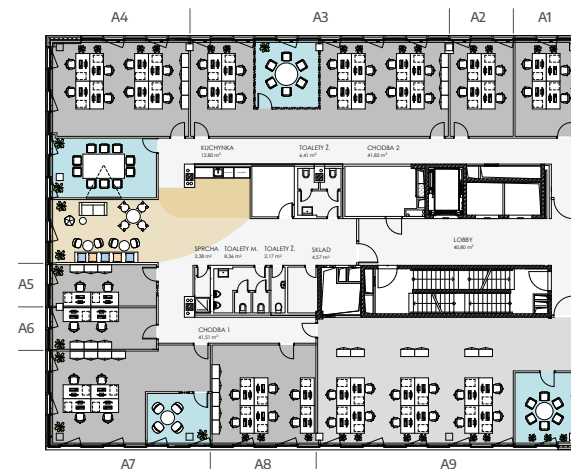




**cbc**  
3 | 4 | 5

## COMPACT OFFICES

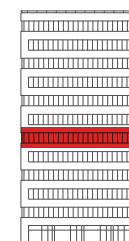
- TOP office destination close to Bratislava CBD
- Flexible size offices from 25 sq. m.
- Offices for 1-2 persons
- Fixed price, no additional charges
- Shared meeting room for 10 people on the floor
- Fully equipped kitchen & fully furnished relax zone
- High speed Internet + WI-FI included
- Parking in the underground garage of the project
- Easy accessibility by car & public transport
- Bus STOP directly in front of the building CBC 5
- 5 min. walk from the new Stanica Nivy
- 10 min. walk from the Bratislava Old Town
- Canteen, supermarket, drug store, cafes & restaurants directly in the project



## STANDARD OF THE PREMISES

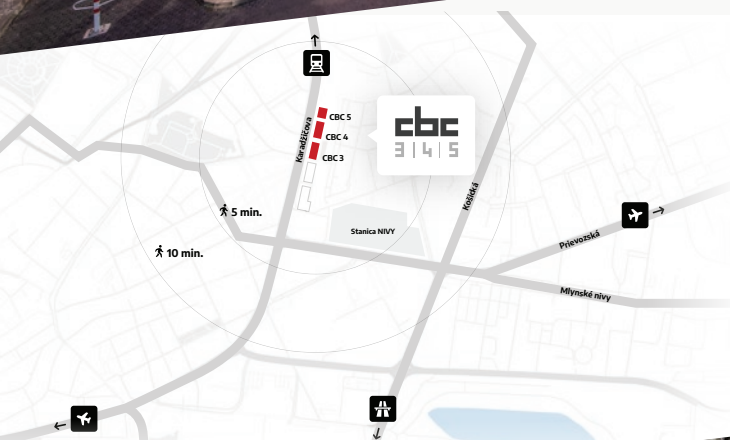
- Natural ventilation by openable window in every office
- Acoustic suspended ceiling with integrated LED lights
- Barrier free entrance
- Card access system to office areas & parking
- Building reception from 7a.m. to 7p.m.
- Security guard service 24/7
- Local repairs & service interventions
- Emergency service
- CCTV camera system for common areas
- Central ventilation system in all premises
- Cooling system using ceiling suspended fan coils
- Interior blinds in every office
- Exterior blinds on the south-west part of the facade
- Data network with optical and copper CAT 6 cabling + WI-FI
- Data and electrical circuits located in the floor with floor boxes
- Toilets & shower on the floor

## CBC 5



Type	Room number	Leased area (sqm)*	Monthly rental price w VAT
Office	A1	33,50	805,00 €
Office	A2	33,60	810,00 €
Office	A3	135,21	3 250,00 €
Office	A4	72,66	1 750,00 €
Office	A5	25,71	620,00 €
Office	A6	25,71	620,00 €
Office	A7	85,34	2 055,00 €
Office	A8	55,24	1 330,00 €
Office	A9	185,97	4 465,00 €
Storage	01	9,11	95,00 €

\*Leased area with add-on factor (% share on common areas of the floor and building)



## DETAILED INFORMATION

Project completion	October 2021
Status	After renovation
Premises available	Offices & storage
Units starts from	25 sq. m.
Typical floor size	662 sq. m.
Utilities	Included in price
Minimum lease term	3 years / 36 months
Service fees	Included in price
Parking	1 parking lot per 1 office
Parkin price	underground garage: 100,- € / lot+VAT on the surface: 80,- € / lot+VAT
VAT applicable	20%

## Contact

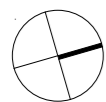
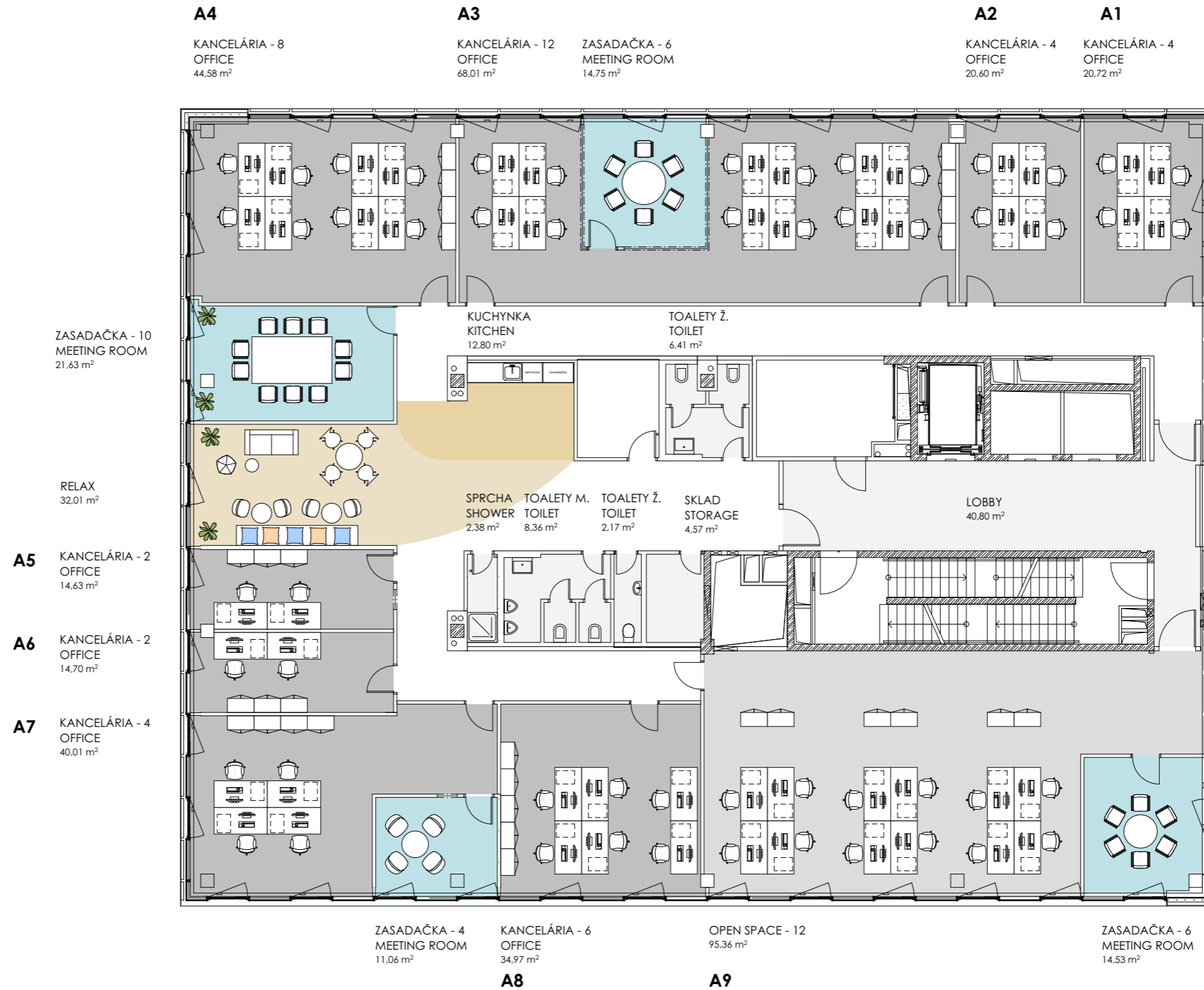
**Jozef Cino**  
Tatra Banka Real Estate Fund  
Associate Director / Leasing Dept.

Tatra Asset Management, správ. spol. a.s.  
Hodžovo nám. 3, P.O.Box 108  
SR 810 00, Bratislava 1,

Tel: +421 2 5919 2567  
Mob: +421 910 765 999  
Email: jozef\_cino@tam.sk  
www.cbc345.sk



# KARADŽIČOVA ULICA



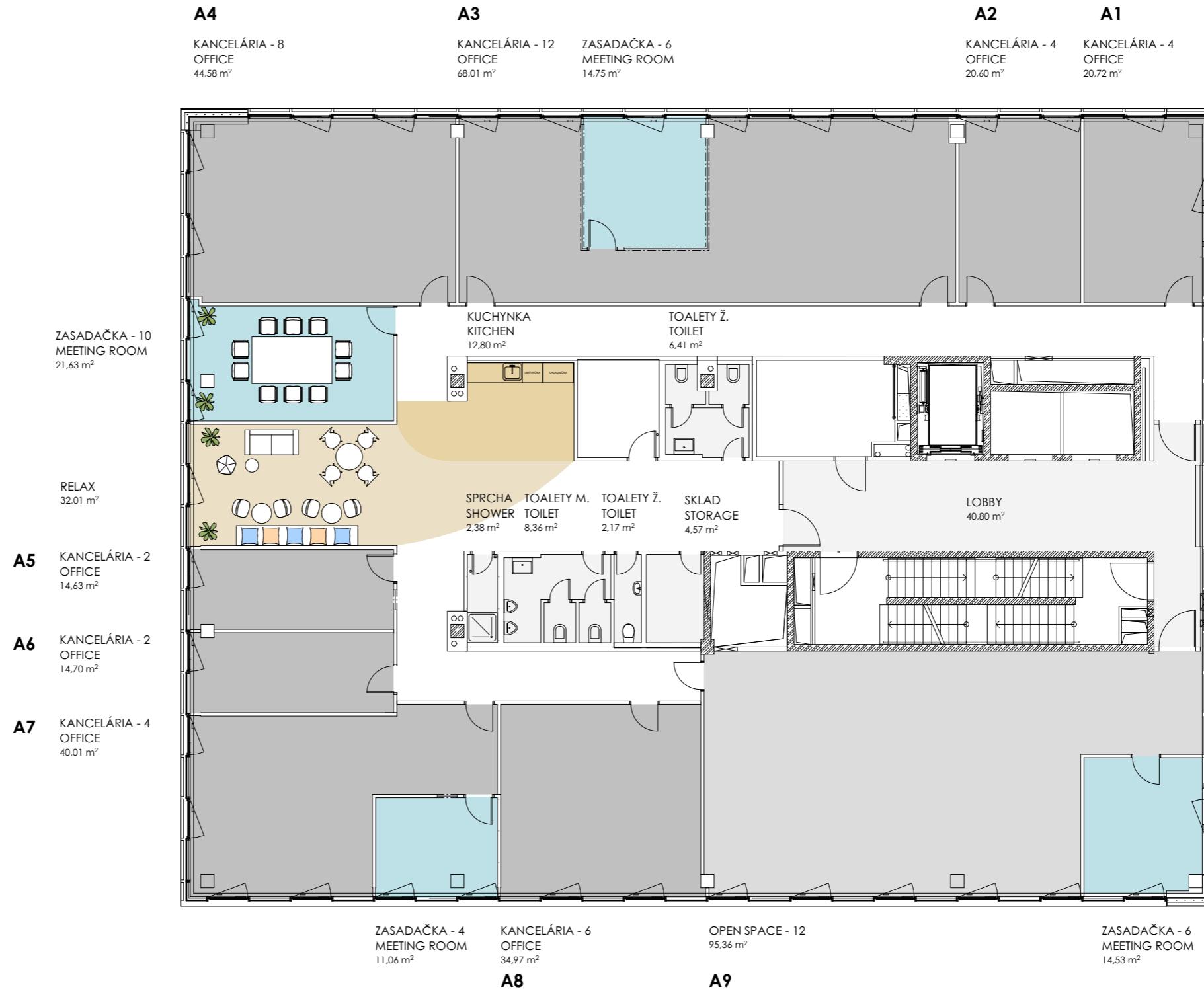
CBC 5  
5. nadzemné podlažie  
6. floor

500 BYTOV

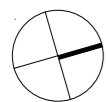
Nejedná sa o servisované kancelárie.  
Nábytok nie je súčasťou vybavenia kancelárií a nie je ani súčasťou ceny najmu.

Offices are not serviced.  
Furniture is not part of the office equipment and is not part of the rental price.

# KARADŽIČOVA ULICA



## 500 BYTOV



CBC 5  
5. nadzemné podlažie  
6. floor

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