





# Office building

Bratislava I, Staré Mesto

€ 10.90 - 12.90 / m<sup>2</sup> | CZK 274 - 325 / m<sup>2</sup>

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd floor	533 m <sup>2</sup>	5 EUR monthly per m <sup>2</sup>	EUR 170 - 190 / ps / month	€ 10.90 - 12.90 / m <sup>2</sup>

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Service price	5 EUR monthly per m <sup>2</sup>
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	34171

**This modern multifunctional office building with terraces and plenty of its own parking spaces in the underground garage or inner courtyard is situated in an attractive location near the city center, with full amenities in the immediate vicinity and excellent transport accessibility (public transport, access to main roads).**

The building offers flexible office space for lease in an attractive location with plenty of daylight spread out over four floors. The offices on the 3rd and 4th floors have access to a terrace. The lease includes services that make this office complex a comfortable working environment.

**Location:**

Its strategic location allows for easy access from the city center to several highway bypasses (D1 and D2 highways). Thanks to the proximity of the SNP Bridge there is a direct connection between the district of Petržalka to Old Town. It is also located in the immediate vicinity of the pedestrian zone in Old Town.

**Features and services:**

- Flexible layouts (open space and separate offices according to the tenants' requirements)
- Air-conditioning
- Air-conditioned server rooms
- 24/7 security, security camera system
- Wheelchair accessible entrance to the building
- Elevator
- Security alarm controlled by electronic keys
- Electronic fire alarm
- Entrance security fire doors on each floor
- Structured cabling
- Openable windows with special glass that doesn't let in excessive heat from the sun
- Indoor blinds
- Aluminium windows and types of doors, all-glass frameless internal doors of hardened glass
- Optical connection
- Separate electricity and hot and cold water meters
- Possibility of placing your logo on the windows and facade
- Technical maintenance (some maintenance work is provided by the landlord through the facility manager)
- Cleaning services (common areas)
- Separate kitchenette and toilets on each floor
- Available units from about 40 sq. m.

Rent and fees are listed without VAT. Lessee pays no commission.



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