



## Office building

1000 m<sup>2</sup>, Bratislava I, Staré Mesto

€ 11.50 - 12.50 / m<sup>2</sup> | CZK 280 - 304 / m<sup>2</sup>







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|                         |                      |
|-------------------------|----------------------|
| Total building area     | 1 300 m <sup>2</sup> |
| Tenant consumption      | —                    |
| Parking                 | Yes                  |
| Parking service charges | —                    |
| Parking ratio           | —                    |
| Certification           | —                    |
| PENB                    | G                    |
| Reference number        | 109340               |

**We offer representative office spaces for rent in various sizes ranging from 47 m<sup>2</sup> to 209 m<sup>2</sup>, located in a historic building, right in the heart of the Old Town's historic center. This prestigious location provides an ideal business setting, with excellent accessibility and full civic amenities. Public transport stops, restaurants, cafés, banks, and other services are all within immediate reach.**

Over 1,000 m<sup>2</sup> of renovated office space is available in a historic building located in the broader historic center of the Old Town. The premises include restrooms, a kitchenette, and a range of office suites. The fit-out of the space can be customized to meet the specific needs of the tenant and is included in the rental price. On-site parking is available directly next to the building. The property is fully secured, including a CCTV system.

These spaces are ideal for company headquarters, law firms, coworking hubs, creative studios, training centers, and more.

The area offers complete civic amenities. Public transport is easily accessible, and by car, the inner city ring road—connecting to highways leading to Brno, Vienna, and Budapest—is just minutes away. The proximity of the city center, shopping district, office zones, and riverside park further enhances the attractiveness of this location.



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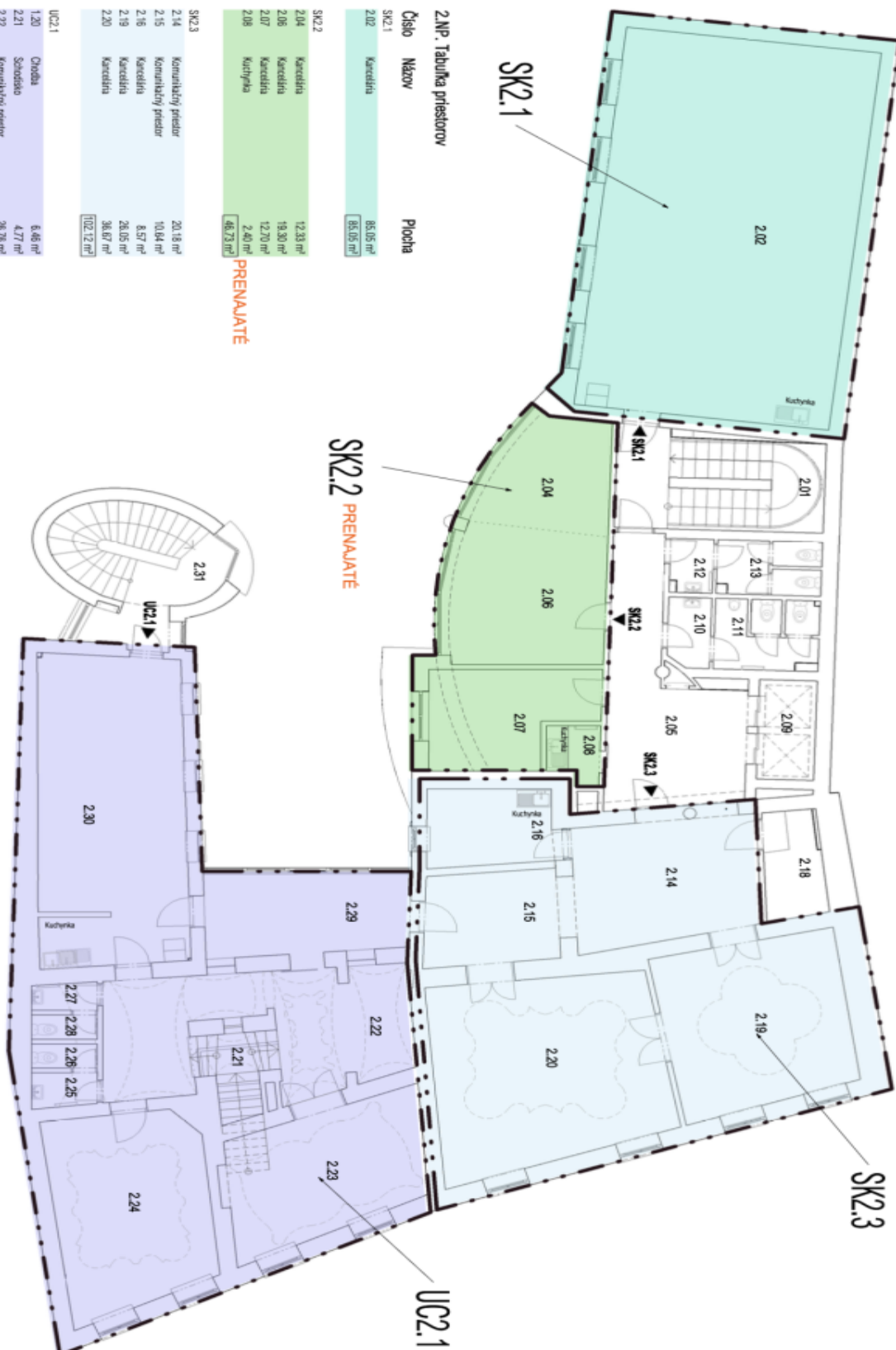
€ 11.50 - 12.50 / m² | CZK 280 - 304 / m²

|       |      |                      |           |
|-------|------|----------------------|-----------|
| UC2.1 | 2.20 | Chodba               | 6.46 m²   |
|       | 2.21 | Schodisko            | 4.77 m²   |
|       | 2.22 | Komunikačný priestor | 26.76 m²  |
|       | 2.23 | Kancelária           | 20.66 m²  |
|       | 2.24 | Kancelária           | 25.60 m²  |
|       | 2.25 | WC predsievň         | 1.94 m²   |
|       | 2.26 | WC muži              | 1.39 m²   |
|       | 2.27 | WC ženy              | 1.52 m²   |
|       | 2.28 | Komunikačný priestor | 14.82 m²  |
|       | 2.29 | Kancelária           | 39.65 m²  |
|       | 2.30 |                      | 144.96 m² |
|       |      |                      | 378.86 m² |

|       |      |                      |           |
|-------|------|----------------------|-----------|
| SK2.3 | 2.14 | Komunikačný priestor | 20.18 m²  |
|       | 2.15 | Komunikačný priestor | 10.64 m²  |
|       | 2.16 | Kancelária           | 8.57 m²   |
|       | 2.19 | Kancelária           | 28.05 m²  |
|       | 2.20 | Kancelária           | 38.87 m²  |
|       |      |                      | 102.12 m² |

|       |      |            |          |
|-------|------|------------|----------|
| SK2.2 | 2.04 | Kancelária | 12.33 m² |
|       | 2.06 | Kancelária | 19.30 m² |
|       | 2.07 | Kancelária | 12.70 m² |
|       | 2.08 | Kuchynka   | 2.48 m²  |
|       |      |            | 46.73 m² |

|                          |            |          |          |
|--------------------------|------------|----------|----------|
| 2.NP: Tabuľka priestorov |            |          |          |
| Ošetro                   | Názov      | Plocha   |          |
| SK2.1                    |            |          |          |
| 2.02                     | Kancelária | 85.05 m² | 85.05 m² |

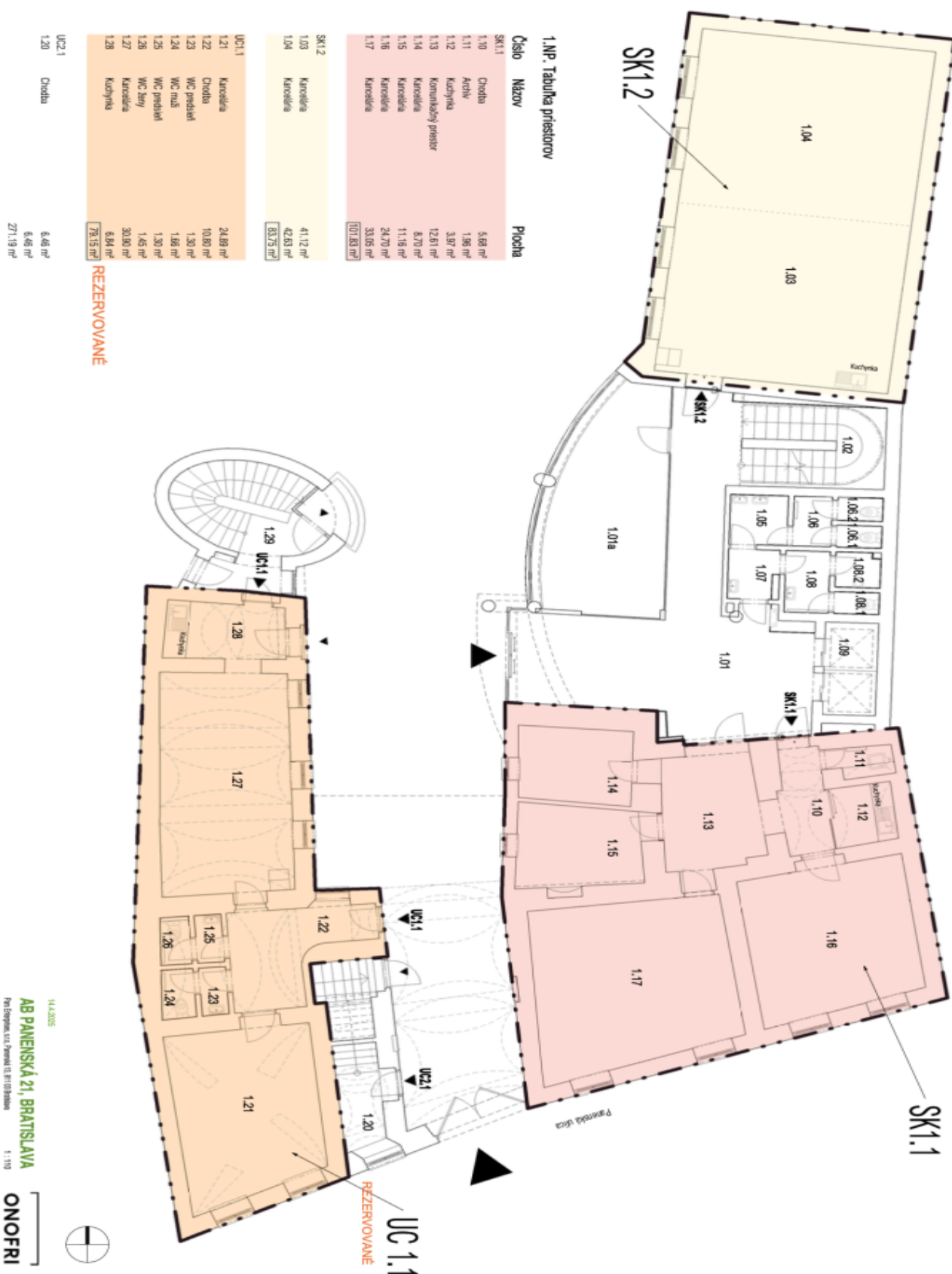


14.4.2025  
AB PANENSKÁ 21, BRATISLAVA  
Prá: Štefánikova 11, Prievidza 01 811 000000  
1:110  
DISPOZIČNÉ RIEŠENIE 2.NP  
Ing. arch. Štefan Ondrej  
19. 8. 1102

ONOFRI  
ARCHITECT  
STUDIO

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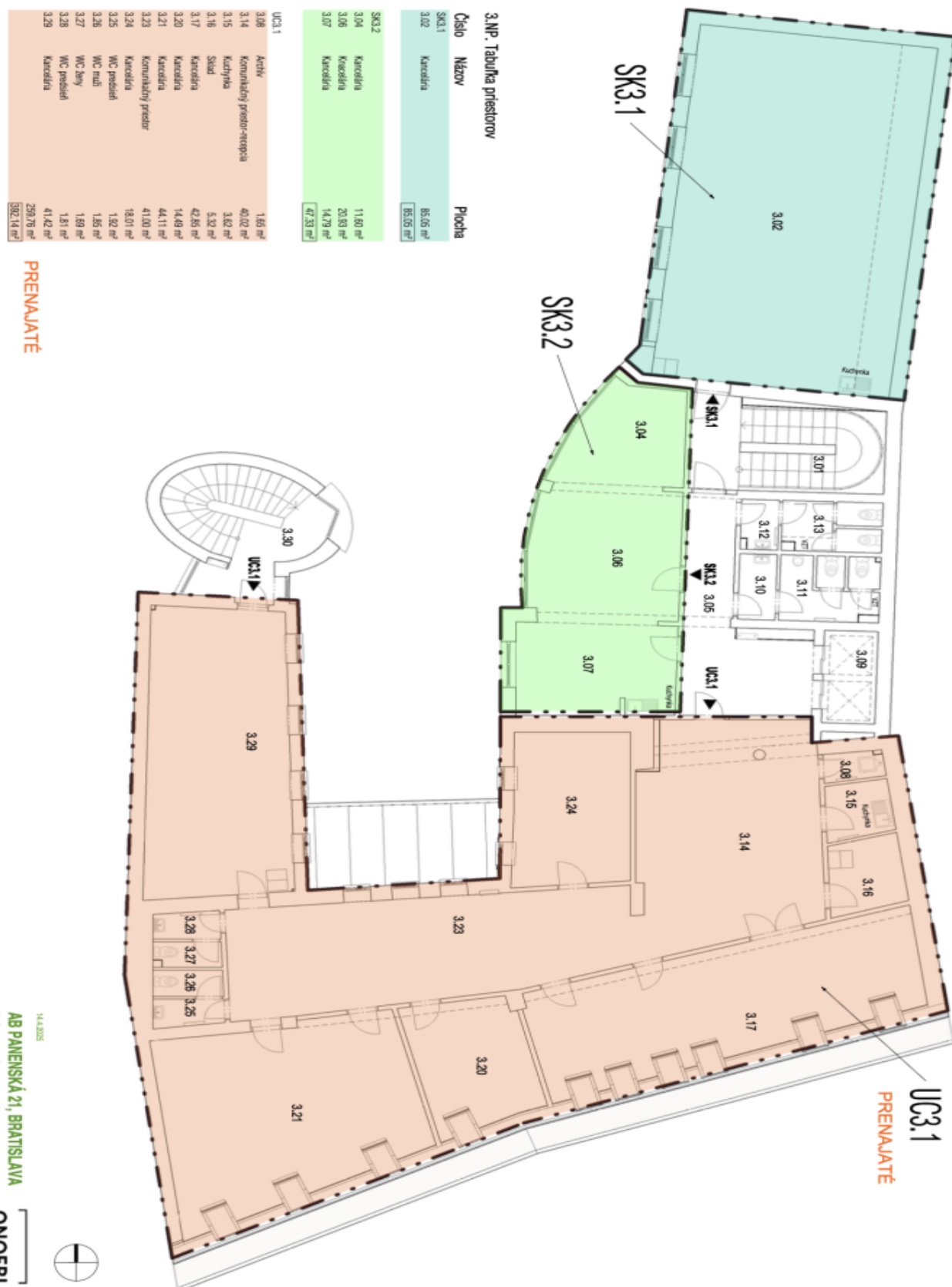




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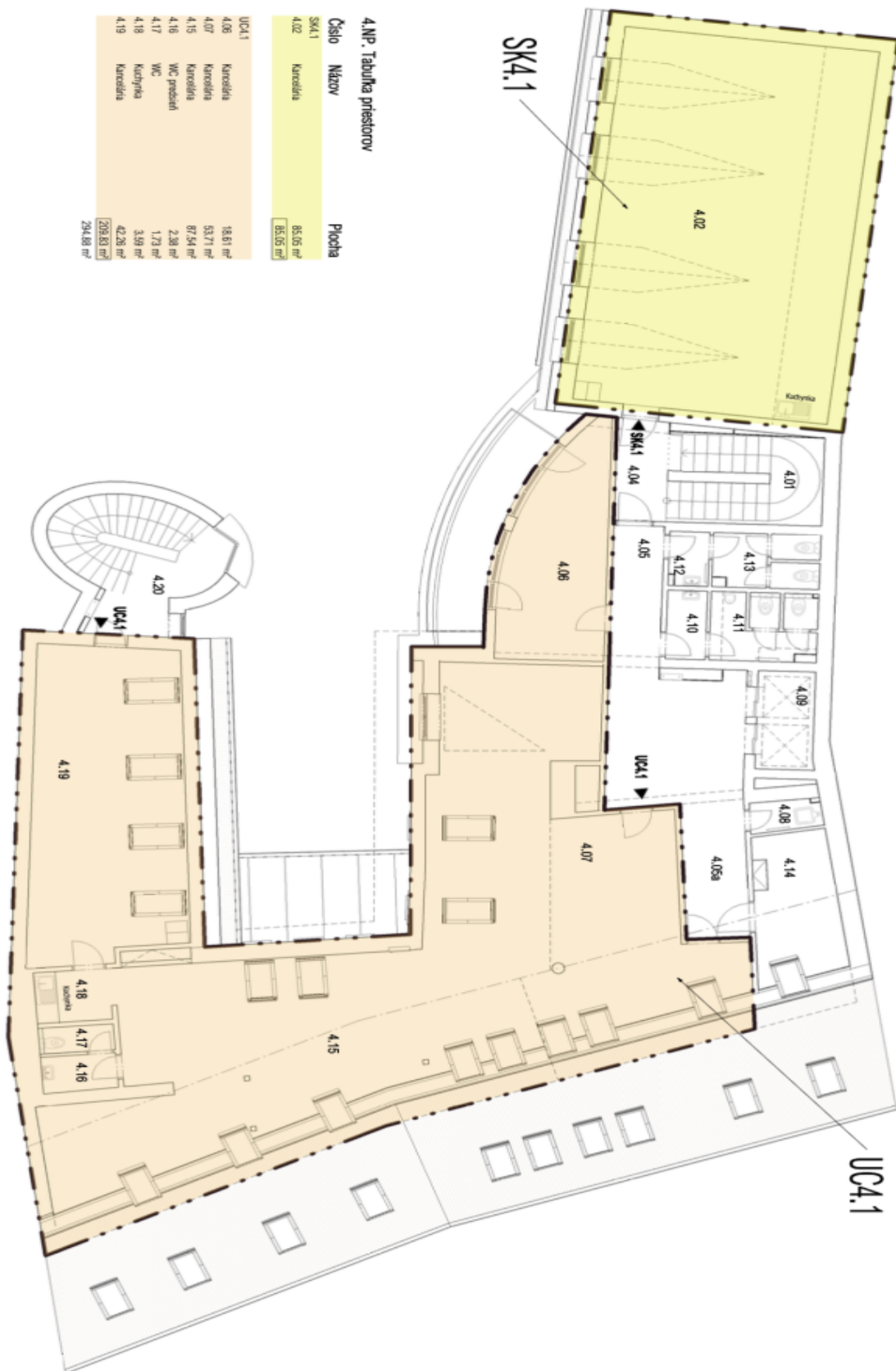




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AB PANENSKÁ 21, BRATISLAVA

1:110

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DISPOZIČNÉ RIŠENIE 4.NP

18.01.2025