



**Office building**2 064 m<sup>2</sup>, Bratislava II, Ružinov, Plynárenská**€ 12.50 / m<sup>2</sup> | CZK 315 / m<sup>2</sup>**

Service price	5 EUR monthly per m <sup>2</sup>
Tenant consumption	—
Parking	70 - 110 EUR
Parking service charges	—
Parking ratio	—
Certification	—
Reference number	106559

**Office space for rent in Bratislava's business district in Ružinov, where many domestic and multinational companies are located. The office building has a simple and impressive architectural concept, consisting of three interconnected blocks.**

The office building in Bratislava Ružinov has a unique arrangement of floors divided between three interconnected blocks. Tenants can lease office space from 150 m<sup>2</sup>, with up to 3,500 m<sup>2</sup> available in the vertically connected 36,000 m<sup>2</sup> complex.

**Building facilities:**

- unrestricted 24/7 access to the building with security
- 3 separate lobbies with elegant reception areas
- 3 passenger elevators and one freight elevator in each block
- property management located in the building
- a grassy square with a wide range of services, local restaurants, and pleasant cafes with seasonal terraces
- 2 underground floors with garages, parking for visitors in front of the building, charging station for electric cars
- service station for bicycle repair and maintenance
- showers on the ground floor
- green roof terrace
- electricity from renewable sources

**Standard office space:**

- fan coil system providing heating and cooling
- fully openable windows
- 3.3 m clear height in open-ceilinged offices
- open ceilings or ceilings with lowered ceilings
- open plan or offices or meeting rooms depending on preference
- built-in fire suppression system
- separate energy meters