



# Office building

€ 12.25 - 13.25 / m<sup>2</sup> | CZK 310 - 336 / m<sup>2</sup>

4 925 m<sup>2</sup>, Bratislava II, Ružinov, Karadžičova



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Service price	4 EUR monthly per m <sup>2</sup>
Total building area	7 358 m <sup>2</sup>
Tenant consumption	—
Parking	100 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	33953

**A modern office building that is part of an administrative complex combines a pleasant, efficient and sustainable working environment with state-of-the-art technologies.**

The building offers maximum comfort and variability and its standard is A building.

The ground plan of the building is designed with a core in the middle of the building, which eliminates spaces without direct daylight to a minimum and allows high flexibility and variability of the interior. Within the standard you will find everything A standard requires. The building also provides a wide range of retail operations. There are restaurants, cafes, pharmacy, banks and other amenities.

**Location:**

The administrative complex is located on Karadzicova Street, near the center of Bratislava. It is part of the administrative zone. The Mlynské Nivy Bus Station, which covers both international and domestic routes, is located very close to the building. The zone is also perfectly covered by public transport services, with easy access to the city center, but also to other parts of the city.

**Facilities & services:**

- Modern architectural design of the building with terraces on the top floors.
- High quality realisation, tiling and paving of natural materials in all common areas.
- Representative entrance reception for each building.
- Possibility of creating separate administrative units based on tenant's needs.
- Convenient parking for tenants and visitors to the building (70 reserved parking spaces for visitors).
- 24-hour guard service, comprehensive building security and surveillance system, security cameras and building envelope protection.
- Air cooling - fan coils,
- Natural ventilation - openable windows
- Raised floors
- Sprinklers
- Lowered ceilings

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