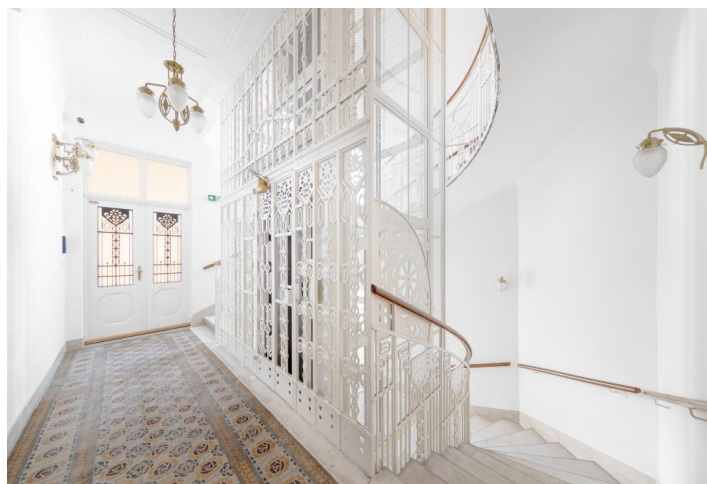
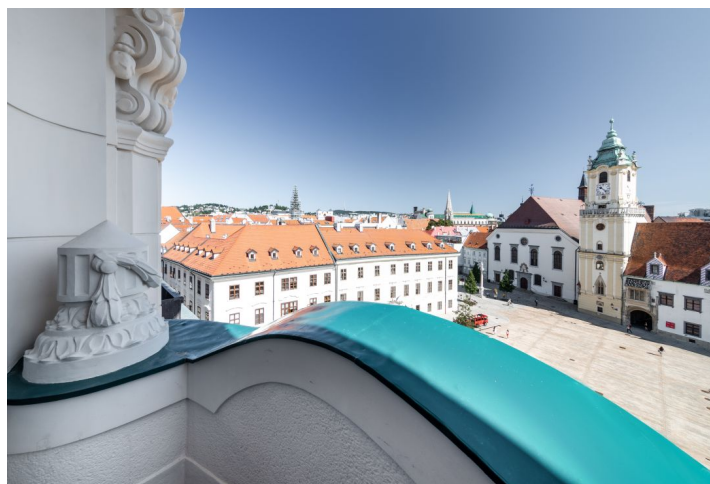




## Office building

1 353 m<sup>2</sup>, Bratislava I, Staré Mesto, Hlavné námestie

Ask for price





## Office building

1 353 m<sup>2</sup>, Bratislava I, Staré Mesto, Hlavné námestie

**Ask for price**

Total building area	2 534 m <sup>2</sup>
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	36108

**This six-storey former bank building from the early 20th century built in an Art Nouveau style as the elegant seat of the Hungarian Discount and Exchange Bank, one of the four most influential banks in Hungary at the time, offers exceptional office space for lease. The historic building is a national cultural monument and is one the most beautiful Art Nouveau buildings in Bratislava. The building stands directly on the city's Main Square with its famous landmark - the Renaissance Maximilian Fountain.**

The building is located in a remarkable area in the middle of the **historic city center** in a tourist zone just a few steps away from the streets and corners of Old Town with the best restaurants, cafes, and bars in the historic part of Bratislava close at hand. Excellent transport accessibility by car or public transport.

### Features and services:

24/7 security

Secure electronic access and entrance control system

CCTV security camera system

Voice alarm systems and electronic fire alarm systems

Personal elevator

Openable windows

Exterior motorized blinds on the windows facing Main Square

Emergency lighting on the stairs and common areas

Integrated heating and cooling system

Fiber-optic cabling

LED energy-efficient lighting

Clear office height of 3,250-3,100

Office wall dividers - solid brick (stationary wall), plasterboard variable dividers

The central location offers everything you need for your business: a wide range of services, shops, and complete amenities (public institutions, banks, notary offices or law firms, post offices, hotels) are within walking distance.

Available from Q2 2021.

Lessee pays no commission.