

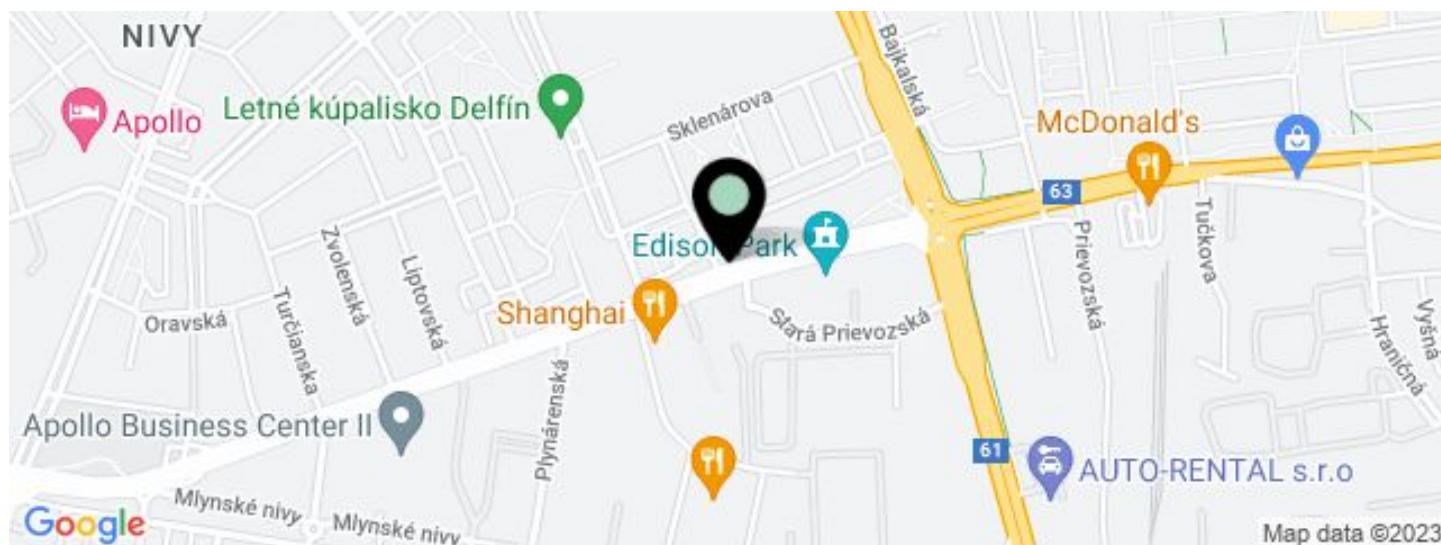


## Office building

4 942 m<sup>2</sup>, Bratislava II, Prievozská

€ 12.95 / m<sup>2</sup> | CZK 327 / m<sup>2</sup>



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
BLOCK A, 1st floor	228 m <sup>2</sup>	5 EUR monthly per m <sup>2</sup>	EUR 99 / ps / month	€ 12.95 / m <sup>2</sup>
BLOCK A, 2nd floor	131 m <sup>2</sup>	5 EUR monthly per m <sup>2</sup>	EUR 99 / ps / month	€ 12.95 / m <sup>2</sup>
BLOCK A, 3rd floor	296 m <sup>2</sup>	5 EUR monthly per m <sup>2</sup>	EUR 99 / ps / month	€ 12.95 / m <sup>2</sup>
BLOCK B, 3rd floor	442 m <sup>2</sup>	5 EUR monthly per m <sup>2</sup>	EUR 99 / ps / month	€ 12.95 / m <sup>2</sup>
BLOCK B, 3rd floor	621 m <sup>2</sup>	5 EUR monthly per m <sup>2</sup>	EUR 99 / ps / month	€ 12.95 / m <sup>2</sup>
BLOCK C, 2nd floor	350 m <sup>2</sup>	5 EUR monthly per m <sup>2</sup>	EUR 99 / ps / month	€ 12.95 / m <sup>2</sup>
BLOCK C, 4th floor	166 m <sup>2</sup>	5 EUR monthly per m <sup>2</sup>	EUR 99 / ps / month	€ 12.95 / m <sup>2</sup>
BLOCK C, 4th floor	119 m <sup>2</sup>	5 EUR monthly per m <sup>2</sup>	EUR 99 / ps / month	€ 12.95 / m <sup>2</sup>
BLOCK C, 6th floor	316 m <sup>2</sup>	5 EUR monthly per m <sup>2</sup>	EUR 99 / ps / month	€ 12.95 / m <sup>2</sup>
BLOCK D, 2nd floor	186 m <sup>2</sup>	5 EUR monthly per m <sup>2</sup>	EUR 99 / ps / month	€ 12.95 / m <sup>2</sup>
BLOCK D, 2nd floor	1 061 m <sup>2</sup>	5 EUR monthly per m <sup>2</sup>	EUR 99 / ps / month	€ 12.95 / m <sup>2</sup>
BLOCK E, 2nd floor	209 m <sup>2</sup>	5 EUR monthly per m <sup>2</sup>	EUR 99 / ps / month	€ 12.95 / m <sup>2</sup>

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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
<b>BLOCK E, 4th floor</b>	141 m <sup>2</sup>	5 EUR monthly per m <sup>2</sup>	EUR 99 / ps / month	€ 12.95 / m <sup>2</sup>
<b>BLOCK E, 11th floor</b>	182 m <sup>2</sup>	5 EUR monthly per m <sup>2</sup>	EUR 99 / ps / month	€ 12.95 / m <sup>2</sup>
<b>BLOCK E, 15th floor</b>	175 m <sup>2</sup>	5 EUR monthly per m <sup>2</sup>	EUR 99 / ps / month	€ 12.95 / m <sup>2</sup>

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Service price	5 EUR monthly per m <sup>2</sup>
Total building area	82 000 m <sup>2</sup>
Tenant consumption	—
Parking	99 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	33594

**Office building in a modern complex of office buildings located in the business part of Bratislava offers for rent first-class office space with a lettable area of more than 81,000 m<sup>2</sup>.**

The buildings are the first building in Slovakia to receive the British prestigious BREEAM certificate, proving the highest standard of services provided to all its tenants and visitors. Administrative premises are located in blocks A-E of the business center.

**Location:**

Situated in the heart of the administrative area with easy parking and plenty of services, the complex is within 5 minutes by bus, bypass and city center. Bratislava Train Station and Bratislava Airport are a 15-minute drive away. Traffic availability is underlined by the amount of public transport around. There are many restaurants and basic facilities in the area. The nearest post office and shopping opportunities are in the nearby Eurovea shopping center, which is within walking distance.

**Facilities & services:**

- parking for tenants and visitors to the building
- 24-hour guard service, CCTV security camera system
- intelligent Building Management System
- non-contact magnetic / chip cards
- high flexibility of space division - open space and separate offices, according to tenant's requirements
- a space for bicycles in the garage
- raised floors
- suspended ceilings
- openable windows

Rents and fees are listed without VAT. Tenant pays no commission.



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