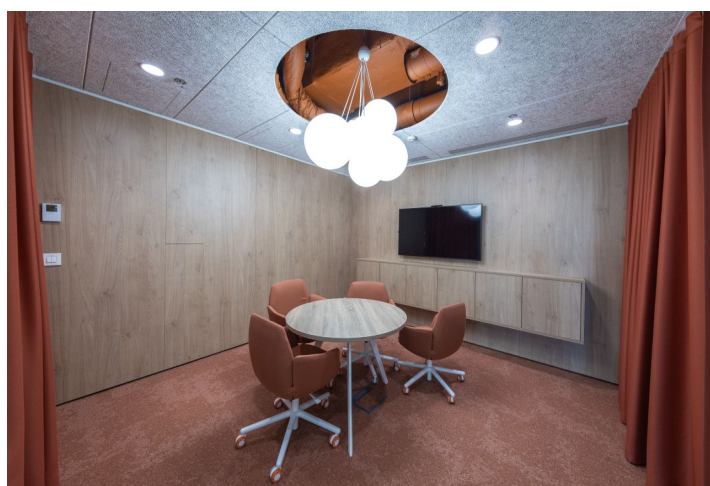
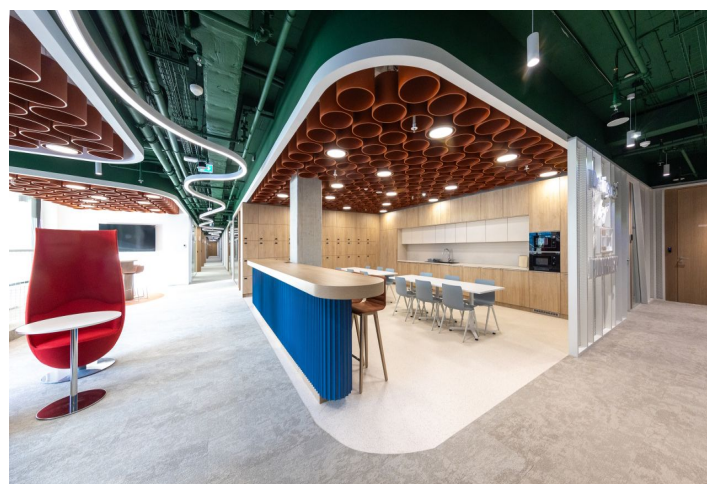
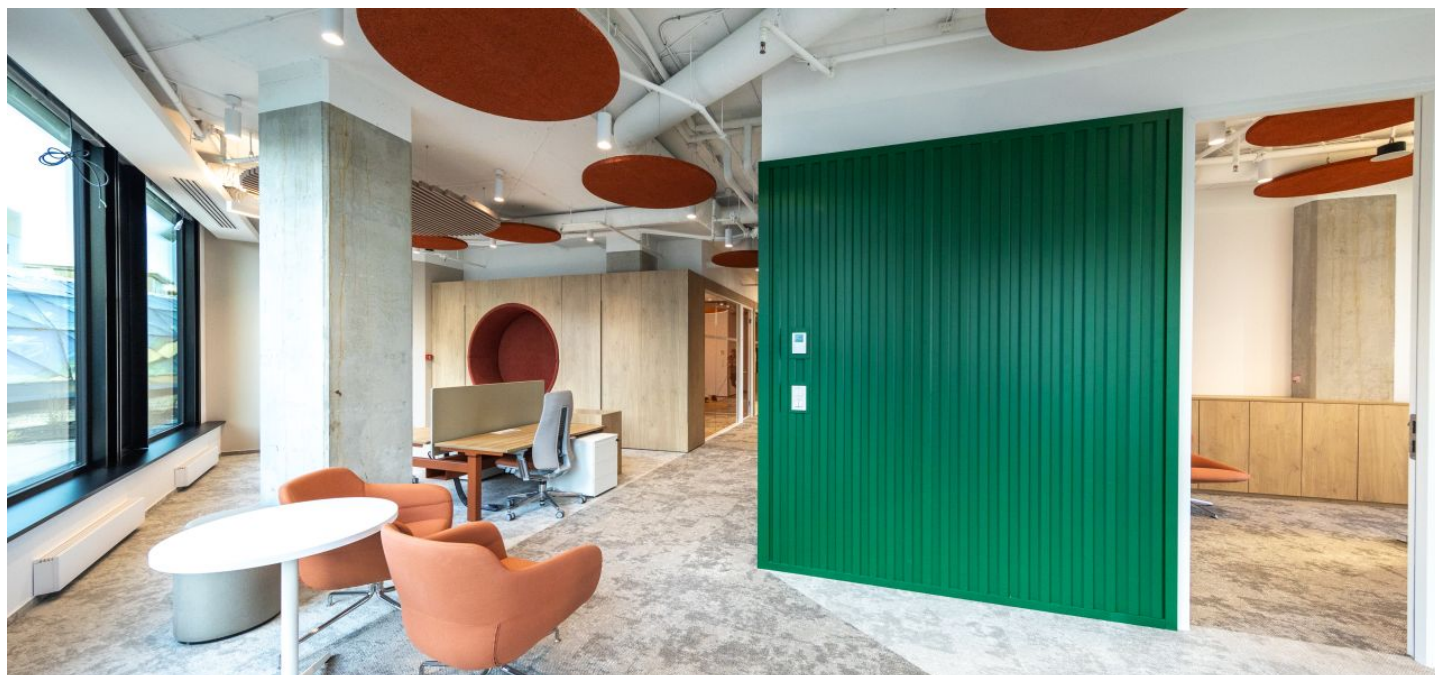




Office space

Bratislava II, Ružinov, Pribinova

€ 17.50 - 19.50 / m² | CZK 426 - 475 / m²





Office space

Bratislava II, Ružinov, Pribinova

€ 17.50 - 19.50 / m² | CZK 426 - 475 / m²

Service price	5 EUR monthly per m ²
Available area	530 m ²
Cellar	-
Parking	Yes
PENB	A
Reference number	107029

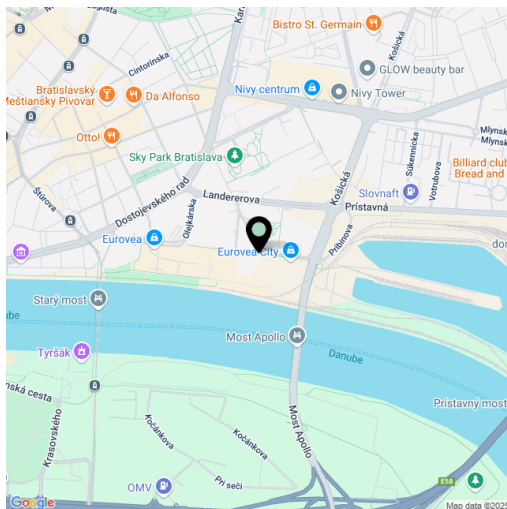
Office space for lease on the 8th floor of the Pribinova 34 office building with a BREEAM Excellent green certificate. New generation offices for the most demanding clients who appreciate having excellent accessibility on foot, by bicycle, public transport, or by car. The building is directly connected to the Eurovea shopping center and won the prestigious award in the Best Office Upcoming Development category for the best office project at the CIJ Awards Slovakia 2022.

Location:

The administration building is located by the Danube riverbank and is connected to the popular Eurovea shopping center, which provides a wide range of services and shopping in the immediate vicinity. Another advantage of the location, besides being in the city center, is its full amenities and great accessibility by car, public transport, or on foot.

Standard of premises:

Openable windows
 Air-conditioning
 Elevator
 Double floor
 Structured cabling
 Reception
 Camera system
 24/7 access to the building
 Common meeting areas





Office space

Bratislava II, Ružinov, Pribinova

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Building Service Area

Building Service Area - Technology

Floor Service Area

Major Vertical Penetrations

Occupant Area

Occupant Area - NON Public Roof

Occupant Area - Private Roof

Legenda



Gross Leasable Area & P						
Name	Area	Office Area	100% Occupancy Open Office	Meeting Area	15% Occupancy Meeting Rooms	%
Building Service Area	56.52 m ²	0	0	0	0	2%
Building Service Area - Technology	692.55 m ²	0	0	0	0	27%
Floor Service Area	89.40 m ²	0	0	0	0	2%
Major Vertical Penetrations	161.60 m ²	0	0	0	0	6%
Occupant Area	1254.85 m ²	8.00	157	2.00	94	48%
Occupant Area - NON Public Roof	234.22 m ²	0	0	0	0	9%
Occupant Area - Private Roof	162.88 m ²	0	0	0	0	6%
Grand total	2809.14 m ²		157		94	