

# SUBLEASE OF OFFICE PREMISES

APOLLO NIVY

APRIL 2024



# 01

## ABOUT PROJECT

-  Entrance gate to the new business district of Nové Nivy. It is here that everything essential will be happening.
-  Cycle to work and head right for the Bike Hub, where you can have coffee with your cycling colleagues, or lunch in the shade of the green atrium's colonnade.
-  Everything you need is at hand, and at the same time you have plenty of space to work and grow.
-  From the very first idea to the last roof screw, the entire APOLLO complex is planned as a place that promotes work productivity.
-  The green atrium protected from the outside hustle and bustle from all sides is a place for a nourishing break, an informal work brunch, or even a genuine street food experience.



# 02

## LOCATION

THE MOST POPULAR LOCATION OF CITY BUSINESS DISTRICT (CBD)

40 min  
Airport Wien

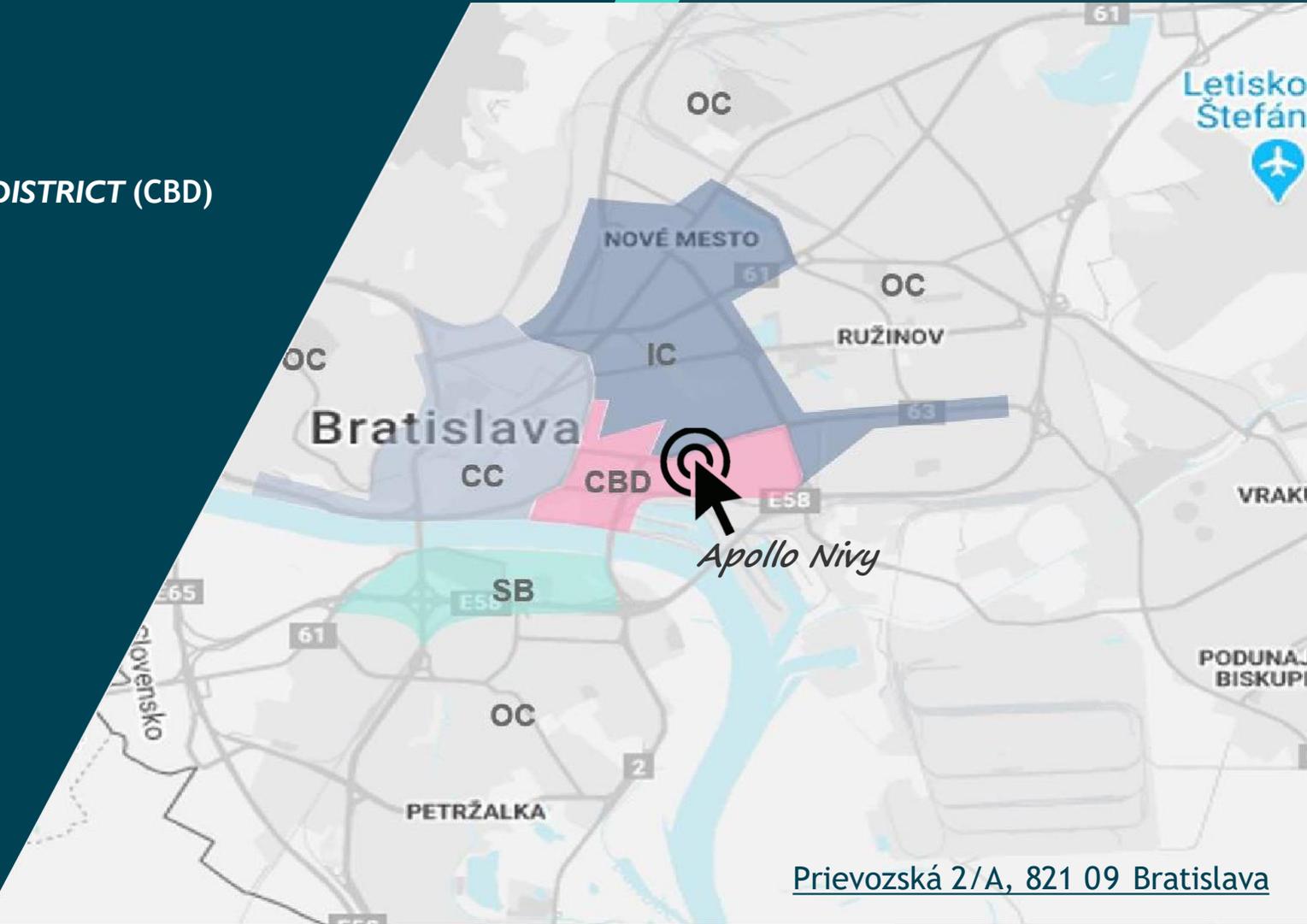
15 min  
Airport Bratislava

9 min  
Central Train Station

3 min  
Highway D1 (Kosice) and D2 (Brno, CZ)

17 min of walk to  
The historic city centre

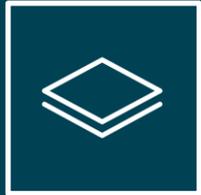
5 min of walk to  
Nivy Station



# 03



## TECHNICAL SPECIFICATION



### RAISED FLOOR

13 cm



### FLOORING

Carpet tiles/ Vinyl



### SHADING

External window blinds



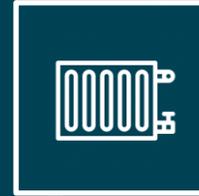
### CEILING

Suspended & Open Ceiling



### COOLING

Fancoils



### HEATING

Radiators



### SPRINKLERS

Yes



### FIRE DETECTORS

Yes



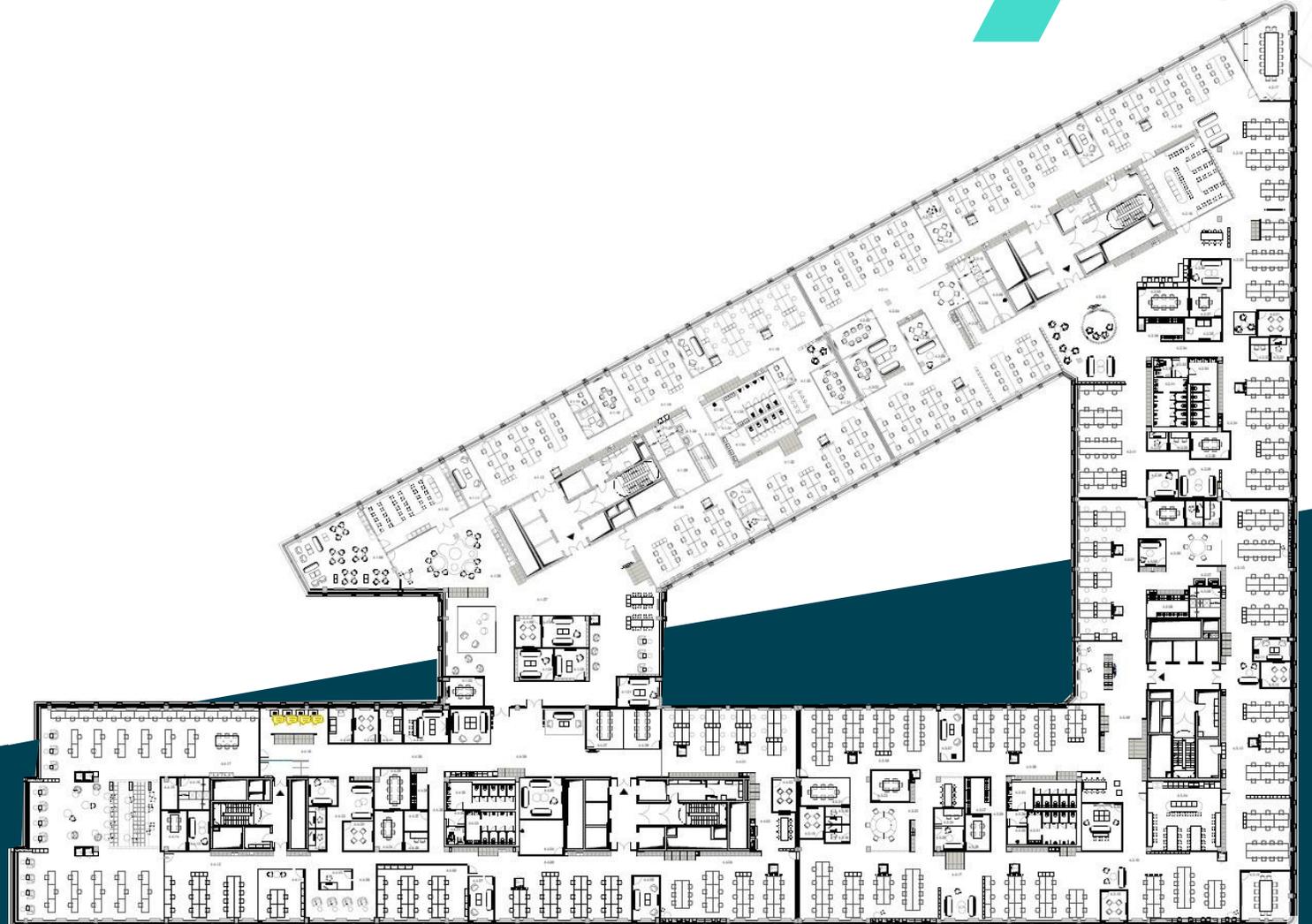
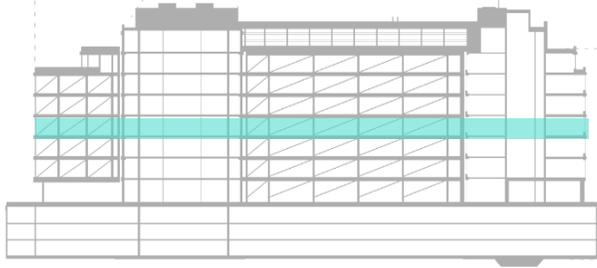
### WINDOWS

Openable

# 04

## LAYOUT

4th floor



# 05

## LAYOUT

4<sup>th</sup> floor POSSIBLE DIVISION

Leasable Area 01: ca 724 sq m

Leasable Area 02: ca 826 sq m

Leasable Area 03: ca 2.050 sq m

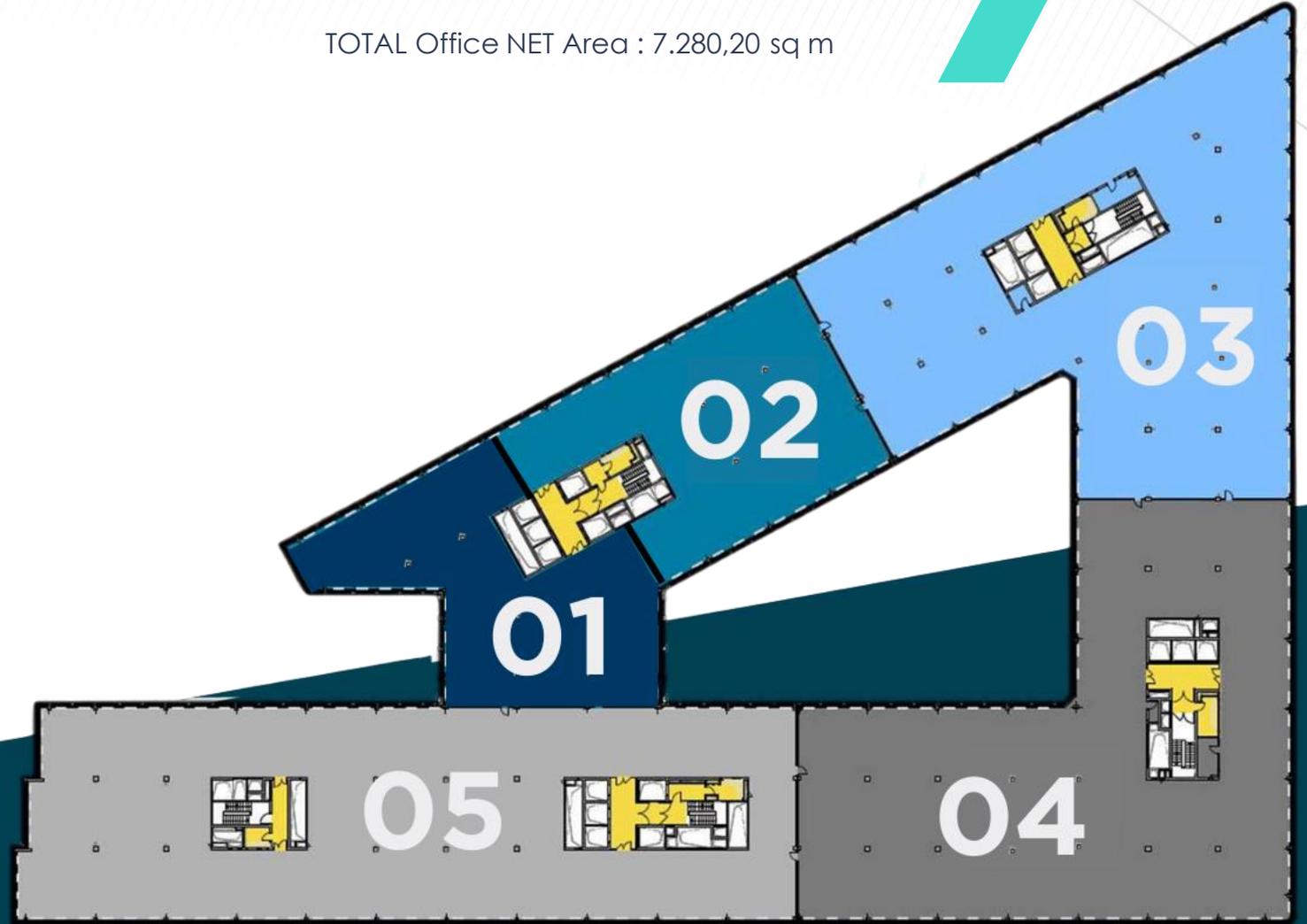
Leasable Area 04: ca 2.040 sq m

Leasable Area 05: ca 2.100 sq m

TOTAL Leasable Office Area  
7.747,41 sq m

Add on: 467,21sq m

TOTAL Office NET Area : 7.280,20 sq m



# 06

## SUBLEASE CONDITIONS

### OFFICE AREA

Entire 4<sup>th</sup> floor

NET Office Area: 7,280.20 sqm

Leasable Office Area: 7,747.41 sq m

Possible division into smaller units

Lease length: from 60 months +

**Available: NOW**

For the most part, the premises are finished, the complete completion of which will depend on the client's requirements.

See the **Photo Documentation** attached.



### OFFICE RENT from

12.99 EUR /sq m /month + VAT



### STORAGE RENT from

6.90 EUR/sq m /month + VAT



### PARKING RENT from

130 EUR/ lot /month + VAT

### STORAGE

Available

Various Options

### PARKING RATIO

# 1:50

# CONTACT DETAILS

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[CUSHWAKEOFFICES.SK](https://www.cushwakeoffices.sk)

Find your next office.



**APOLLO  
NIVY**

**Photos**



# Atrium

Apollo Nivy



**Main Reception**  
Apollo Nivy



# Ground floor

Apollo Nivy



# Lift Lobby

Apollo Nivy

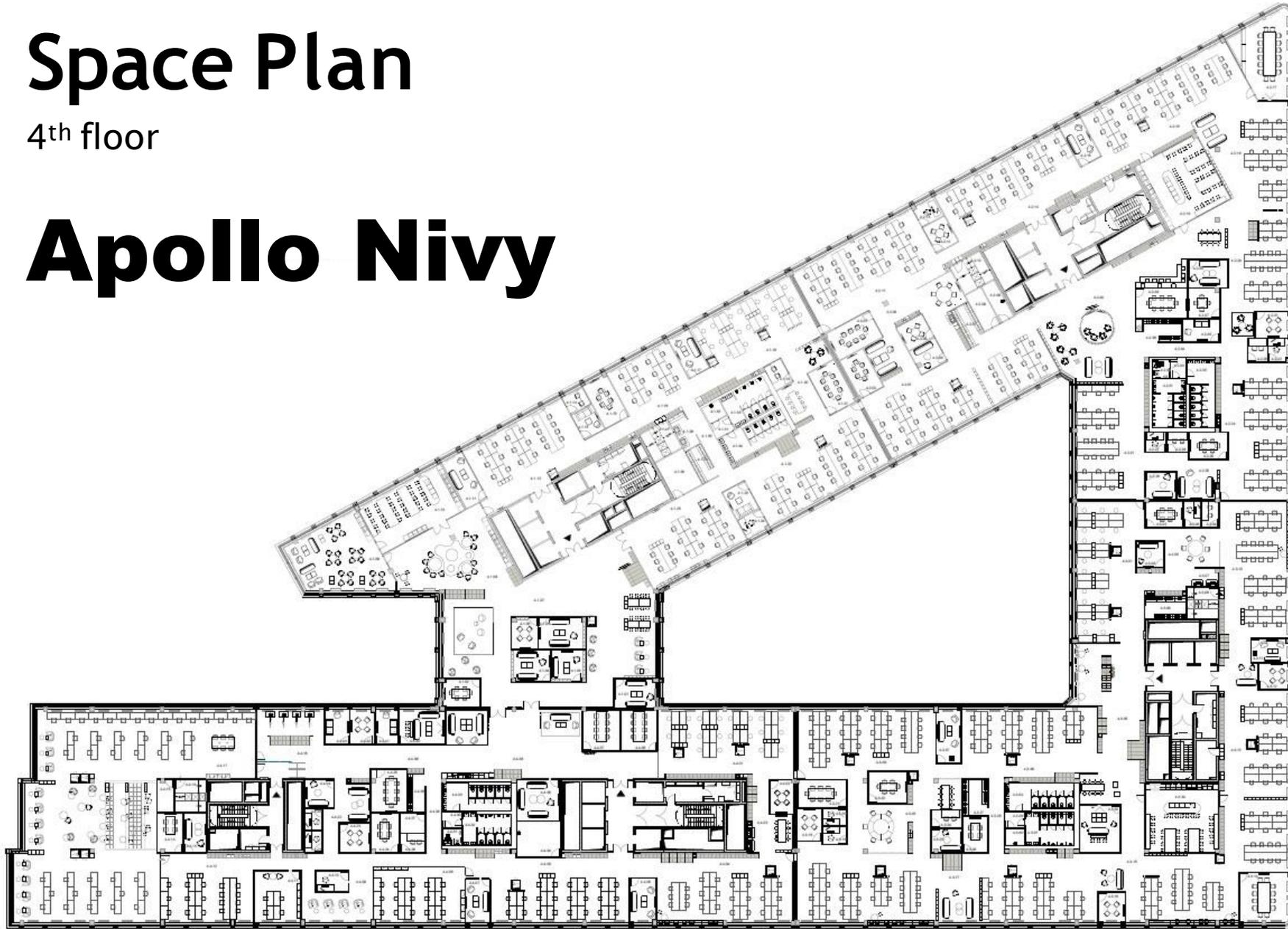


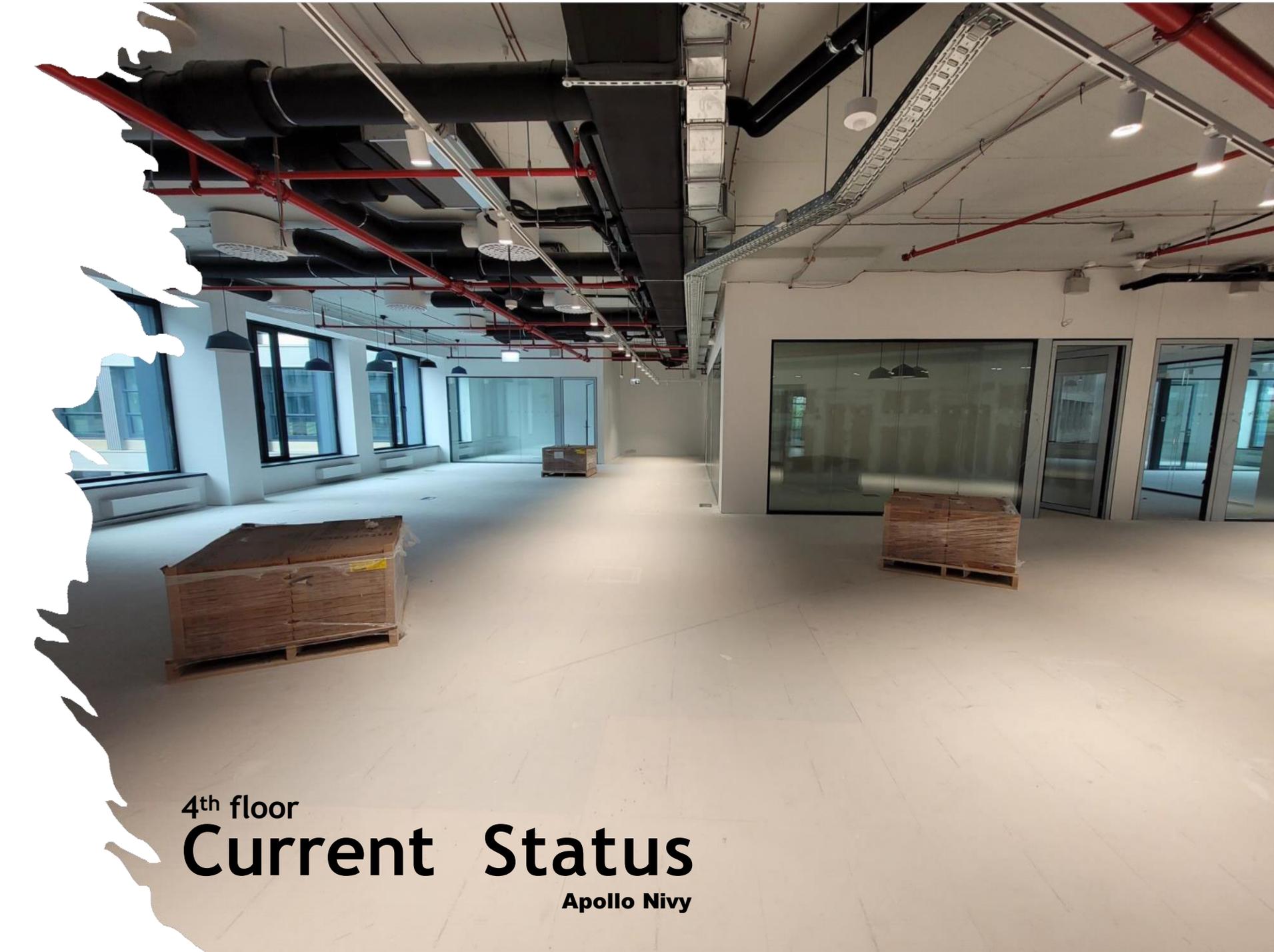
**View**  
**Apollo Nivy**

# Space Plan

4<sup>th</sup> floor

# Apollo Nivy





4<sup>th</sup> floor

# Current Status

Apollo Nivy



4th floor

# Current Status

Apollo Nivy

4th floor

# Current Status

Apollo Nivy



4th floor

# Current Status

Apollo Nivy





4<sup>th</sup> floor  
**Current Status**  
Apollo Nivy



4<sup>th</sup> floor

# Current Status

Apollo Nivy



4<sup>th</sup> floor

# Current Status

Apollo Nivy



4<sup>th</sup> floor

# Current Status

Apollo Nivy

**IBM** sublease



4th floor

# Current Status

Apollo Nivy





4th floor  
**Current Status**  
Apollo Nivy



4th floor

# Current Status

Apollo Nivy



4<sup>th</sup> floor

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4th floor

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4th floor

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