

**Office space**

Bratislava II, Ružinov, Pribinova

€ 17.50 - 19.50 / m² | CZK 441 - 491 / m²

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

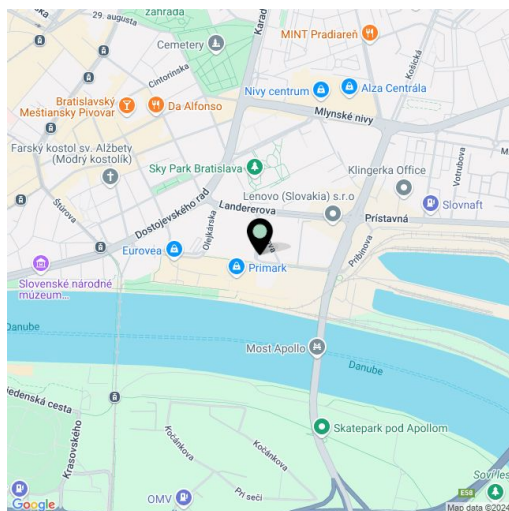
Office space for lease on the 8th floor of the Pribinova 34 office building with a BREEAM Excellent green certificate. New generation offices for the most demanding clients who appreciate having excellent accessibility on foot, by bicycle, public transport, or by car. The building is directly connected 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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Legenda

| | |
|--|------------------------------------|
| | Building Service Area |
| | Building Service Area - Technology |
| | Floor Service Area |
| | Major Vertical Penetrations |
| | Occupant Area |
| | Occupant Area - NON Public Roof |
| | Occupant Area - Private Roof |



| Name | Area | Gross Leasable Area & 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 | 39,40 m ² | 0 | 0 | 0 | 0 | 2% |
| Major Vertical Penetrations | 168,80 m ² | 0 | 0 | 0 | 0 | 6% |
| Occupant Area | 1254,95 m ² | 8,00 | 157 | 2,00 | 94 | 48% |
| Occupant Area - NON Public Roof | 234,22 m ² | 0 | 0 | 0 | 0 | 9% |
| Occupant Area - Private Roof | 162,89 m ² | 0 | 0 | 0 | 0 | 6% |
| Grand total | 2809,14 m² | | 157 | | 94 | |