



Office building

1 000 m², Bratislava I, Staré Mesto

€ 11.50 - 12.50 / m² | CZK 281 - 306 / m²





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Total building area	1 300 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	109340

We offer representative office spaces for rent in various sizes ranging from 47 m² to 209 m², located in a historic building, right in the heart of the Old Town's historic center. This prestigious location provides an ideal business setting, with excellent accessibility and full civic amenities. Public transport stops, restaurants, cafés, banks, and other services are all within immediate reach.

Over 1,000 m² of renovated office space is available in a historic building located in the broader historic center of the Old Town. The premises include restrooms, a kitchenette, and a range of office suites. The fit-out of the space can be customized to meet the specific needs of the tenant and is included in the rental price. On-site parking is available directly next to the building. The property is fully secured, including a CCTV system.

These spaces are ideal for company headquarters, law firms, coworking hubs, creative studios, training centers, and more.

The area offers complete civic amenities. Public transport is easily accessible, and by car, the inner city ring road—connecting to highways leading to Brno, Vienna, and Budapest—is just minutes away. The proximity of the city center, shopping district, office zones, and riverside park further enhances the attractiveness of this location.



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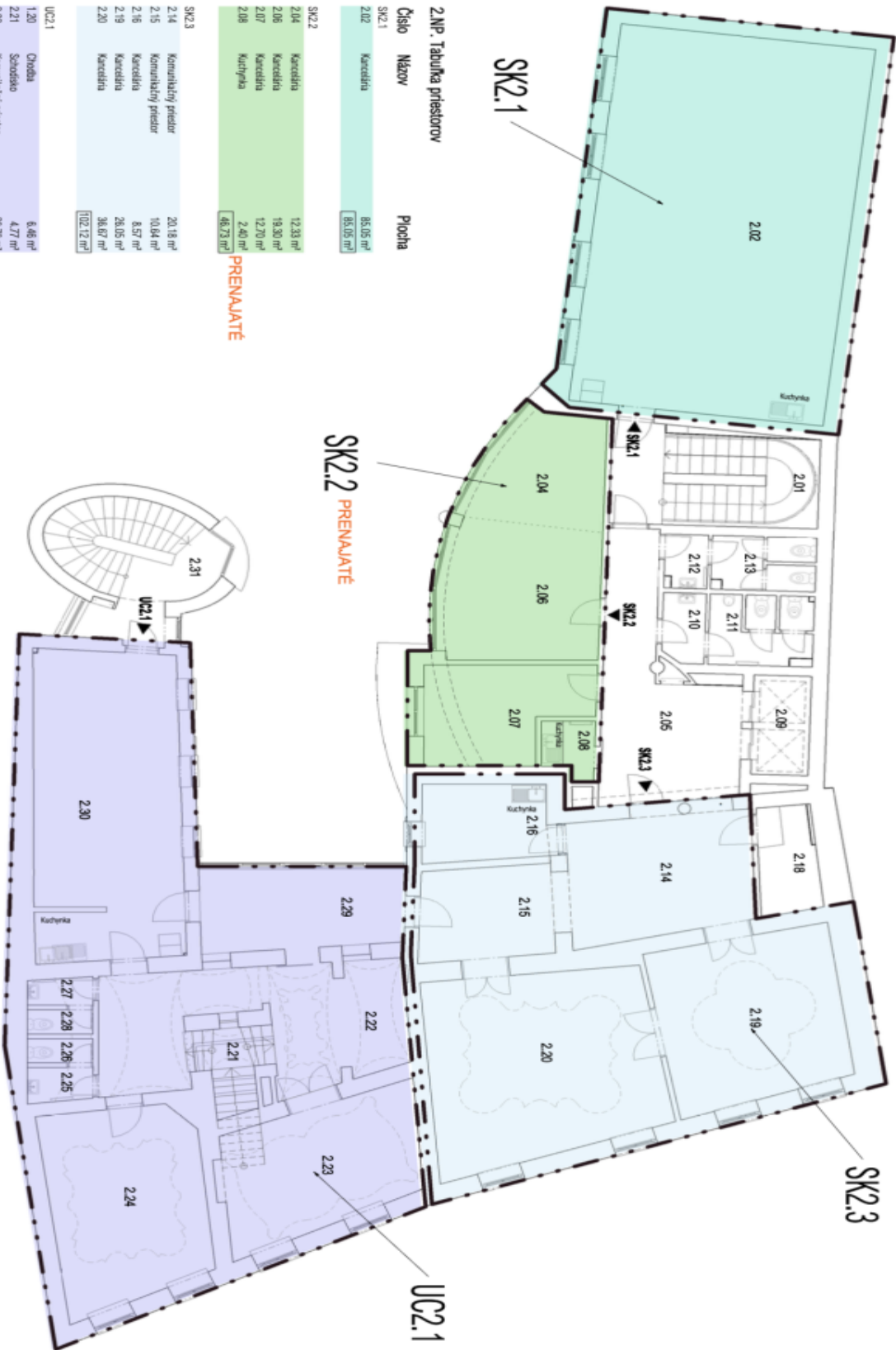
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UC2.1	2.20	Kuchynka	14.82 m²
	2.29	Komunikačný priestor	14.82 m²
	2.28	WC ženy	1.40 m²
	2.27	WC muži	1.52 m²
	2.26	WC prešľach	1.39 m²
	2.25	WC prešľach	1.94 m²
	2.24	Kuchynka	25.60 m²
	2.23	Kuchynka	20.66 m²
	2.22	Komunikačný priestor	28.76 m²
	2.21	Schodisko	4.77 m²
	2.20	Chodba	6.46 m²

SK2.3	2.14	Komunikačný priestor	20.18 m²
	2.15	Komunikačný priestor	10.64 m²
	2.16	Kuchynka	8.57 m²
	2.19	Kuchynka	28.05 m²
	2.20	Kuchynka	38.67 m²
			102.12 m²

SK2.2	2.04	Kuchynka	12.33 m²
	2.06	Kuchynka	19.30 m²
	2.07	Kuchynka	12.70 m²
	2.08	Kuchynka	2.48 m²
			46.73 m²

2.NP: Tabuľka priestorov			
Ošetrov	Mazov	Plocha	
SK2.1			85.05 m²
SK2.1	Kuchynka		85.05 m²



14.4.2025
AB PANENSKÁ 21, BRATISLAVA
Prázdny priestor, ul. Panská 14, 811 01 Bratislava
DISPOZIČNÉ RIEŠENIE 2.NP
Ing. arch. Štefan Ondrej
19. 8. 2025

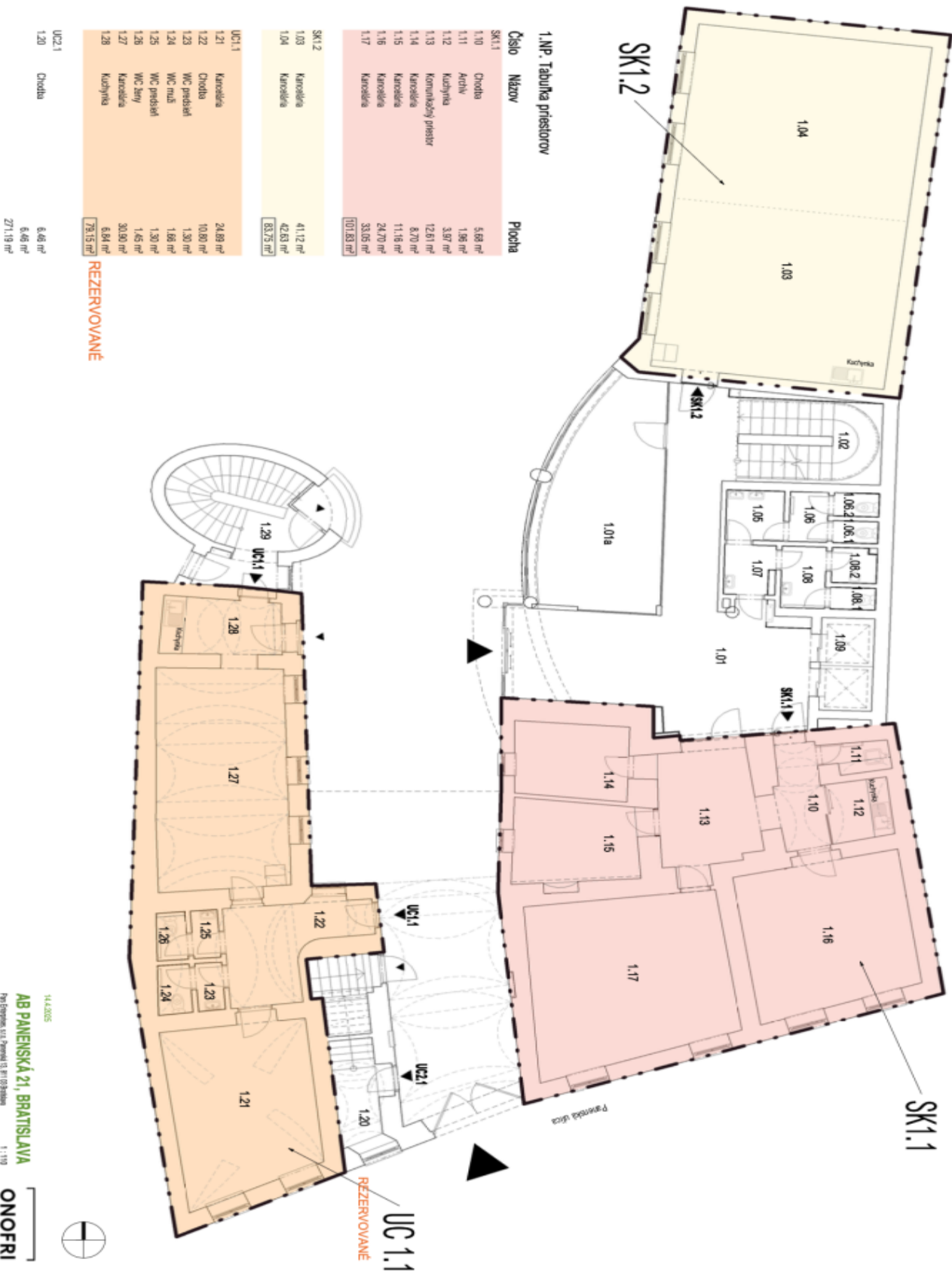
ONOFRI
ARCHITECT
STUDIO



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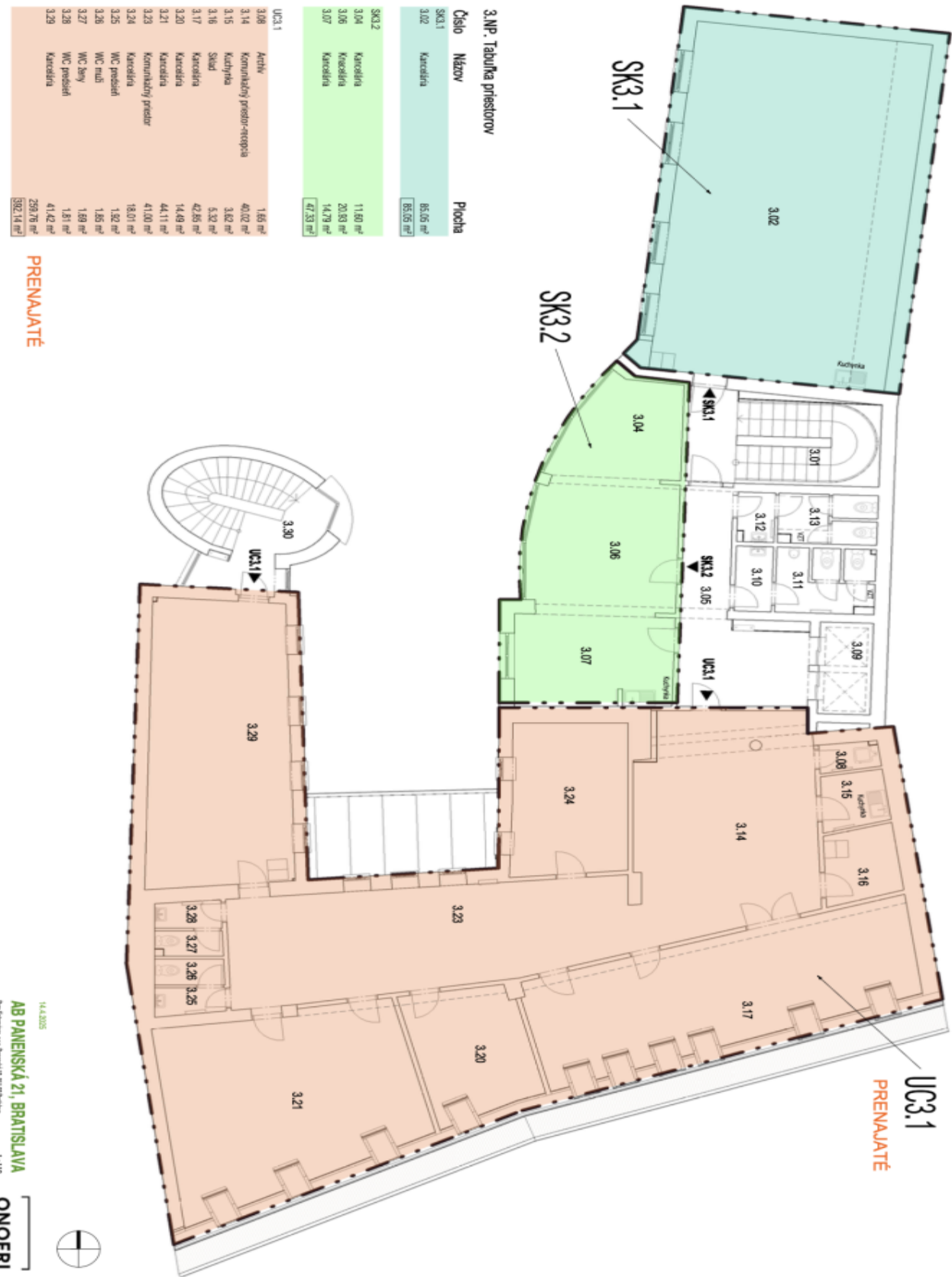




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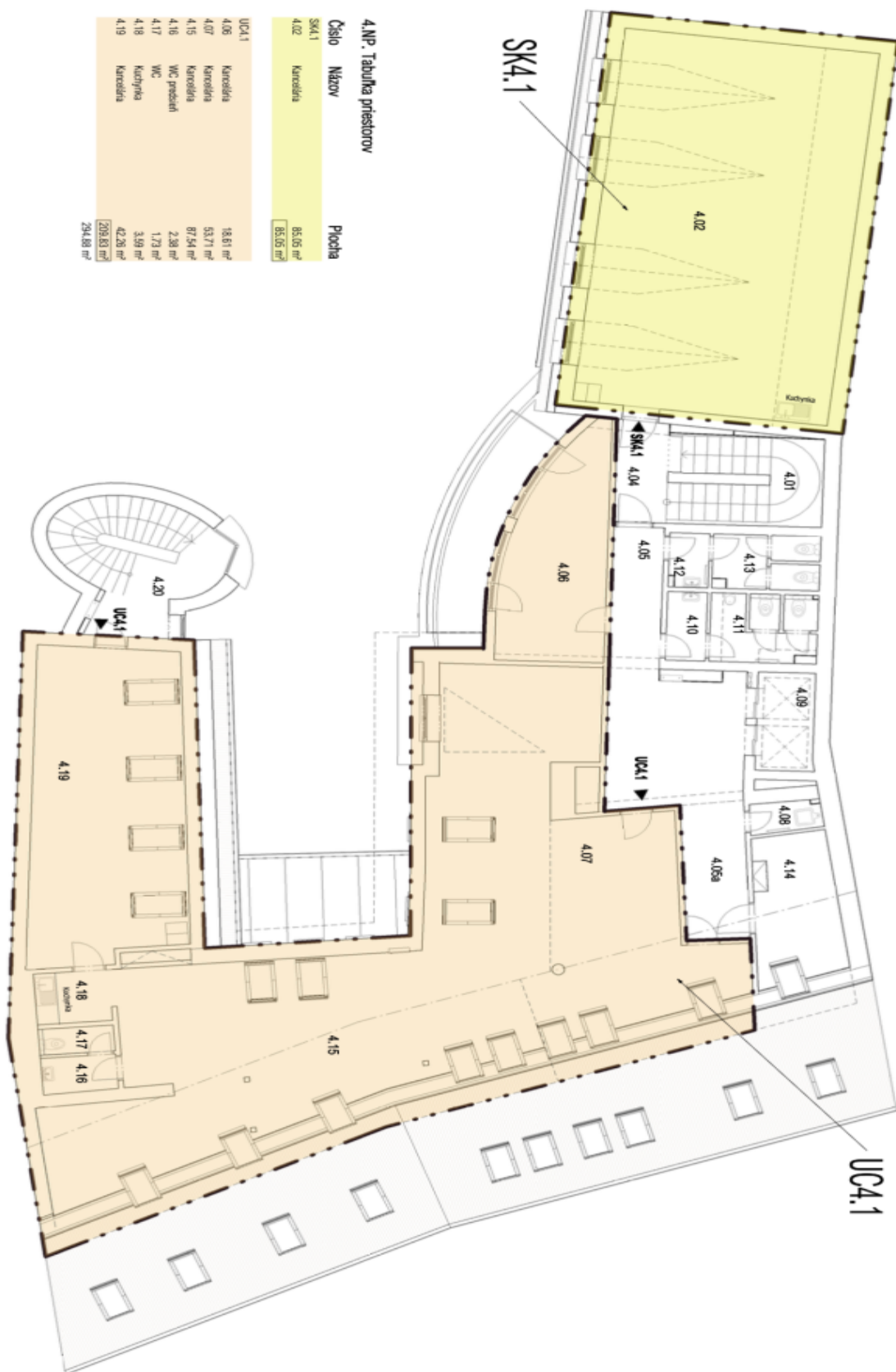




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AB PANENSKÁ 21, BRATISLAVA

1:110

ONOFRI

ARCHITECT

STUDIO

DISPOZIČNÉ RIEŠENIE 4.NP

18.08.2025

18.08.2025