



## Office building

1 680 m<sup>2</sup>, Bratislava II, Ružinov, Mokraň Záhon

€ 8.50 - 9.50 / m<sup>2</sup> | CZK 207 - 231 / m<sup>2</sup>



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Service price	3 EUR monthly per m <sup>2</sup>
Total building area	4 000 m <sup>2</sup>
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	32567

**This modern office building located in an attractive part of Bratislava - Ružinov only 15 minutes from the center, in a developed commercial zone adjacent to the highway, offers office space for lease. The building features flexible office layouts spread out over five floors.**

The building was built in autumn 2008 and was renovated at the turn of 2015 and 2016. The number of parking spaces increased, and a new air conditioning system, new facade, and industrial cameras were installed.

**Location:**

The commercial zone includes shops (IKEA, Hornbach), office buildings, warehouses, and distribution centers. The Avion shopping center with banks, a post office, and dining options is nearby. The site has a great potential for further development.

**Features and services:**

- air conditioning
- double floor
- carpets
- openable windows
- forced ventilation
- outdoor blinds
- flexible layouts
- 24/7 access
- access cards

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