



# Office building

€ 12.50 - 13.00 / m<sup>2</sup> | CZK 316 - 329 / m<sup>2</sup>

12 528 m<sup>2</sup>, Bratislava V, Petržalka, Einsteinova



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Service price	4 EUR monthly per m <sup>2</sup>
Total building area	12 528 m <sup>2</sup>
Tenant consumption	—
Parking	130 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	32643

**Nine storey building with office and retail space for lease in an exceptional administrative complex, which is built in the immediate vicinity of the motorway section Vienna Road - Port Bridge and Aupark Shopping Center on the opposite side of the motorway.**

The main building is directly connected to the Aupark by an overhead bridge which leads over the highway and connects the second floors of both complexes.

**Location:**

The administrative complex is located in a location with excellent transport links to the most important "arteries of the city" directly on Einsteinova street, in the immediate vicinity of the D61 motorway section Vienna Road - Apollo Bridge, Port Bridge, Einstein-Pannonia strategic crossing and SNP Bridge. Direct motorway connections to Vienna (E 58, D2), Prague (D2), Budapest (D2) and other major cities in Slovakia (D1).

**Facility & services:**

- high flexibility of space division - open space and separate offices, according to tenant's requirements
- maximum floor efficiency and use of carpet - no window sills
- raised floor with floor boxes
- reduced plasterboard ceiling in combination with a coffered ceiling, with a special, so-called. indirect illumination and luminous intensity of 500 lux
- clear height of the premises - 3 m
- 2-pipe fan-coil system
- fresh air supply / exchange of 50 m<sup>3</sup> / hour / person
- interior blinds
- design of premises, floor coverings, building part - according to tenant's requirements
- modern architectural design of the building, with a fully glazed facade without window sills, with a unique view of Bratislava Castle, the Danube River and the Old Town
- parking for tenants and visitors of the building (up to 100 reserved parking spaces for visitors)
- 24-hour guard service, CCTV security camera system
- Intelligent Building Management System
- non-contact magnetic / chip cards
- other services in the complex are Caffeine Bar & Lounge, Bar 21 Lounge, mini-food and newsagent

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



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