

## Office in Penthouse for rent with terraces in Poblenou

Ref. AOB2305018

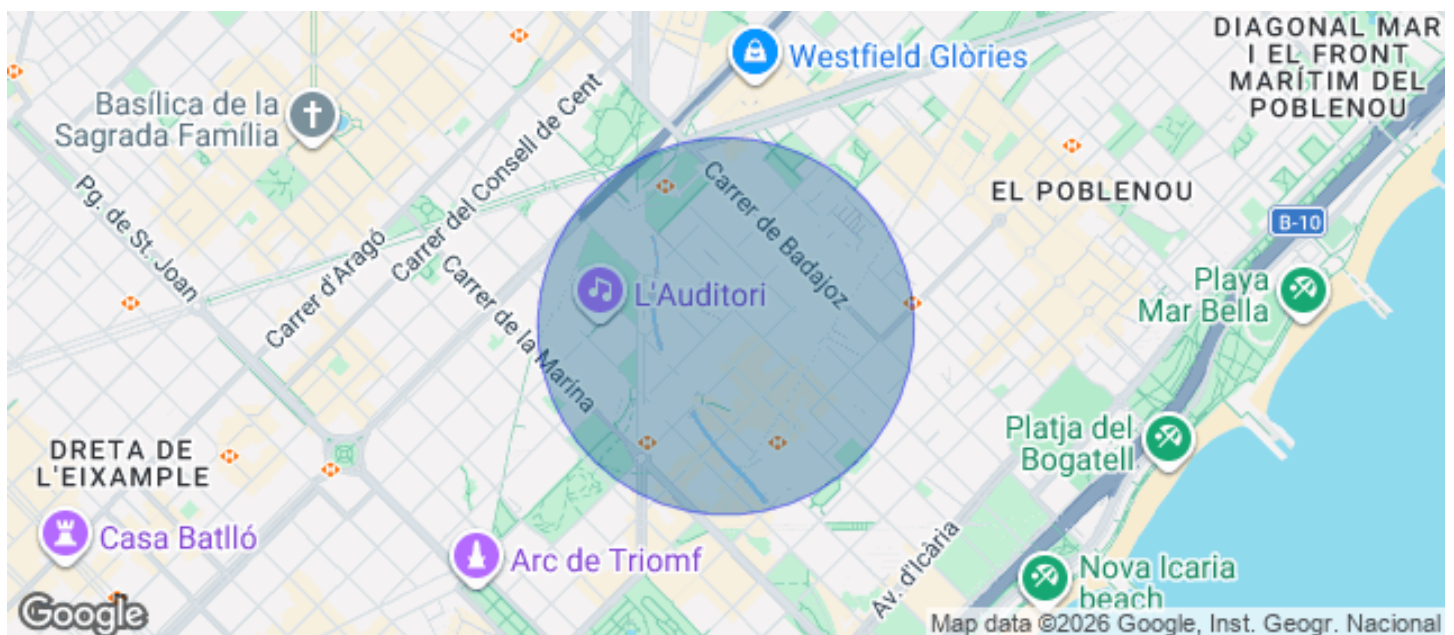
Barcelona / 22@

- ✓ Security
- ✓ Concierge
- ✓ A/C
- ✓ Heating
- ✓ Condition: Good
- ✓ Terrace



21,460 € | 1,160 m<sup>2</sup> + 50 m<sup>2</sup> terrace

Office in Sobreàtico for rent of 1.160m<sup>2</sup> with two terraces of 25 m<sup>2</sup> overlooking the Sagrada Família and the sea in exclusive use building located in the district of 22 @ in Poblenou and Llacuna. **CHARACTERISTICS:** Diaphanous surfaces Open spaces ideal for 150 workstations. False ceiling with Osram luminaires and new air conditioning system with multi-section zones with VRV system. Large windows with thermal glass and double glazing, with double North-South orientation. Flooring with technical floor. Complete bathrooms for men and women and adapted to wheelchairs. Community expenses and IBI, 4,060 (including heating). **BUILDING CHARACTERISTICS:** Curtain wall facade. Access 24 hours. 4 elevators and 1 high-capacity freight elevator. 24-hour concierge service. Communications: BUS: 6, H14, N11, V23 TRAM: T4 Teatro Nacional METRO: L1 Marina / L4 Bogatell - Llacuna Ideal for corporate companies looking for proximity to the center and at the same time be surrounded by technology companies, engineering and multicultural spaces in fusion with multinationals and students with new talents. Ideal logistics of training schools and masters. Be sure to visit our website to evaluate other options: <https://www.aoficinas.es>









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Contact us today for more information or to arrange a viewing

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