

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	12538
Location :	Rijeka
Building size :	87 m2
Garden size :	0.00 m2
Number of floors :	4
Number of rooms :	4
Number of bathrooms :	1
Air conditioning :	Yes
Energy efficiency :	b

Price : 1.800 €

An exclusive office space of 87 m² is available for rent, located in a well-preserved building in a prime location in the very center of Rijeka.

The space features high ceilings, plenty of natural light, and an open view, giving it a strong sense of representativeness and prestige. It is ideal for businesses seeking a professional image and an attractive location.

IDEAL FOR:

- law or notary offices
- IT companies / startups
- representative offices and agencies

Layout:

- four spacious rooms
- hallway
- bathroom
- custom-made kitchenette

Equipment and features:

- high-quality office furniture adapted to modern business needs
- luxuriously designed bathroom with designer details
- new network installation with 32 network outlets
- dual optical fiber connection (option to use two internet providers)
- new electrical installations with a total of 56 sockets
- designer LED lighting in all rooms
- air conditioning in every room (heating/cooling with mobile control)
- Norwegian radiators as an additional heating option

Security and practicality:

- custom-made entrance door with electric lock
- video surveillance (mobile app access)
- wireless signal booster for stable coverage throughout the

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Location:

Excellent microlocation in the city center, close to:

- market, shops, and restaurants
- state and city institutions
- all key city amenities

Certificates:

The property has all required certificates and compliance documentation in accordance with legal regulations.

For more information and to arrange a property viewing, please contact the agent directly.