



# Office space

€ 13.95 - 15.95 / m<sup>2</sup> | CZK 350 - 400 / m<sup>2</sup>

Bratislava I, Staré Mesto, Žižkova





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Service price	3 EUR monthly per m <sup>2</sup>
Available area	463 m <sup>2</sup>
Cellar	-
Parking	EUR 160 / ps / month
PENB	A
Reference number	34275

This **office building with rooftop terraces** offers unique office space for lease in an attractive location near the center of Bratislava. These **Boutique offices** provide an opportunity to settle in an extraordinary location with first-class amenities and infrastructure, transport accessibility, prestigious accommodation and catering facilities, and proximity to financial institutions. The **building's technical standards** are at the highest level and **meet the Fortune 100 leadership requirements**.

**Location:**

The immediate access to a highway bypass allows easy access to three neighboring countries - Hungary, Austria, and the Czech Republic. Two railway and one bus station are close-by. Bratislava Airport is short drive away and Vienna Airport is 50 km away. The shipping port is just a few minutes' walk away and a private harbor or heliport is also within walking distance.

**Features and services:**

Openable windows, natural ventilation. Exterior blinds. Double 120 mm floor. Cooling and heating by 4-pipe fan coil units. 2 x 1.35 m office module. Fire alarm systems (EPS). Forced ventilation with fresh air exchange. Data and heavy current cabling in floor boxes. High quality interiors. Intelligent environmental management system in the BMS building. 4 elevators. Wheelchair accessibility. Security cameras (CCTV). Minimizing energy and water consumption. Flexible and efficient layouts guarantee financial savings. 24/7/365 entrance to the building and security service. Gas detector in the underground garage. BREEAM Excellent certification.

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

