



## Office space

Bratislava II, Ružinov, Pribinova

€ 17.50 - 19.50 / m<sup>2</sup> | CZK 441 - 491 / m<sup>2</sup>





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Service price	5 EUR monthly per m <sup>2</sup>
Available area	2 850 m <sup>2</sup>
Cellar	-
Parking	Yes
PENB	A
Reference number	107028

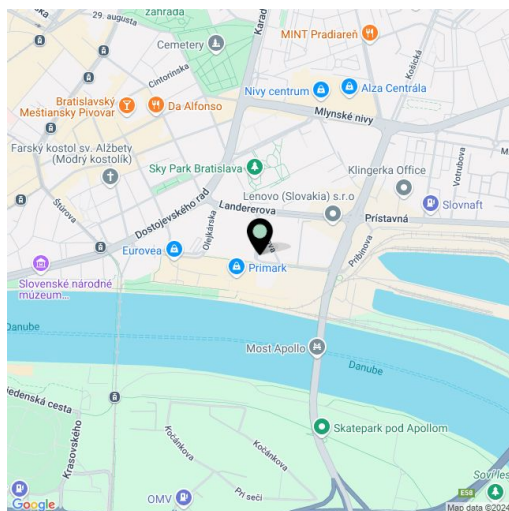
**Office space for lease on the 5th floor of the Pribinova 34 office building with a BREEAM Excellent green certificate. New generation offices for the most demanding clients who appreciate have excellent accessibility on foot, by bicycle, public transport, or by car. The building is directly connected to the Eurovea shopping center and won the prestigious award in the Best Office Upcoming Development category for the best office project at the CIJ Awards Slovakia 2022.**

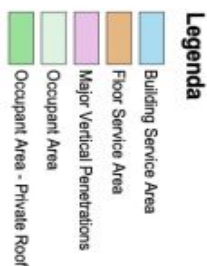
### Location:

The office building is located by the Danube riverfront and is connected to the popular Eurovea shopping center, which provides a wide range of services and shopping in the immediate vicinity. Another advantage of the location is, besides being in the city center, its full amenities and great accessibility by car, public transport, or on foot.

### Standard of premises:

- Openable windows
- Air-conditioning
- Elevator
- Double floor
- Structured cabling
- Reception
- Camera system
- 24/7 access to the building
- Common meeting areas





Gross Leasable Area \$P						
Name	Area	Office Area	100% Occupancy Open Office	Meeting Area	15% Occupancy Meeting Rooms	%
Building Service Area	92.31 m <sup>2</sup>		0		0	3%
Floor Service Area	73.25 m <sup>2</sup>		0		0	2%
Major Vertical Penetrations	226.76 m <sup>2</sup>		0		0	7%
Occupant Area	2688.95 m <sup>2</sup>	8.00	336	2.00	202	86%
Occupant Area - Private Roof	49.73 m <sup>2</sup>		0		0	2%
<b>Grand total</b>	<b>3131.00 m<sup>2</sup></b>		<b>336</b>		<b>202</b>	