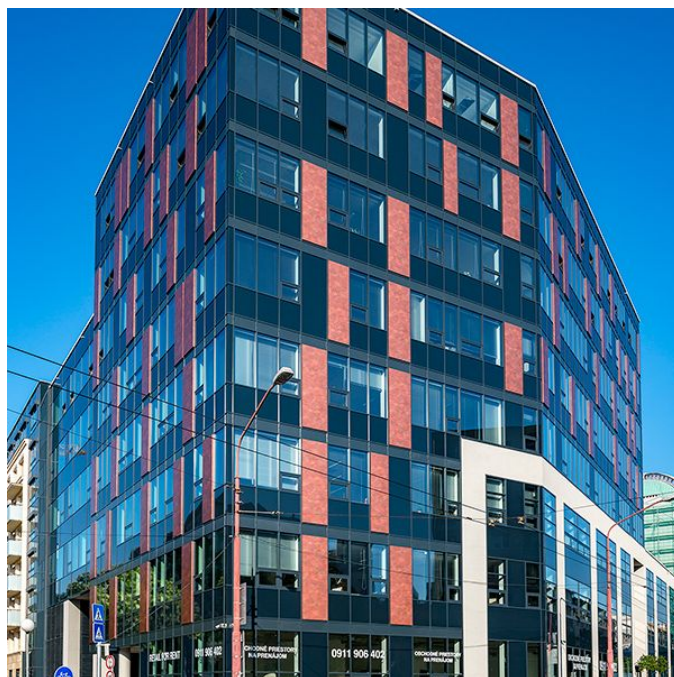


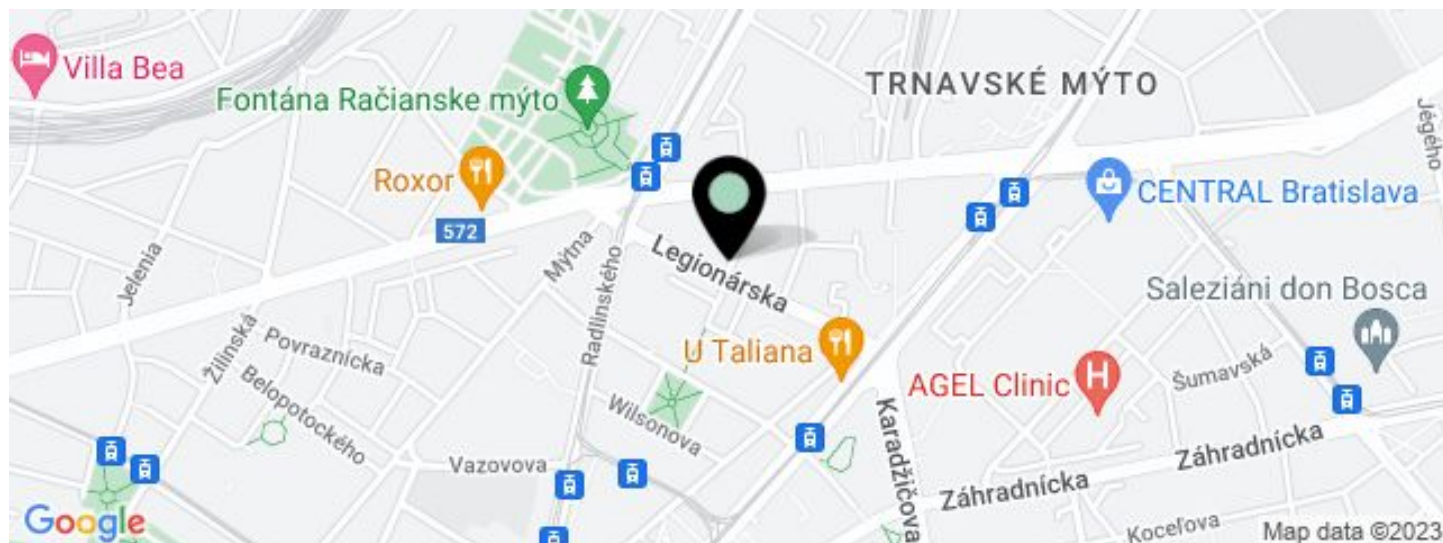


# Office building

€ 20.00 - 24.00 / m<sup>2</sup> | CZK 502 - 602 / m<sup>2</sup>

575 m<sup>2</sup>, Bratislava I, Staré Mesto, Legionárska



**Office building****€ 20.00 - 24.00 / m<sup>2</sup> | CZK 502 - 602 / m<sup>2</sup>**575 m<sup>2</sup>, Bratislava I, Staré Mesto, Legionárska

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Retail space, Ground floor	359 m <sup>2</sup>	4 EUR monthly per m <sup>2</sup>	EUR 130 / ps / month	€ 20 - 24 / m <sup>2</sup>

**Office building****€ 20.00 - 24.00 / m<sup>2</sup> | CZK 502 - 602 / m<sup>2</sup>**575 m<sup>2</sup>, Bratislava I, Staré Mesto, Legionárska

Service price	4 EUR monthly per m <sup>2</sup>
Total building area	956 m <sup>2</sup>
Tenant consumption	—
Parking	130 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	34750

**Modern polyfunctional building in the city center offering retail space for lease. It boasts a convenient location, excellent visibility, and the shop windows face the busy intersections of Legionárska-Karadžičova-Krížna streets. The complex complies with international standards and offers a high standard in all respects, thanks to which it received LEED GOLD certification.**

The retail premises situated on the ground floor with a wheelchair accessible entrance offer flexible space layouts according to the tenant's requirements. The attractive location in Old Town on the border of the New Town district offers a wide range of services on site or in the vicinity, as well as civic amenities at your fingertips (shops, cafes, restaurants, public institutions, banks, hotel, medical facilities). A quiet courtyard is part of the complex.

**Location:**

The polyfunctional building is located near the major transport routes of the capital city, close to the popular CENTRAL shopping center. Excellent transport accessibility (public transport, car) and parking spaces available in the underground garage of the neighboring residential building.

**Features and services:**

Integrated heating, air-conditioning, and ventilation system. 24/7/365 building security service. Security camera system. Electronic fire alarm.

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



PRENÁJATE PŘESTORY	341,118 m <sup>2</sup>
VOJNÉ PŘESTORY	575,093 m <sup>2</sup>

Nájomca A.1.17.3 - PRENÁJATE	140,000 m <sup>2</sup>
Nájomca A.1.17.3 - VOJNÉ	76,727 m <sup>2</sup>
Nájomca A.1.17.4 - VOJNÉ	95,037 m <sup>2</sup>
Nájomca A.1.17.2 - VOJNÉ	95,002 m <sup>2</sup>
Nájomca A.1.17.1 - VOJNÉ	37,470 m <sup>2</sup>
Nájomca A.1.17.6 - VOJNÉ	55,485 m <sup>2</sup>
Nájomca A.1.17.5 - PRENÁJATE	86,914 m <sup>2</sup>
Nájomca A.1.02.1 - PRENÁJATE	61,020 m <sup>2</sup>
Nájomca A.1.02.2 - VOJNÉ	107,657 m <sup>2</sup>
Nájomca A.1.02.3 - VOJNÉ	107,715 m <sup>2</sup>
Nájomca A.1.02.4 - PRENÁJATE	93,154 m <sup>2</sup>



BOMA measurement standards

1 NP

