



## Office building

€ 13.50 / m<sup>2</sup> | CZK 339 / m<sup>2</sup>

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



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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

