2 monitoring
- heating by floor convectors at the facade
- 75 bike racks, showers and ventilated lockers
- electric vehicle chargers
- use of rainwater for irrigation
- intelligent building management system (BMS)
- security cameras (closed circuit television - CCTV)
- CO detection in garages and selected areas of the building

**Location**

Exceptionally accessible Bratislava location close to Janka Kráľa Garden, Aupark and Old Town. It has an architecturally interestingly designed footbridge along with an integrated public transport stop and a new exterior elevator. Seamless access to the airport in Bratislava and Vienna.

Available immediately.

Rents and fees are quoted excluding VAT. Tenant does not pay commission.

