





Service price	5 EUR monthly per m ²
Available area	661 m ²
Cellar	-
Parking	70 - 110 EUR
PENB	G
Reference number	106566

Office space for rent in Bratislava's business district in the sought-after Ružinov district. Many domestic and multinational companies are based here. The 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 space from 150 sqm, with up to 3,500 sqm available in a 36,000 sqm complex when vertically connected.

Building standard:

- access to the building 24/7 with **security service**
- 3 separate lobbies with representative reception areas
- 3 passenger lifts and one freight lift in each block
- property management located in the building
- a grassy square providing a wide range of services, local gastronomic establishments and pleasant cafes with seasonal terraces
- 2 underground floors with **garage parking**, visitor parking in front of the building, charging stations 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 both heating and cooling
- fully openable windows
- **3.3 m** clear height in offices with open ceiling
- open ceilings or ceilings with lowered soffits
- open floor plan or offices or meeting rooms according to preference
- built-in self-extinguishing fire protection system
- separate energy consumption meters

