

## Office building for rent in Llacuna 22@

Ref. AOB2406005

Barcelona / 22@

- ✓ Security
- ✓ Concierge
- ✓ A/C
- ✓ Heating
- ✓ Parking
- ✓ Condition: New
- ✓ Terrace

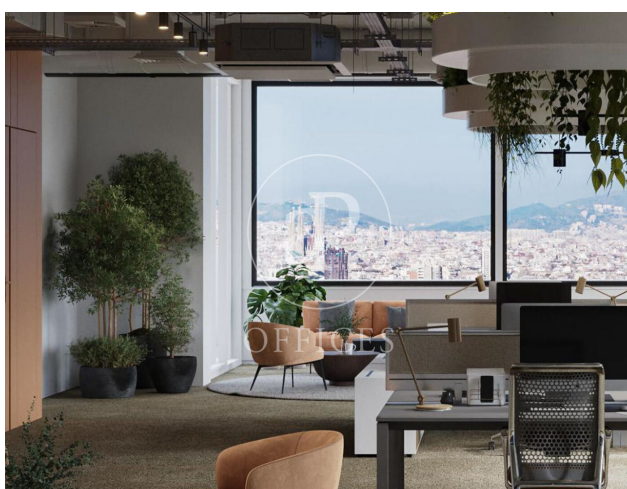
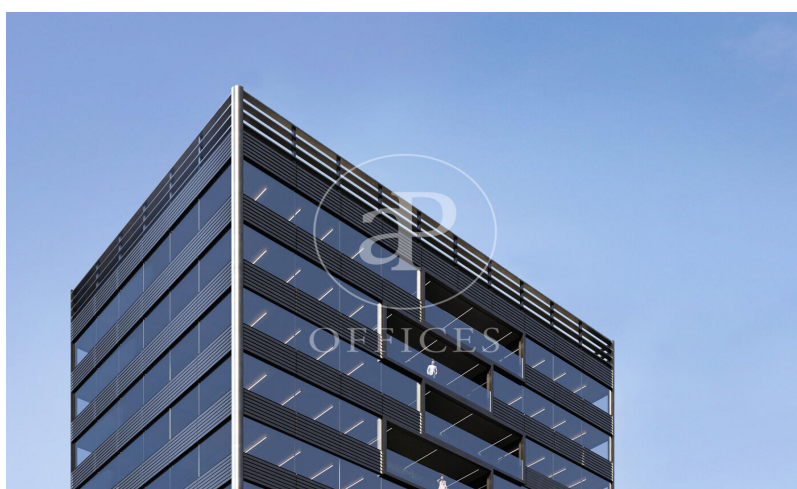
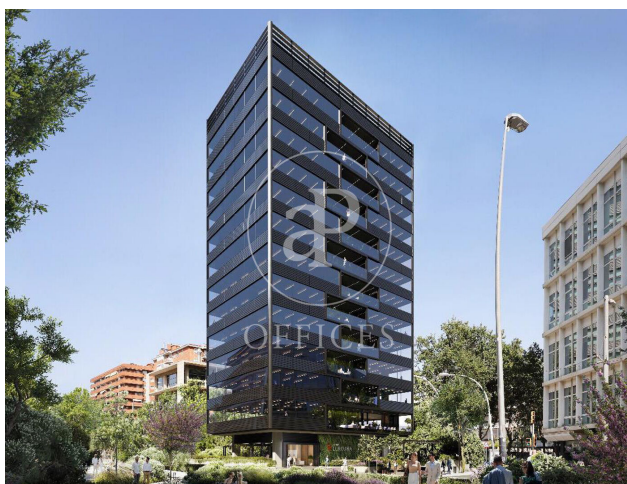


Price from 3,234 €

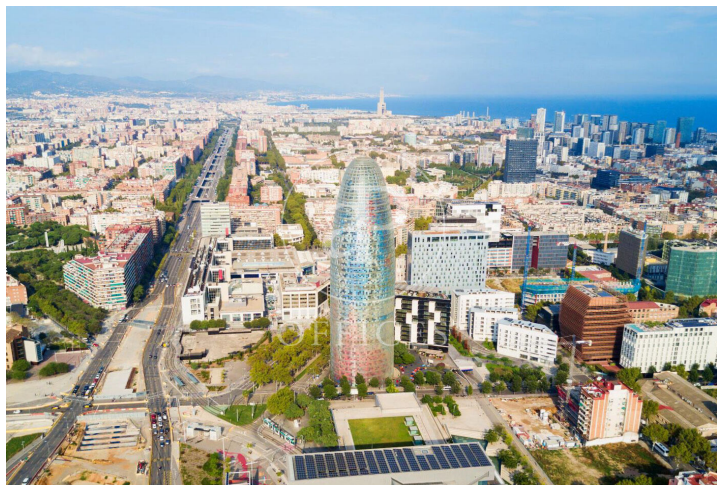
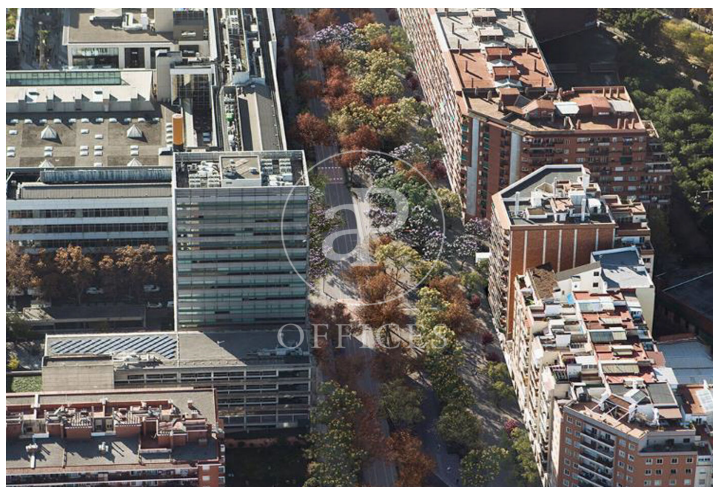
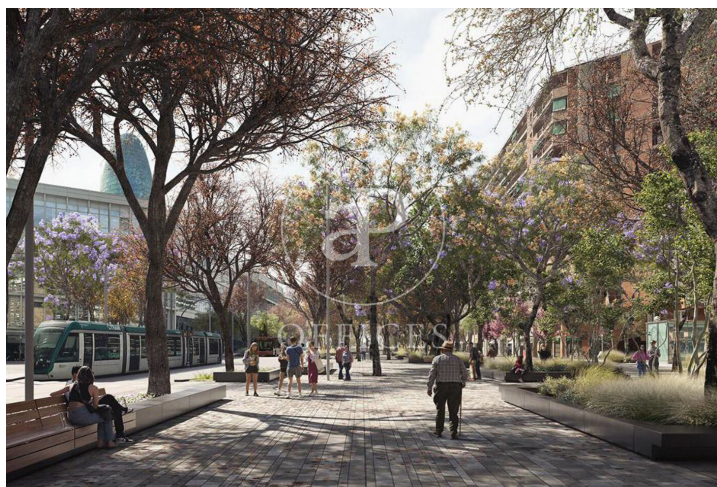
Exclusive office building for rent in the heart of Barcelona, strategically located in the corporate belt par excellence in Glories with Avda Diagonal. A BUILDING WITH ALL SERVICES AT YOUR DISPOSAL • Building capacity: 647 people above ground. • Communication core with four elevators • 4 facades that maximize natural light • Maximum occupancy ratio: 1:10 • Free height: 3.15 m. • Technical floor of 18 cm. • Exposed ceiling installations. • LED lighting inside and outside the building. TECHNICAL CHARACTERISTICS • 60 parking spaces. Provision of 5 spaces for electric vehicle charging. 30 motorcycle spaces. • Bicycle parking. • Lockers and electric scooter chargers. • Changing rooms, showers, and lockers. • Central VRV air conditioning system allowing simultaneous heat and cold supply. Composed of fan coils and BMS for the regulation and management of the entire building. • Design that optimizes natural light conditions and views from workstations. • Open, flexible, and modular spaces, with private terrace. • Multipurpose room, with dining area and common terrace. • Photovoltaic solar panels on the roof. • Glass door in floor lobbies. • Sustainability certifications: BREEAM Very Good, in t [...]



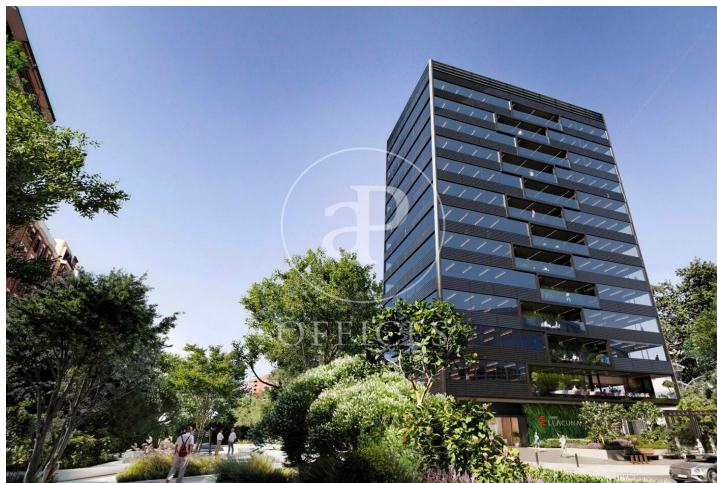












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