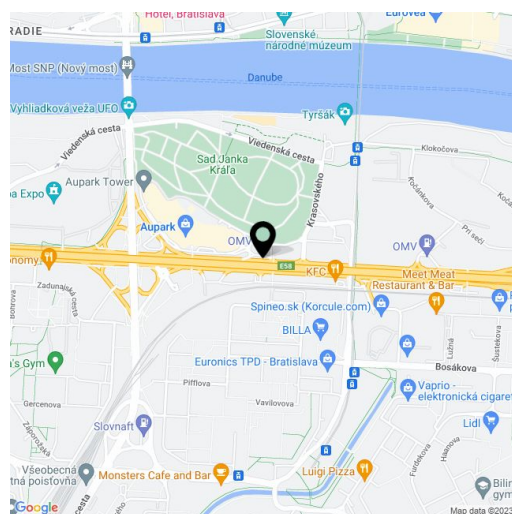


**Office space**

Bratislava V, Petržalka, Einsteinova

€ 17.20 / m² | CZK 432 / m²

Service price	4 EUR monthly per m ²
Available area	169 m ²
Cellar	-
Parking	EUR 125 / ps / month
PENB	A
Reference number	32543



This office space for lease in a new multifunctional building with an ideal location and accessibility to the center of Bratislava offers future tenants excellent visibility.

The complex consists of seven above-ground floors with a typical floor area of 2,700 sq. m. and three elevators, which allows for flexible and efficient layouts even if divided into smaller units.

There is a large garden on the roof of a 320 sq. m. building suitable for rest and relaxation, with beautiful views of the historical part of Bratislava. Plenty of parking spaces in the underground garage. The building will receive LEED Platinum certification as the first building in Slovakia to meet the highest pre-certification criteria. As a result, the project will rank among the top 1% of the world's most sustainable buildings, bringing new benchmarks for future office buildings in the region.

The building offers not only office space, but also a way to protect our environment while enjoying modern benefits and providing a healthy environment for employees and business partners.

Location:

The multifunctional complex has improved the connection between both sides of Einstein Street and access to the Janko King Garden, Aupark, and Old Town by the addition of an architecturally interesting footbridge together with an integrated public transport stop and new exterior elevator. The proximity of the ring road allows easy access to the Bratislava or Vienna airports as well as access from any part of the capital or Slovakia.

Features and services:

- energy efficient building - certified Platinum LEED
- 3.5 ground clearance
- external blinds and shades
- openable windows
- raised floors
- triple-glazed insulated glass with excellent acoustics
- low volatile carpets
- structured cabling CAT 6A
- cooling beams
- mineral wool insulation
- FULL LED lighting
- ventilation via CO2 monitoring
- heating by floor convectors by the facade
- 75 bike parking spaces, showers and vented cabinets
- "Environmentally friendly" elevators with energy recovery
- electric car charging stations
- use of rainwater for irrigation

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- Intelligent Building Management System (BMS)
- security cameras (closed circuit television - CCTV)
- CO detection in garages and select building areas

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

