



Murgašova 3

Košice Slovakia

Centrally located &  
well visible office  
building



## Key Facts

**4 707 m<sup>2</sup>** GFA

**6 above ground and  
1 underground floor**

**0**  
**near  
energy building**  
(meeting EU 2050 criteria for  
zero energy buildings)

**71**  
**parking spaces**  
50 on the street  
14 courtyard  
7 garage



**Radiant Cooling & Heating Ceilings**  
Exceptional temperature comfort







# Investment Opportunity

- **Centrally located and well visible** Property extending to c. 4 707 m<sup>2</sup> of GFA
- **Thoroughly refurbished in 2012**, including ceilings with radiant cooling & heating technology that ensures the highest temperature comfort to its tenants
- **Currently 71 parking spaces** - 7 in the garage, 14 in the courtyard and further 50 in the vicinity of the Property
- **Near zero energy building** with potential to be upgraded into a plus energy building with a modest investment
- **Very well accessible** by both car and public transport with numerous tram and bus stops right in front of the Property





## Location

- **City centre location** with all major business, retail and touristic points of interest within the walking distance
- **Excellent access by all forms of transport** with direct connection to the Airport, the Main train station & the Main bus stations
- **Great visibility**, with corner frontage towards the frequent Štúrova street, allowing for placement of prominent signage





1.



2.



3.



4.



5.

1. **St. Elisabeth Cathedral** capacity 5 000 pax, first opened 1508
2. **AuPark** 12 000 m<sup>2</sup> office, 36 000 m<sup>2</sup> retail and 1 000 parking
3. **Business Centre Kosice** BCK I. 18 000 m<sup>2</sup> of office, 300 parking spaces.  
BCK II. 17 250 m<sup>2</sup> office, 3 100 m<sup>2</sup> retail and 430 parking spaces
4. **Double Tree by Hilton** 170 rooms, 200 parking spaces and 3 600 m<sup>2</sup> of retail
5. **Cassovar Business Centre** CBC I. 13 500 m<sup>2</sup> office, 7 000 m<sup>2</sup> retail, 400 parking  
CBC II. 16 100 m<sup>2</sup> office, 650 retail, 135 parking
6. **Palace of Art** concerta hall with 700 seats and event space  
for up to 680 pax
7. **National Theatre** 500 seats, first opened in 1788
8. **Main train & bus station** transportation hub for the region
9. **Duett** 8 500 m<sup>2</sup> office, 1 700 m<sup>2</sup> retail and 160 parking spaces
10. **Steel Arena (multifunction)** 8 350 seats and 500 parking spaces



6.



7.



8.



9.



10.



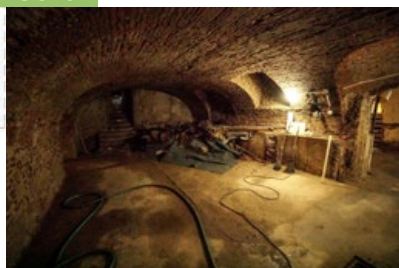
# Cadastral Information

Plot No.	Type	Area/m <sup>2</sup>
177	Main Building	629
178	Building Extension	311
181/1	Courtyard	492
181/2-9	Garages	181
<b>Total</b>		<b>1 613</b>





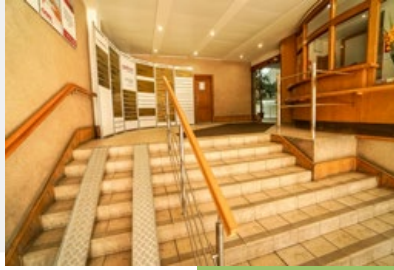
## -1 Floor



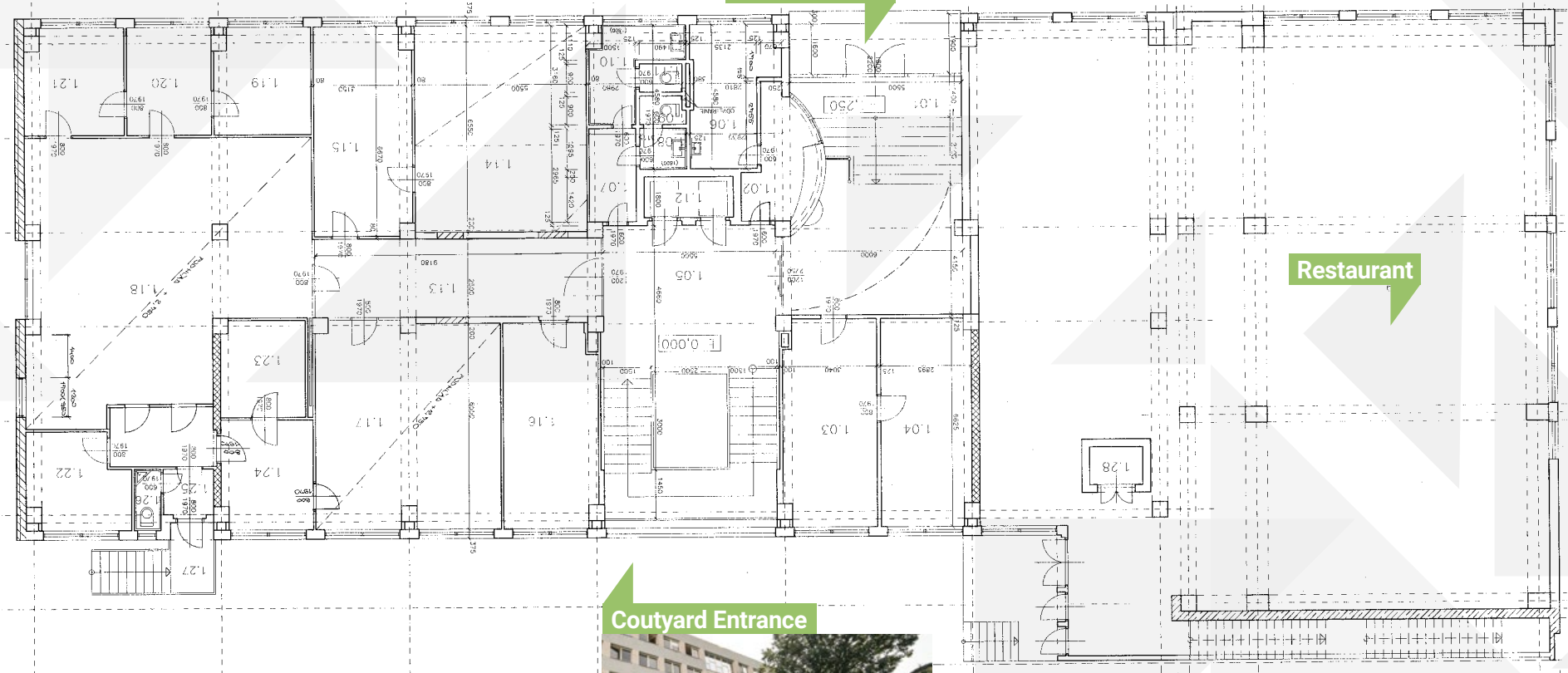
## Tables of Areas /m<sup>2</sup>

Floor	Current Use	Office/Gastro/ Storage	Common/ Technical	Total (GFA)
-1	Storage/Staff/ Technical	191	509	700
Ground	Lobby/Retail/ Office/Gastro	612	96	707
1	Office	599	249	848
2	Office	704	184	887
3	Office	387	134	522
4	Office	386	134	520
5	Office	409	114	522
<b>Total</b>		<b>3 288</b>	<b>1 420</b>	<b>4 707</b>

## Ground Floor



Main Entrance



Restaurant

Coutyard Entrance



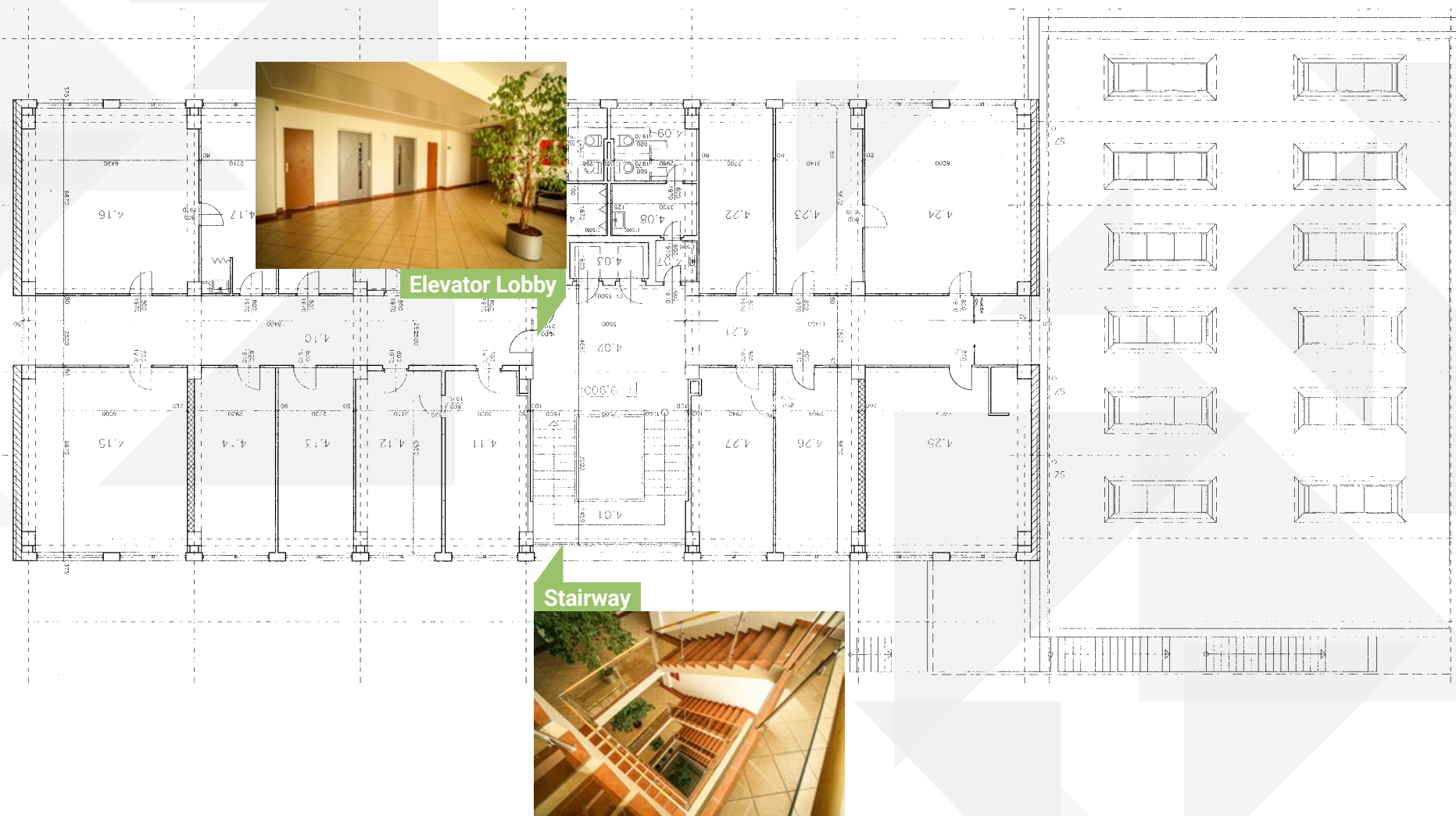


## 1st & 2nd Floor





### 3<sup>rd</sup> to 5<sup>th</sup> Floor





# Market Information

## Total Modern Office Stock

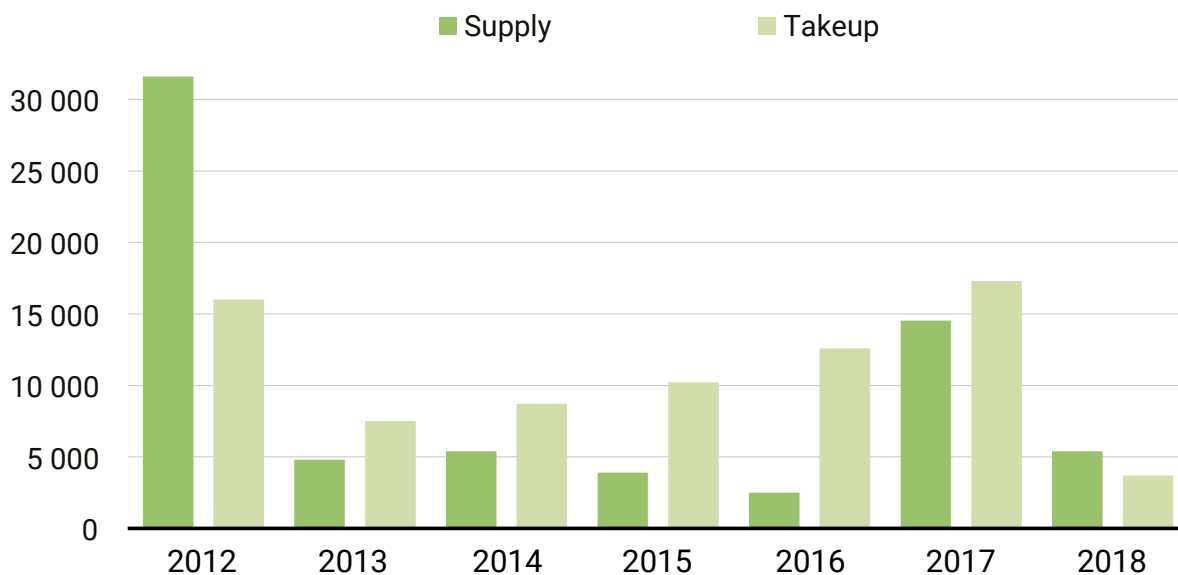
155 755 m<sup>2</sup>

## Vacancy

Market 7,9%  
CBD 3,7%

## Headline Rent €/m<sup>2</sup>/month

City Centre 10,80–13,5  
Inner City 10–12,5  
Outer City 7,50–11,5



Source CBRE Slovakia

Buildings Under Construction		
Name	Size/m2	Delivery
Duett	8 500	3-4Q/2019
BCK III	6 975	3-4Q/2019
Bastion	9 500	2-3Q/2019
MY:KE	1 700	3-4Q/2019

Source CBRE Slovakia

Future Projects		
Name	Size/m2	Delivery
Tesla 3	15 500	2022
Ecopoint 3	5 400	2022
Rázusova 8	3 200	2022
Malinovského Kasárne	25 000	2024

Source CBRE Slovakia





## Contacts



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