





Service price	4 EUR monthly per m <sup>2</sup>
Available area	1 093 m <sup>2</sup>
Cellar	-
Parking	EUR 150 - 180 / ps / month
PENB	A
Reference number	32062

**Top-quality modern office space for lease with direct access to a business center.**

This multifunctional project located on the banks of the Danube River offers approx. 24,500 m<sup>2</sup> of office space in three separate office buildings. Central 1 has a total area of 7,200 m<sup>2</sup>, Central 2,800 m<sup>2</sup>, and Central 3 14,500 m<sup>2</sup>. The buildings are connected by a shopping center with around 180 shops, a café, bars, a restaurant, a fitness center, an entertainment complex, a theater, several movie theaters, and all major banking institutions. A five-star Sheraton Hotel is part of the development.

#### Location:

Situated in the heart of the city; the historic center is easily accessible for pedestrians. You can easily reach the building by public transport - by bus, tram, and trolleybus. By car, you can easily get to the inner city ring road, which connects to motorways to Brno, Vienna, or Budapest. Links to the city center, shopping area, offices, and a waterfront park increases the location's value.

#### Facilities & Services:

- high standards and layout flexibility
- double floor
- remote controlled heating and cooling
- full suspended ceilings with integrated lights
- interior blinds
- openable windows
- fire alarm (EPS)
- BMS building management system

Rent and fees are listed without VAT. Tenant pays no commission.



