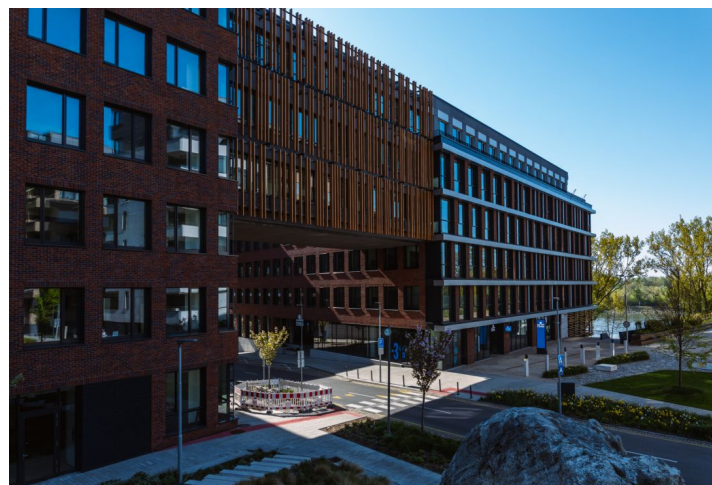




# Office building

€ 13.95 - 15.95 / m<sup>2</sup> | CZK 348 - 398 / m<sup>2</sup>

1 034 m<sup>2</sup>, Bratislava I, Staré Mesto, Žižkova





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Service price	3 EUR monthly per m <sup>2</sup>
Total building area	7 000 m <sup>2</sup>
Tenant consumption	—
Parking	160 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	32211

This **office building with rooftop terraces** offers unique office space for lease in an attractive location near the center of Bratislava. These **Boutique offices** provide an opportunity to settle in an extraordinary location with first-class amenities and infrastructure, transport accessibility, prestigious accommodation and catering facilities, and proximity to financial institutions. The **building's technical standards** are at the highest level and **meet the Fortune 100 leadership requirements**.

### Location:

The immediate access to a highway bypass allows easy access to three neighboring countries - Hungary, Austria, and the Czech Republic. Two railway and one bus station are close-by. Bratislava Airport is short drive away and Vienna Airport is 50 km away. The shipping port is just a few minutes' walk away and a private harbor or heliport is also within walking distance.

### Features and services:

- openable window, natural ventilation
- exterior blinds
- double 120 mm floor
- cooling and heating by 4-pipe fan coil units
- 2 x 1.35 m office module
- fire alarm systems (EPS)
- forced ventilation with fresh air exchange
- data and heavy current cabling in floor boxes
- high quality interiors
- intelligent environmental management system in the BMS building
- 4 elevators
- wheelchair accessibility
- security cameras (CCTV)
- Minimizing energy and water consumption
- flexible and efficient layouts guarantee financial savings
- 24/7/365 entrance to the building and security service
- gas detector in the underground garage
- BREEAM Excellent green certification

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

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