

Modesta Real Estate s.r.o.	CONTACT	Ing. Peter Miscik
Hviezdoslavovo namestie 7	EMAIL	miscik@modestagroup.com
811 02 Bratislava, Slovakia	TELEPHONE	+421 232 40 8888
www.modestagroup.com	MOBILE	+421 904 286 848

OFFICES TO LET

WESTEND TOWER, BRATISLAVA

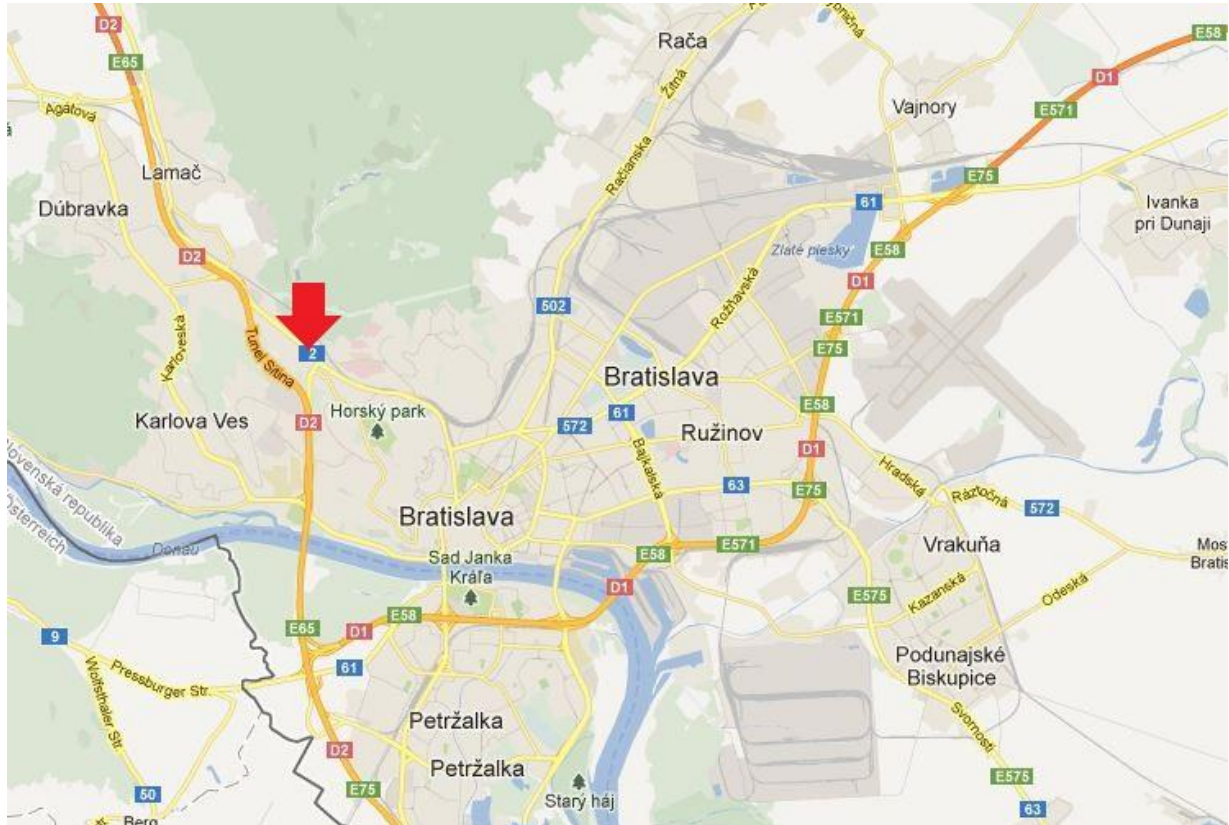


ADDRESS	Dubravská cesta 2, 841 04 Bratislava 4
SIZE	Total size of 9,380 sqm, Office space available from 18 sqm upwards
KEYPOINTS	<ul style="list-style-type: none"> • Great and convenient location within Bratislava city • Excellent access by car and public transport • Modern, representative grade B+ office space • Popular landmark building with good car parking facilities • Offices available from 18 sqm on Flexi Floors
LOCATION	The building is located to the west of Bratislava city centre with fast access to the centre via public transport, and close proximity to the D1 which links Bratislava with Vienna and D2 motorway which links Bratislava with Brno, Prague and the Czech Republic. The edge of city centre location means quick travel times, even in peak hours.
PROPERTY DESCRIPTION	B+ Grade office space with suspended ceilings and air-conditioning. IT and telecoms cabling pre-installed in the building with the additional benefit of fibre optic connectivity. Flexible space planning to tenants' specific requirements. Convenient 435 sqm floor plates with adjacent floors currently available for larger requirements. Elevators, 24/7 security and access, high quality entrance and reception create a positive impression for visitors and staff benefit from a café and canteen facilities. Covered or uncovered parking available in the adjacent garage house or next to the building.
PRICE	Upon Application

Modesta Real Estate s.r.o.	CONTACT	Ing. Peter Miscik
Hviezdoslavovo namestie 7	EMAIL	miscik@modestagroup.com
811 02 Bratislava, Slovakia	TELEPHONE	+421 232 40 8888
www.modestagroup.com	MOBILE	+421 904 286 848

OFFICES TO LET

Map of Location

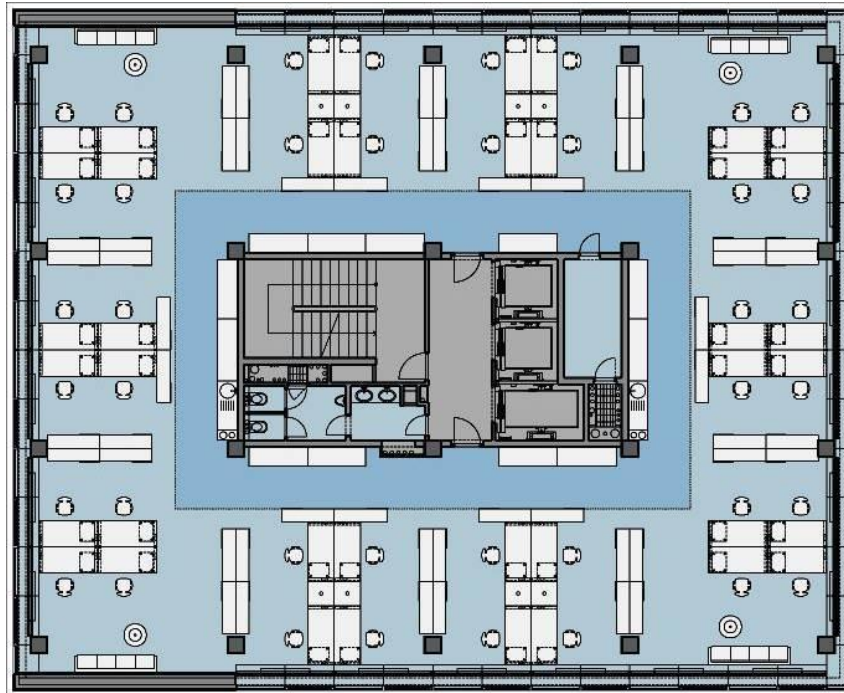


Interior pictures

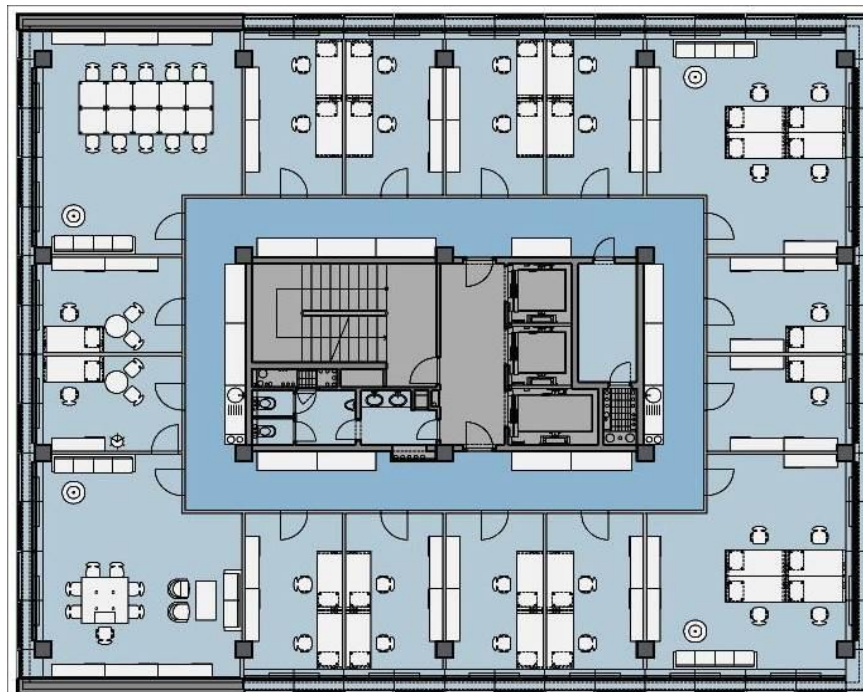


Modesta Real Estate s.r.o.	CONTACT	Ing. Peter Miscik
Hviezdoslavovo namestie 7	EMAIL	miscik@modestagroup.com
811 02 Bratislava, Slovakia	TELEPHONE	+421 232 40 8888
www.modestagroup.com	MOBILE	+421 904 286 848

Layout of typical floor 435 sqm – open space



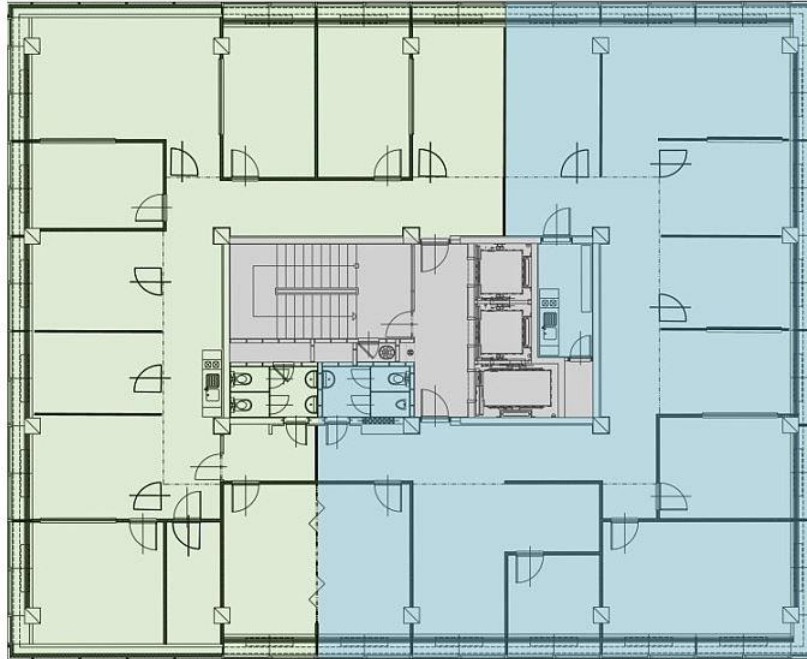
Layout of typical floor 435 sqm – cellular office units



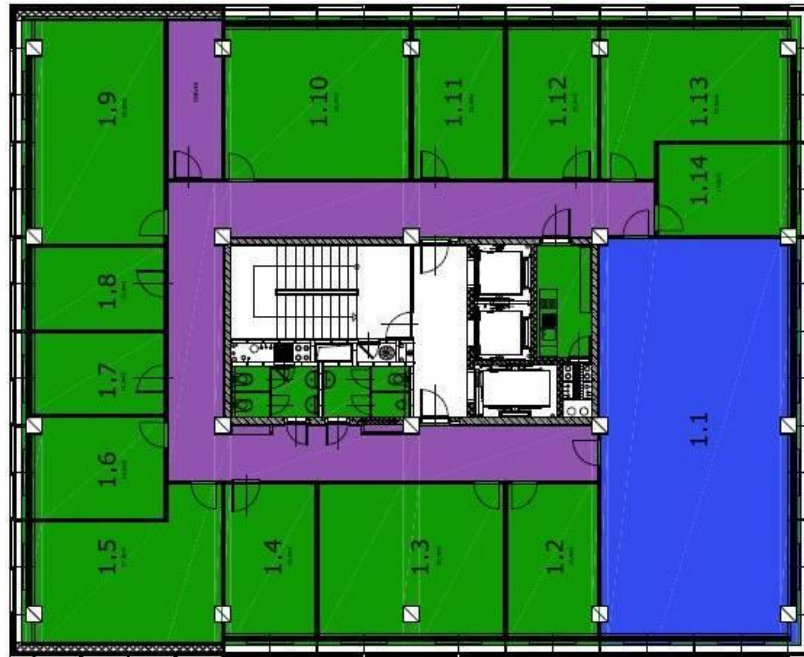
Modesta Real Estate s.r.o.	CONTACT	Ing. Peter Miscik
Hviezdoslavovo namestie 7	EMAIL	miscik@modestagroup.com
811 02 Bratislava, Slovakia	TELEPHONE	+421 232 40 8888
www.modestagroup.com	MOBILE	+421 904 286 848

OFFICES TO LET

Layout of typical floor 435 sqm – 2 tenants



Layout of Flexi Floor



Further information available upon request

These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. Modesta will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.