

# "LITEXCO OFFICE BUILDING"

Ulica 29. Augusta, 811 09 Bratislava, Slovakia

## AVAILABLE OFFICE SPACE

For more information, contact:

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Nam. 1. mája 18  
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## LOCATION

The LITEXCO OFFICE BUILDING is situated in the old town of Bratislava on 29. augusta street, within walking distance of the historical pedestrian zone and just few meters from the new emerging business area on Mlynske Nivy and the main bus station.

There is an excellent car access to the building as it is situated within the vicinity of strategic communication routes. LITEXCO is very good accessible also by public transport.

## DESCRIPTION

The LITEXCO OFFICE BUILDING consists of separate administrative units with a total surface of 1,151 sq m on 5 floors. Functionally independent units in the size from 133 to 253 sq m can be leased, with their own separate entrance and toilet and kitchenette facilities. There is one retail unit of 30 sq m on the ground floor, as well as space for a fitness centre. Parking is available in the underground garages or in the surrounding parking house.

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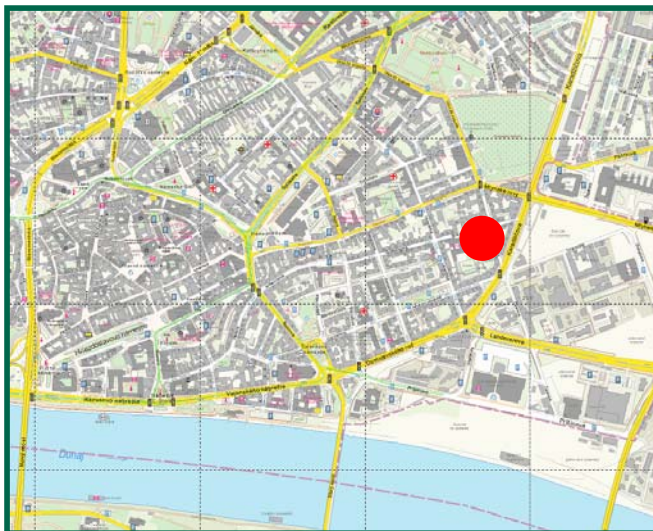
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## Available Space:

Floor	Unit1	Unit2
1 <sup>st</sup> Floor	133.06 sq m	
2 <sup>nd</sup> Floor	155.39 sq m	153.59 sq m
3 <sup>rd</sup> Floor	173.49 sq m	99.04 sq m
4 <sup>th</sup> Floor	173.18 sq m	

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## AMENITIES

- High quality of the building, sensitively incorporated into historical environment
- Linings and paving made from natural materials in all common areas
- Cooling – outside and inside units system with the possibility of separate control
- Toilets available on each floor for each leased unit
- Kitchenette available on each floor for each leased unit
- Operable windows
- 24/7 access to the building and security
- Reception
- Car parking ratio: 1:31

## ASKING RENT:

- EUR 13.00 – 14.00 per month per sq m
- Service charge: EUR 3.00 per month per sq m
- Rent for parking: EUR 70.00 per space per month