





Available area	417 m ²
Cellar	-
Parking	-
PENB	G
Reference number	106331

Exceptional office space for lease in a 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. 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.

