

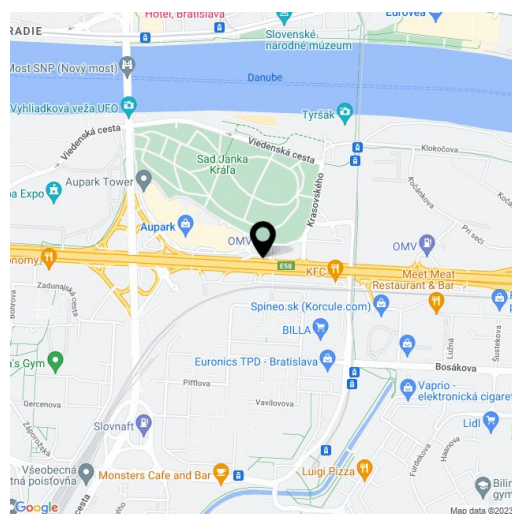


## Office space

Bratislava V, Petržalka, Einsteinova

€ 12.50 - 13.00 / m<sup>2</sup> | CZK 315 - 327 / m<sup>2</sup>

Service price	4 EUR monthly per m <sup>2</sup>
Available area	1 566 m <sup>2</sup>
Cellar	-
Parking	EUR 120 / ps / month
PENB	A
Reference number	33637



Office space for rent in an exceptional administrative complex which is built in the immediate vicinity of the motorway section Vienna Road - Port Bridge and the 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 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 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 building are Caffeine Bar & Lounge, Bar 21 Lounge, mini-food and tobacconist

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



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