



**Office building****€ 12.00 - 16.00 / m<sup>2</sup> | CZK 302 - 403 / m<sup>2</sup>**40 372 m<sup>2</sup>, Bratislava III, Nové Mesto, Tomášikova

Service price	5 EUR monthly per m <sup>2</sup>
Total building area	40 372 m <sup>2</sup>
Tenant consumption	—
Parking	100 - 150 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	104867

**Modern and comfortable office space in an administrative building with an excellent location and convenient access by public transport, train, or car, near the Nové Mesto station. The offices are made to measure for each client, according to their requirements.**

Available are office spaces from 200 m<sup>2</sup> to 3,000 m<sup>2</sup> with kitchenettes and social facilities for employees. On the ground floor, there are retail premises, conference rooms, and a reception.

Facilities include energy-efficient office lighting, coffered ceilings (office space with a clear height of 2.8 m), electronic fire detection and stable extinguishing devices, a complete HVAC system, interior shading, carpet squares, plasterboard partitions, double floors, data cabling category 6A, and 1 floor box per 10 m<sup>2</sup> including 2 data and 2 power sockets.

The Vivo shopping center, administrative complexes, apartment buildings, and the popular Kuchajda Lake, which offers plenty of options for spending free time, are all nearby. The Lanogi restaurant with changing daily specials, or a cafe with pleasant seating is located right in the building.