



## Office building

2 435 m<sup>2</sup>, Bratislava II, Ružinov, Bajkalská

€ 13.50 / m<sup>2</sup> | CZK 340 / m<sup>2</sup>





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Service price	4 EUR monthly per m <sup>2</sup>
Total building area	19 356 m <sup>2</sup>
Tenant consumption	—
Parking	110 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	33526

**Modern office building of standard "A" offers for rent office space in an attractive location of Bratislava city district Ružinov. The building is equipped with high-speed elevators, 24/7 guard service, large entrance lobby, restaurants, cafes and shops.**

### Location:

The building is located in a very good location near the city center, at the intersection of two busy streets Bajkalská and Prievozska, which are part of the main business part of Bratislava-Ružinov. The area is easily accessible by public transport and passenger transport. The connection to the D1 / E58 motorway and the Bratislava bypass is less than 700 m from the property and the M.R. Stefanik is located 10 min. driving. Public transport stop is located directly in front of the building.

### Facilities & services:

- 100% flexibility of open-space vs. closed offices
- Clear height of office space 3 m / in corridors 2,6m /
- Ceilings including lighting, cooling and air conditioning (HVAC)
- Humidification of air - central humidifiers
- HVAC with separate control from the smallest offices
- It is possible to provide toilet + kitchen in each rental unit - over 250 sq.m.
- Double installation floor with floor boxes
- Cut carpets with colour options
- Optical network connection
- Openable windows
- Shading provided by interior blinds and external shading
- Structured cabling (existing cabling can be used)
- Suspended ceiling
- Parking in the garage
- Stands and changing rooms with showers for cyclists
- Wheelchair access
- Possibility to place the logo on the building facade
- **Certificate BREEAM Excellent**

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



TYPICAL FLOOR



FORUM BUSINESS CENTER  
Typické podlažie - Rozdelenie na 2 nájomcov