

"LAKESIDE PARK I"

Bratislava, Slovakia

AVAILABLE OFFICE SPACE

For more information, contact:

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LOCATION

Located only 4-km from Bratislava's Old Town.

Lakeside Park ensures all users easy access and ample secured parking. It is directly served by all modes of public transport including trams and busses with all amenities and services available at the nearby Polus City Center.

It is adjacent to the Bratislava Nove Mesto railway station providing transport to workforce from surrounding areas of Bratislava.

DESCRIPTION

Lakeside Park I, developed by TriGranit, is the first phase of the office complex with 90,000 sq m of leasable office space located on Tomasikova and Vajnorska Street in Bratislava. The first phase offers 24,800 sq m of "A" class office space with secured parking for 510 cars. The development provides tenants with optimum flexibility including future growth within the additional phases. It is located directly adjacent to Kuchajda Lake and Polus City Center. The project benefits from views overlooking the lake, the surrounding hills of Bratislava and the downtown/castle district.

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Floor	Size
3 rd to 7 th	1,800 sq m
8 th Floor	1,250 sq m
9 th Floor	1,250 sq m
10 th Floor	1,250 sq m
11 th Floor	1,250 sq m
13 th Floor	1,250 sq m
14 th to 20 th	1,250 sq m

THE BUILDING

- 22 Storey office building with high quality finishes
- High quality building structure, systems and design
- Curtain wall façade with operable windows
- Seven high speed elevators and two shuttle lifts for parking areas
- Representative lobby, entrances and common areas
- 24 hour security services and controlled areas
- Floor plates of 1,800 sq m at floors 3rd to 7th, and 1,250 sq m at floors 8th to 20th
- Turn key finishing customized to tenant's needs
- Fully Accessible Raised floors
- Fully air-conditioned and sprinklered throughout

ASKING RENT:

- EUR 12.50 - 14.50 per month per sq m
- Service charge: EUR 3.55 per month per sq m
- Car parking: EUR 70.00 per month per space

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