



# Office building

€ 12.00 - 13.50 / m<sup>2</sup> | CZK 299 - 337 / m<sup>2</sup>

3 500 m<sup>2</sup>, Bratislava IV, Karlova Ves, Dúbravská cesta



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Service price	3 EUR monthly per m <sup>2</sup>
Total building area	32 500 m <sup>2</sup>
Tenant consumption	—
Parking	110 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	32156

This high quality office complex with plenty of parking spaces and excellent transport links with direct access to the D1 and D2 motorways, is composed of five successive separate office buildings and offers modern and flexible office space for lease.

It includes services that help make this office complex a comfortable working environment. A big advantage is the immediate proximity of the Železná studienka relaxation zone with plenty of opportunities for relaxation and sport.

**Location:**

This business zone is located in a strategic location near the city center and motorway bypasses that lead to Vienna, Prague, Brno, and Budapest. It triggered the dynamic development of an entire city district of Bratislava on the border of Old Town, Kramárov, and Lamač.

**Facilities & Services:**

- 24/7 access and 24/7 security
- BREEAM GOOD certification
- large-format ceramic tiles in the lobby
- wheelchair accessibility
- technical maintenance and cleaning service
- security turnstile at the entrance to the office space allowing access via a contactless identification card with a wide range of uses with the possibility of adaptation to the different security standards of the individual tenants, the possibility of extending the system to the tenant's floor
- security cameras (CCTV) on the facade of the building (entrance to the administrative area, courtyard, entrance/exit from the premises, entrance/exit from the garage, all emergency exits, employee entrances, main views of the outdoor parking areas)
- flexible office space with an efficient layout for all types of business activities
- elimination of unnecessary costs associated with the implementation of duplicate kitchenettes, receptions, meeting rooms, and sanitary facilities
- high-voltage power lines installed by a bus system that provides power to the administrative floors
- Intelligent Building Management System (BMS)
- electrical fire alarm (EPS) throughout the building
- evacuation radio (ER) throughout the facility
- CO detection in garages
- diesel generator for backing up the fire protection systems, safety systems, and elevators
- 1.35 window module system enables variable interior spaces
- 2.70 openable windows

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

