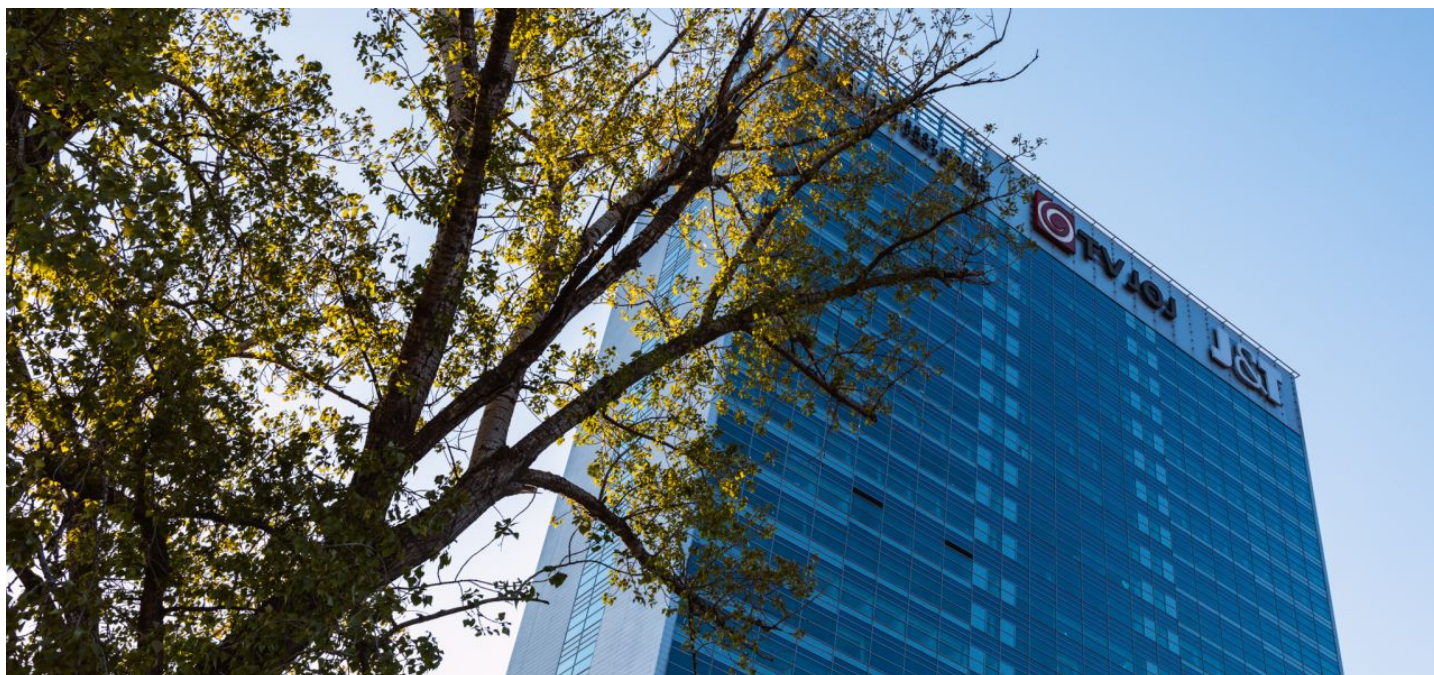




## Office building

1890 m², Bratislava II, Ružinov, Pribinova

€ 12.50 - 13.50 / m² | CZK 304 - 328 / m²

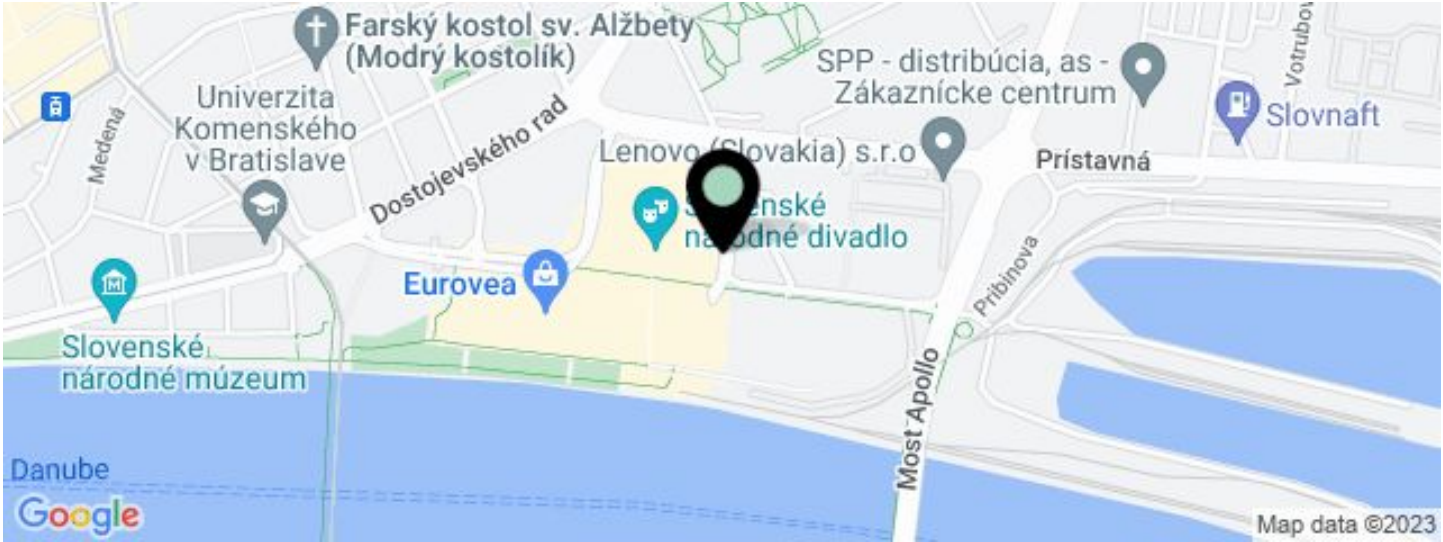




Office building

€ 12.50 - 13.50 / m² | CZK 304 - 328 / m²

1 890 m², Bratislava II, Ružinov, Pribinova



| UNIT         | AVAILABLE AREA | SERVICES                | PARKING              | MONTHLY RENT         |
|--------------|----------------|-------------------------|----------------------|----------------------|
| Office space | 150 m²         | 4 EUR<br>monthly per m² | EUR 180 / ps / month | € 12.50 - 13.50 / m² |
| Office space | 340 m²         | 4 EUR<br>monthly per m² | EUR 180 / ps / month | € 12.50 - 13.50 / m² |
| Office space | 1 400 m²       | 4 EUR<br>monthly per m² | EUR 180 / ps / month | € 12.50 - 13.50 / m² |



## Office building

1 890 m<sup>2</sup>, Bratislava II, Ružinov, Pribinova

€ 12.50 - 13.50 / m<sup>2</sup> | CZK 304 - 328 / m<sup>2</sup>

|                         |                                  |
|-------------------------|----------------------------------|
| Service price           | 4 EUR monthly per m <sup>2</sup> |
| Total building area     | 33 424 m <sup>2</sup>            |
| Tenant consumption      | —                                |
| Parking                 | Yes                              |
| Parking service charges | —                                |
| Parking ratio           | —                                |
| Certification           | —                                |
| PENB                    | B                                |
| Reference number        | 32150                            |

**Office building in a desired location close to the Eurovea multifunctional center, the highest building of which is 115 meters and thus one of Bratislava's dominant features, offers office space for lease.** A distinct advantage of this 28-story building is the **wonderful view of Bratislava** and its surrounding area. The building houses a café, a restaurant, a bank, a gym, a post office, a dentist and offers full amenities. A shopping center is in close proximity.

### Location:

This administrative building is close to the developing Eurovea zone on an embankment of the Danube River, with unparalleled public transport accessibility, whether by public transport or by car, and excellent surrounding infrastructure.

### Facilities & Services:

- mineral fiber ceiling tiles with sound-insulating properties
- modular glass aluminum facade with aluminum profile windows, remote control interior blinds
- flexible layout using the plasterboard system according to the client's requirements
- floors with antistatic polyamide coverings
- modern electronic fire alarm with a fire detection system
- fire extinguishing system
- controllable fan-coil heating/cooling system with remote control
- intelligent system for measuring and controlling the indoor climate
- CCTV system to ensure access to the building, 24/7 professional security service
- underground garage parking

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