



**Office building**2 064 m², Bratislava II, Ružinov, Plynársená**€ 12.50 / m² | CZK 314 / m²**

Service price	5 EUR monthly per m ²
Tenant consumption	—
Parking	70 - 110 EUR
Parking service charges	—
Parking ratio	—
Certification	—
Reference number	106559

Office space for rent in Bratislava's business district in Ružinov, where many domestic and multinational companies are located. The office building has a simple and impressive architectural concept, consisting of three interconnected blocks.

The office building in Bratislava Ružinov has a unique arrangement of floors divided between three interconnected blocks. Tenants can lease office space from 150 m², with up to 3,500 m² available in the vertically connected 36,000 m² complex.

Building facilities:

- unrestricted 24/7 access to the building with security
- 3 separate lobbies with elegant reception areas
- 3 passenger elevators and one freight elevator in each block
- property management located in the building
- a grassy square with a wide range of services, local restaurants, and pleasant cafes with seasonal terraces
- 2 underground floors with garages, parking for visitors in front of the building, charging station for electric cars
- service station for bicycle repair and maintenance
- showers on the ground floor
- green roof terrace
- electricity from renewable sources

Standard office space:

- fan coil system providing heating and cooling
- fully openable windows
- 3.3 m clear height in open-ceilinged offices
- open ceilings or ceilings with lowered ceilings
- open plan or offices or meeting rooms depending on preference
- built-in fire suppression system
- separate energy meters