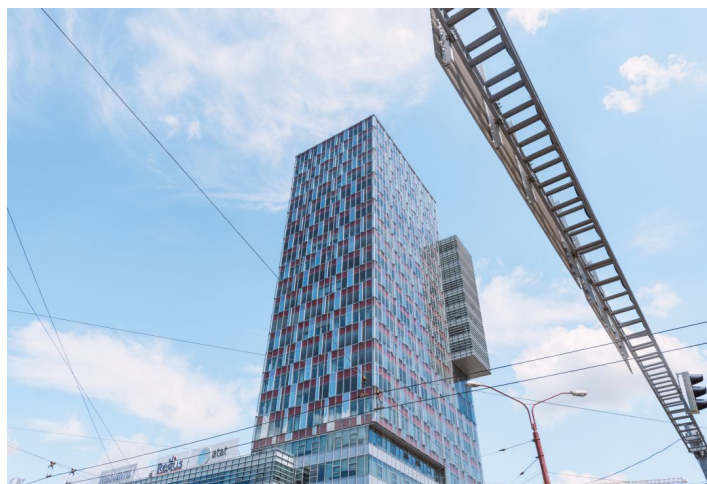
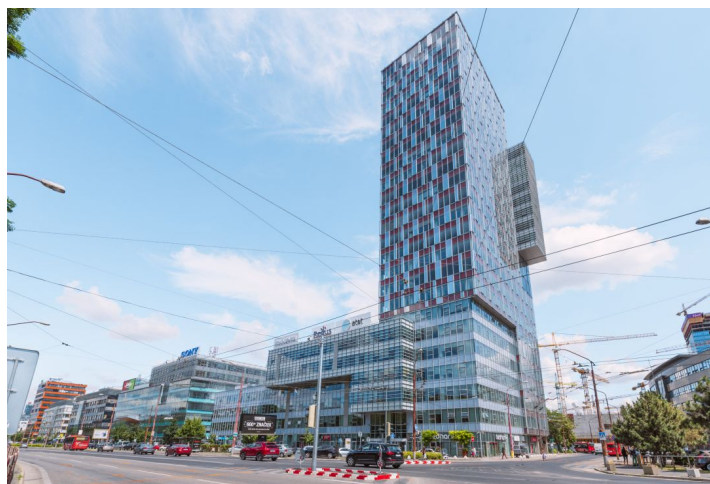


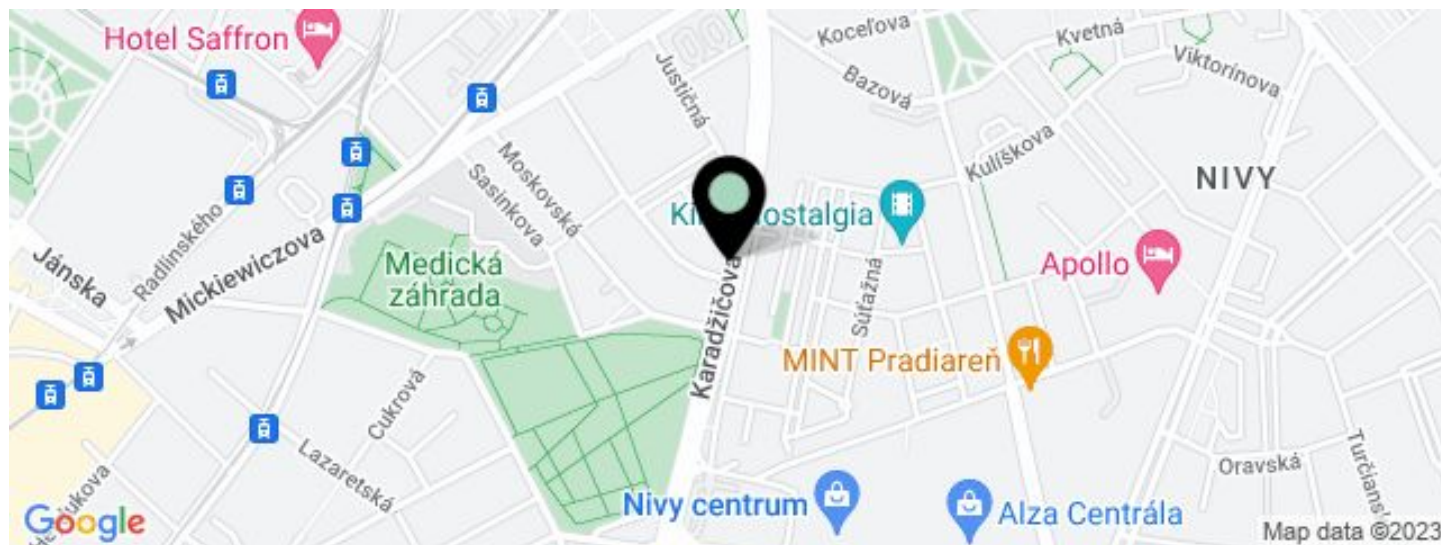
Office building

€ 12.95 / m<sup>2</sup> | CZK 324 / m<sup>2</sup>

3 638 m<sup>2</sup>, Bratislava II, Nové Mesto, Karadžičova



## Office building

€ 12.95 / m<sup>2</sup> | CZK 324 / m<sup>2</sup>3 638 m<sup>2</sup>, Bratislava II, Nové Mesto, Karadžičova

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
4th floor	2 009 m <sup>2</sup>	5 EUR monthly per m <sup>2</sup>	EUR 120 / ps / month	€ 12.95 / m <sup>2</sup>
8th floor	101 m <sup>2</sup>	5 EUR monthly per m <sup>2</sup>	EUR 120 / ps / month	€ 12.95 / m <sup>2</sup>
8th floor	748 m <sup>2</sup>	5 EUR monthly per m <sup>2</sup>	EUR 120 / ps / month	€ 12.95 / m <sup>2</sup>
21st floor	204 m <sup>2</sup>	5 EUR monthly per m <sup>2</sup>	EUR 120 / ps / month	€ 12.95 / m <sup>2</sup>
22nd floor	576 m <sup>2</sup>	5 EUR monthly per m <sup>2</sup>	EUR 120 / ps / month	€ 12.95 / m <sup>2</sup>

## Office building

€ 12.95 / m<sup>2</sup> | CZK 324 / m<sup>2</sup>3 638 m<sup>2</sup>, Bratislava II, Nové Mesto, Karadžičova

Service price	5 EUR monthly per m <sup>2</sup>
Total building area	39 000 m <sup>2</sup>
Tenant consumption	—
Parking	120 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	33595

**Modern office complex consisting of two buildings, one 27 storey and the other 8 storey building, offers office space for rent. The premises are characterised by a high standard and tailored for each tenant.**

There are 640 parking spaces in the underground garages as well as 85 outdoor parking spaces. The building also provides a wide range of retail operations. There are restaurants, cafes, pharmacy, banks and so on.

### Location:

The administrative building is located on Karadzicova Street near the center of Bratislava. It is part of the administrative zone. There are several office buildings, including VUB headquarters and CBC II-V. The Mlynské Nivy Bus Station, which covers both international and domestic routes, is located very close to the buildings. The zone is also well covered by public transport services, with easy access to the city center as well as to other boroughs.

### Facilities & services:

- air condition
- raised floor
- lowered ceiling
- openable windows
- access to the building 24/7
- Flexible floor plan

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