



# Office Portal

## Trinity Office Centre

Úzká 488/8, Brno





Price

**from 12.95 Eur/m<sup>2</sup>**

Offer type

**lease**

Unit area

**221 - 374 m<sup>2</sup>**

Total available area

**961 m<sup>2</sup>**

## Description

Triniti office centre is a multifunctional complex consisting of three separate buildings. Individual buildings are based on their own communication core, with their own entrance and "address". However, they are functionally interconnected and, thanks to the related nature of the facades and the overall composition of the materials, are perceived as a city block. The building is designed in an area resembling a triangle, which is surrounded by the streets of Úzká and Trnitá and the pedestrian zone of the shopping centre of Galerie Vaňkovka. The place is accessible both by public transport and by car from the large city ring road and the D1 motorway. The central bus station and the main train station are within easy reach.

## Parameters

Number of floors above ground	6
Total available area	961 m <sup>2</sup>
Parking place	135 EUR
Building approval	2020
Energy efficiency	B

## Equipment and services

Air conditioning ✓

Správa budovy v objektu

Carpets ✓

Conference room

PC/data network

Double floor ✓

Fire alarm

Internal blinds ✓

Kitchen ✓

Lift ✓

Lowered ceiling ✓

Magnetic card entry ✓

Openable windows ✓

Optical cable

Parking ✓

Telephone network/lines

Recepce ✓

Restaurant/canteen ✓

Security ✓

Smoke detector ✓

Sprinklers ✓

Terraces

---

Private toilet

## Available variants

---

12.95 - 13.25 Eur/m <sup>2</sup>	lease 374 m <sup>2</sup>	5 <sup>th</sup> floor
----------------------------------	-----------------------------	-----------------------

---

12.95 - 13.25 Eur/m <sup>2</sup>	lease 304 m <sup>2</sup>	4 <sup>th</sup> floor
----------------------------------	-----------------------------	-----------------------

---

12.95 - 13.25 Eur/m <sup>2</sup>	lease 221 m <sup>2</sup>	1 <sup>st</sup> floor
----------------------------------	-----------------------------	-----------------------

---

## Contact the broker



Jan Novák  
+420 222 242 342  
[info@officeportal.cz](mailto:info@officeportal.cz)

Portal Jungle s.r.o., Václavské náměstí 841/3, 110 00 Praha 1, IČ: 0763750, DIČ: CZ07613750  
2020 © Portal Jungle, s.r.o. Všechna práva vyhrazena.