

"PARK ONE"

Nám. 1. mája 18, 811 06 Bratislava, Slovakia

AVAILABLE OFFICE & RETAIL SPACE

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CB Richard Ellis
Park One
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www.cbre.sk



LOCATION

Park One is situated at one of the most prestigious capital city locations, on the edge of the downtown business centre, just 200m away from the Presidential palace and 100m from the prime downtown shopping area. The building itself is exceptionally well accessed by car and public transport. Highway connection points to Budapest and Vienna as well as to Prague are in close proximity to the project.

DESCRIPTION

Park One is the result of an international architectural competition and has been designed to be the pre-eminent office building in Bratislava. The completion of the building is expected in March 2007. It offers eight office floors with a floor plate of up to 1,499sqm as well as an attractive 670sqm roof top unit with magnificent views over Bratislava Castle. Retail units and a restaurant will serve the building on the ground floor. Car parking is housed on four underground floors with a capacity of 177 vehicles.

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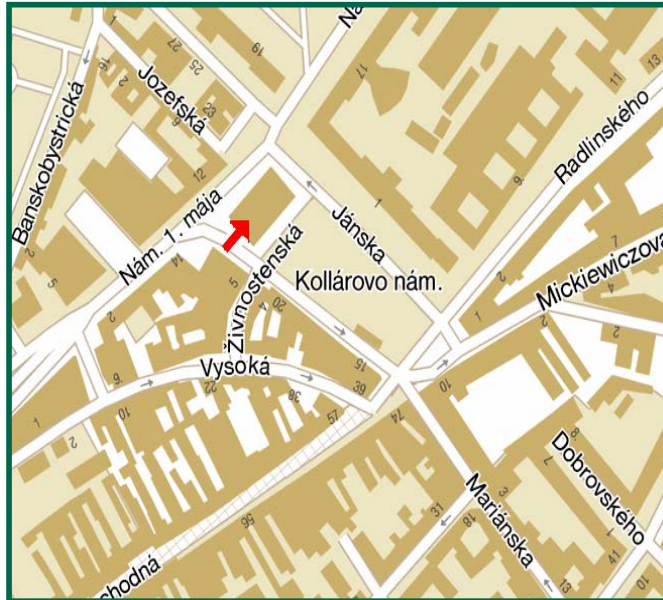
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AMENITIES

- Modern interior design to all public areas, additional private terraces on upper floors,
- Banking facilities, multilingual reception and 24 hour security service with CCTV surveillance of all public areas and building access
- Fully accessible raised floor
- Acoustic suspended ceiling with recessed fluorescent lighting
- ISDN telephony and fibre optic connections
- Secure basement locations for server installation

Available Space:

- | | |
|--------------------|-------------|
| ■ 7th Floor Office | 837.50 sq m |
| ■ Storage Area | 32.00 sq m |

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