



## Office building

1 444 m<sup>2</sup>, Bratislava I, Staré Mesto, Hlavné námestie

**Ask for price**



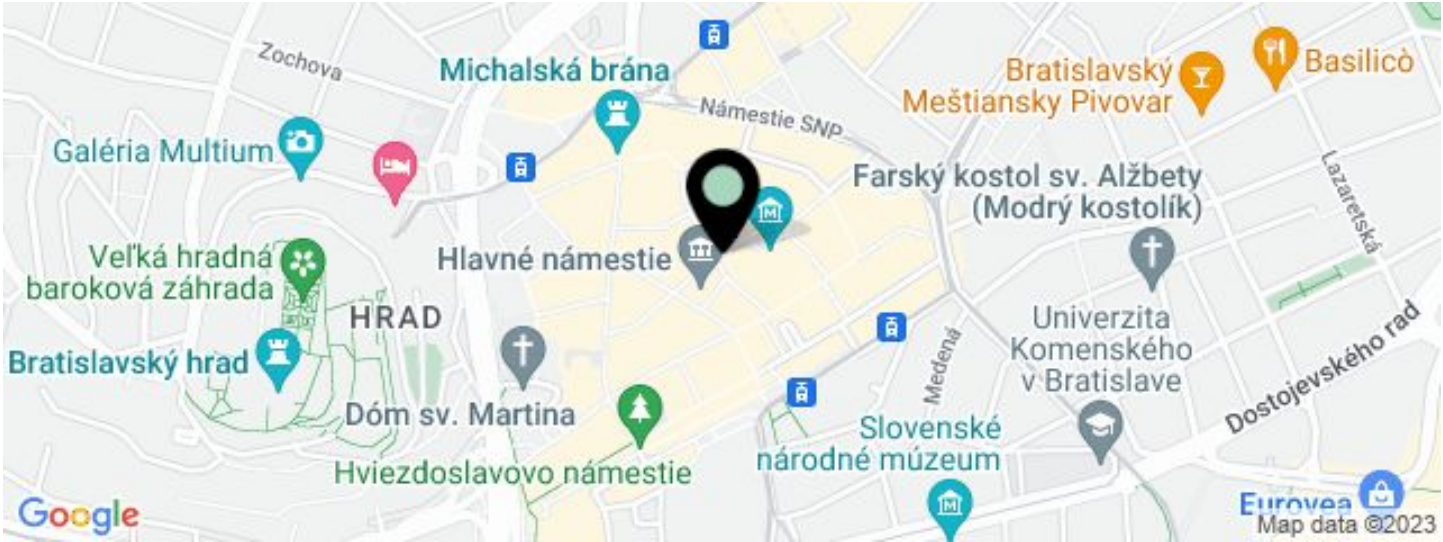




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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 1st floor	121 m²	6 EUR monthly per m²	No	Ask for price
Office space, 2nd floor	380 m²	6 EUR monthly per m²	No	Ask for price
Office space, 3rd floor	241 m²	6 EUR monthly per m²	No	Ask for price
Office space, 5th floor	398 m²	6 EUR monthly per m²	No	Ask for price
Office space, 6th floor	292 m²	6 EUR monthly per m²	No	Ask for price



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Total building area	2 534 m²
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	36108

This six-storey former bank building from the early 20th century built in an Art Nouveau style as the elegant seat of the Hungarian Discount and Exchange Bank, one of the four most influential banks in Hungary at the time, offers exceptional office space for lease. The historic building is a national cultural monument and is one the most beautiful Art Nouveau buildings in Bratislava. The building stands directly on the city's Main Square with its famous landmark - the Renaissance Maximilian Fountain. The entire building is currently being completely restored. Once completed, there will be a restaurant on the ground floor in the space of the former bank hall.

The building is located in a remarkable area in the middle of the **historic city center** in a tourist zone just a few steps away from the streets and corners of Old Town with the best restaurants, cafes, and bars in the historic part of Bratislava close at hand. Excellent transport accessibility by car or public transport.

**Features and services:**

24/7 security  
 Secure electronic access and entrance control system  
 CCTV security camera system  
 Voice alarm systems and electronic fire alarm systems  
 Personal elevator  
 Openable windows  
 Exterior motorized blinds on the windows facing Main Square  
 Emergency lighting on the stairs and common areas  
 Integrated heating and cooling system  
 Fiber-optic cabling  
 LED energy-efficient lighting  
 Clear office height of 3,250-3,100  
 Office wall dividers - solid brick (stationary wall), plasterboard variable dividers

The central location offers everything you need for your business: a wide range of services, shops, and complete amenities (public institutions, banks, notary offices or law firms, post offices, hotels) are within walking distance.

Available from Q2 2021.

Lessee pays no commission.