

"OC JAROSOVA"

Jarosova street, Bratislava, Slovakia

AVAILABLE OFFICE AND RETAIL SPACE

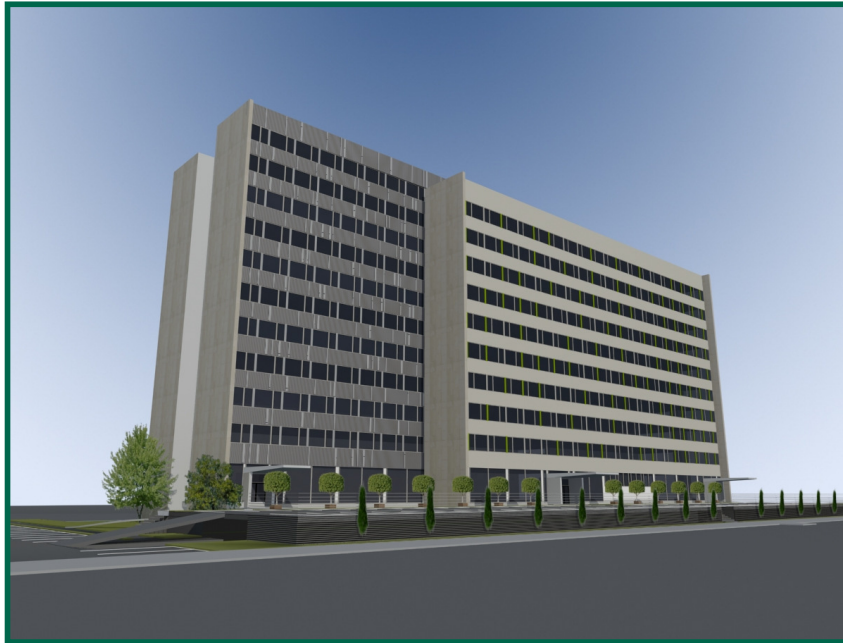
For more information, contact:

Oliver Galata
T +421 903 610 692
oliver.galata@cbre.com

Marek Ferko
T +421 911 610 692
marek.ferko@cbre.com

CB Richard Ellis
Park One
Nam. 1. maja 18
811 06 Bratislava, Slovakia

www.cbre.sk



LOCATION

OC Jarosova building is situated at the well known city location due to the fact it used to be former building of Slovak Telecom. It is very well accessible by car as well as by public transport. City centre is just 5 minutes away by car and 10 minutes by tram. The access to the city's ring road or to the highway is also very good. Adjacent to the building people can find several amenities, such as restaurants or shops. The well known shopping mall Polus City Center is also located within the short distance from the project.

DESCRIPTION

The building will go through complete refurbishment during 2009 and will offer B+ standard of office space. Retail units and post office will serve the building on the ground floor. Refurbishment will also include building new parking house which will be located in front of the building, but will be very well designed in order not to disturb the front access or view from the lobby. The garage will have one below ground floor and all together will offer 160 parking lots.

DISCLAIMER: CB RICHARD ELLIS

CB Richard Ellis on its behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of CB Richard Ellis has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all priced and rents are quoted exclusive of VAT.

CBRE
CB RICHARD ELLIS

"OC JAROSOVA"

Jarosova street, Bratislava, Slovakia

AVAILABLE OFFICE AND RETAIL SPACE

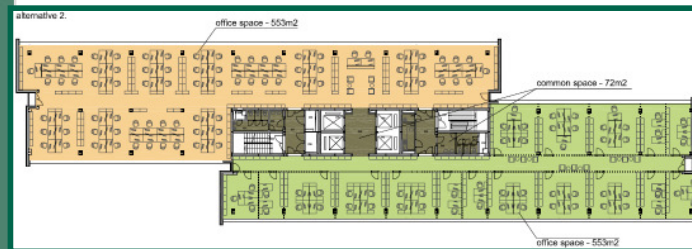
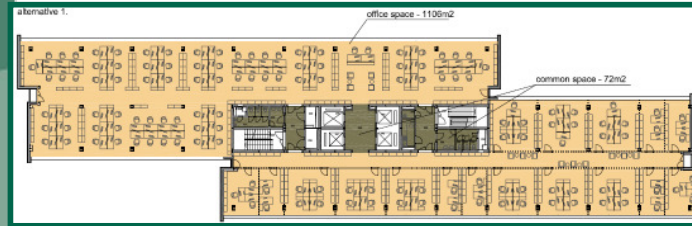
For more information, contact:

Oliver Galata
T +421 903 610 692
oliver.galata@cbre.com

Marek Ferko
T +421 911 610 692
marek.ferko@cbre.com

CB Richard Ellis
Park One
Nam. 1. maja 18
811 06 Bratislava, Slovakia

www.cbre.sk



Total Space:

- Office Space 10,100 sq m
- Retail Space 900 sq m
- Parking 160 lots

AMENITIES

- Redesigned lobby and office area
- Well adjustable floor area
- Separate toilets and kitchen on each floor
- Reception and 24 hour security service of all public areas and building access
- 4 pipe parapet fan coils
- Fiber optic connection
- Secure basement locations for additional storage
- Full fire detection and emergency systems

ASKING RENT

- Office Space 8.50-11.00 EUR/sq m/month
- Retail Space 16.00 EUR/sq m/month
- Service charge 3.00 EUR/sq m/month
- Parking 50.00 EUR/space/month
- Storage 5.00 EUR/sq m/month

DISCLAIMER: CB RICHARD ELLIS

CB Richard Ellis on its behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of CB Richard Ellis has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all priced and rents are quoted exclusive of VAT.