

**Office space**

Bratislava II, Ružinov, Pribinova

€ 17.50 - 19.50 / m² | CZK 437 - 487 / m²

Service price	5 EUR monthly per m ²
Available area	530 m ²
Cellar	-
Parking	Yes
PENB	A
Reference number	107029

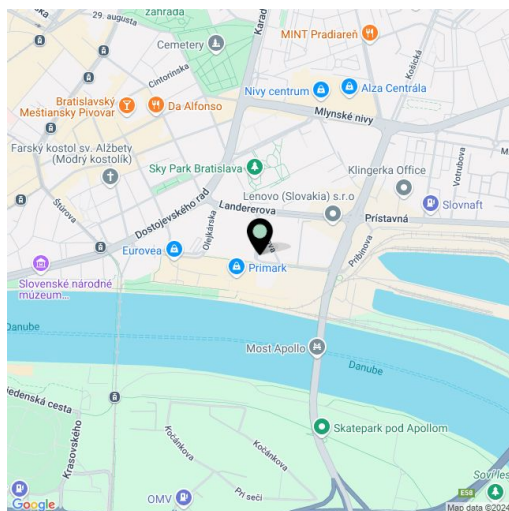
Office space for lease on the 8th floor of the Pribinova 34 office building with a BREEAM Excellent green certificate. New generation offices for the most demanding clients who appreciate having excellent accessibility on foot, by bicycle, public transport, or by car. The building is directly connected to the Eurovea shopping center and won the prestigious award in the Best Office Upcoming Development category for the best office project at the CIJ Awards Slovakia 2022.

Location:

The administration building is located by the Danube riverbank and is connected to the popular Eurovea shopping center, which provides a wide range of services and shopping in the immediate vicinity. Another advantage of the location, besides being in the city center, is its full amenities and great accessibility by car, public transport, or on foot.

Standard of premises:

- Openable windows
- Air-conditioning
- Elevator
- Double floor
- Structured cabling
- Reception
- Camera system
- 24/7 access to the building
- Common meeting areas

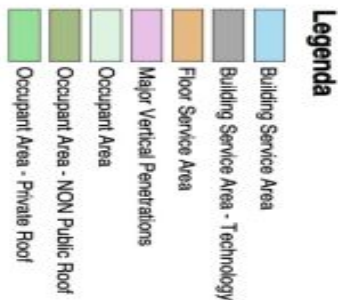




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Name	Area	Gross Leasable Area (G.P)		Meeting Area	15% Occupancy Meeting Rooms	%
		Office Area	100% Occupancy Open Office			
Building Service Area	56.52 m ²	0	0	0	0	2%
Building Service Area - Technology	692.55 m ²	0	0	0	0	27%
Floor Service Area	89.40 m ²	0	0	0	0	2%
Major Vertical Penetrations	168.60 m ²	0	0	0	0	6%
Occupant Area	1254.95 m ²	157	157	2.00	94	48%
Occupant Area - NON Public Roof	234.22 m ²	0	0	0	0	9%
Occupant Area - Private Roof	162.88 m ²	0	0	0	0	6%
Grand total	2809.14 m²	157	157		94	