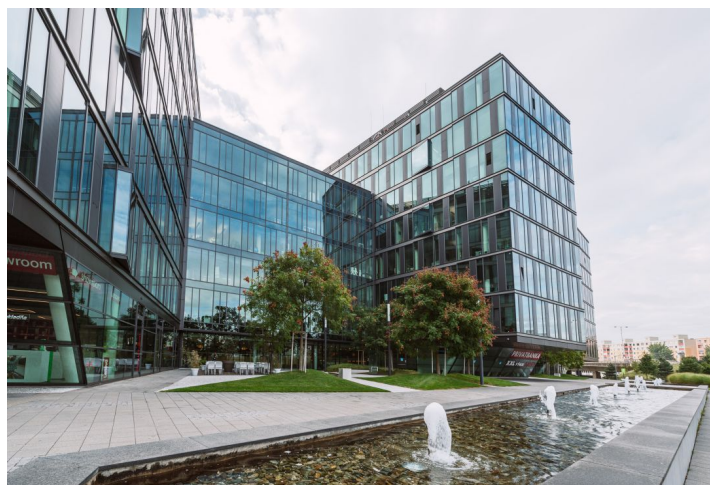
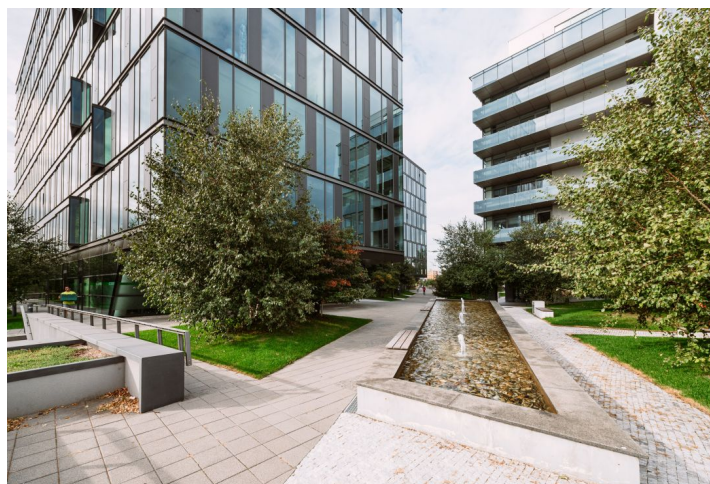
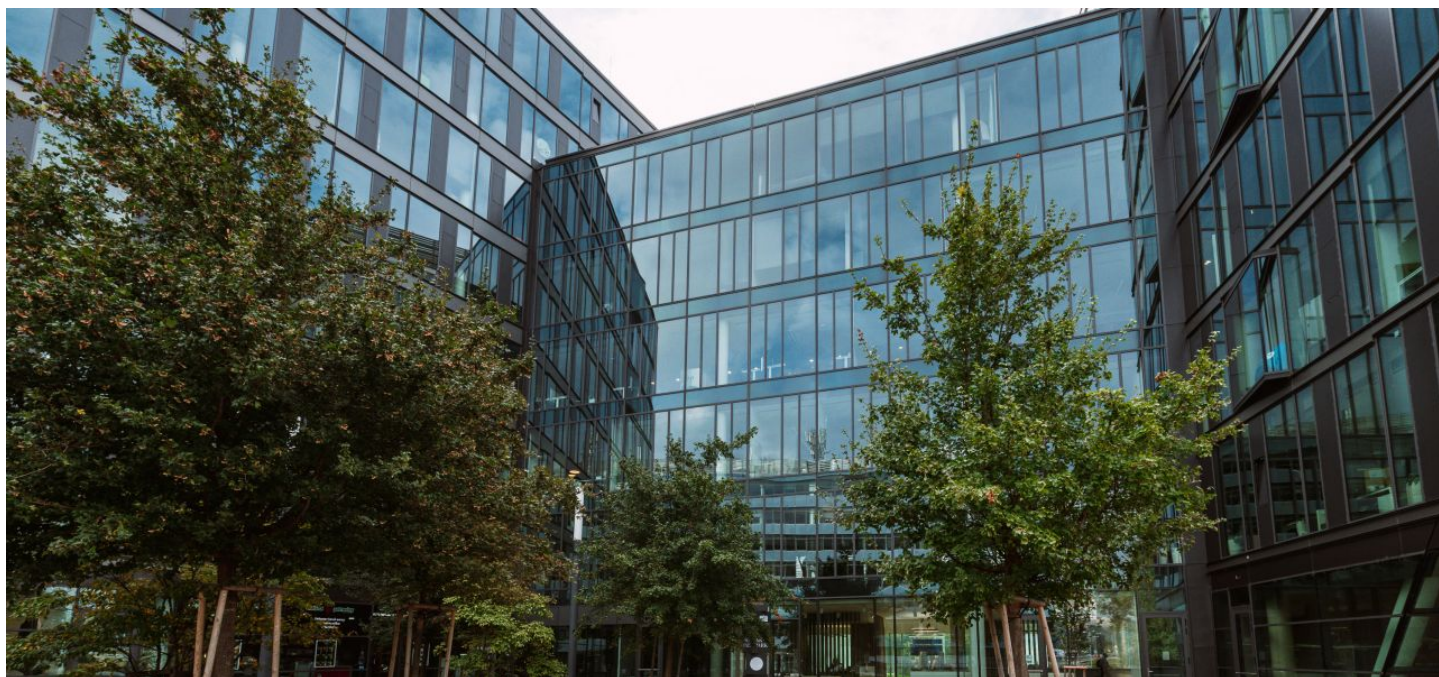




Office building

€ 13.50 - 14.00 / m² | CZK 337 - 350 / m²

1 000 m², Bratislava V, Petržalka, Einsteinova



**Office building****€ 13.50 - 14.00 / m² | CZK 337 - 350 / m²**1 000 m², Bratislava V, Petržalka, Einsteinova

Service price	4 EUR monthly per m ²
Total building area	39 000 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	33596

Modern office complex with office and retail space for rent with top architecture that provides optimal flexibility in a comprehensive way and a pleasant working environment for its tenants.

The building has a panoramic view of the Old Town and the whole area is solved by pavilion construction of interconnected buildings, allowing horizontal and vertical expansion of rental areas.

Location:

The administrative complex is located in a strategic location with excellent access 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 bridge and SNP Bridge. Direct motorway connections to Vienna (E 58, D2), Prague (D2), Budapest (D2) and other major cities in Slovakia (D1).

Facilities & 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 m³ / 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 building are Caffeine Bar & Lounge, Bar 21 Lounge, mini-food and tobacconist

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