

Office building for rent in Llacuna 22@

Ref. AOB2406005

Barcelona / 22@

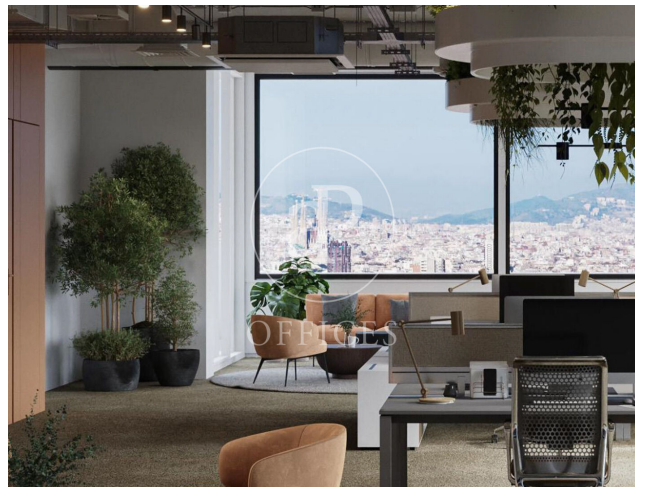
- ✓ Security
- ✓ Concierge
- ✓ A/C
- ✓ Heating
- ✓ Parking
- ✓ Condition: New
- ✓ Terrace

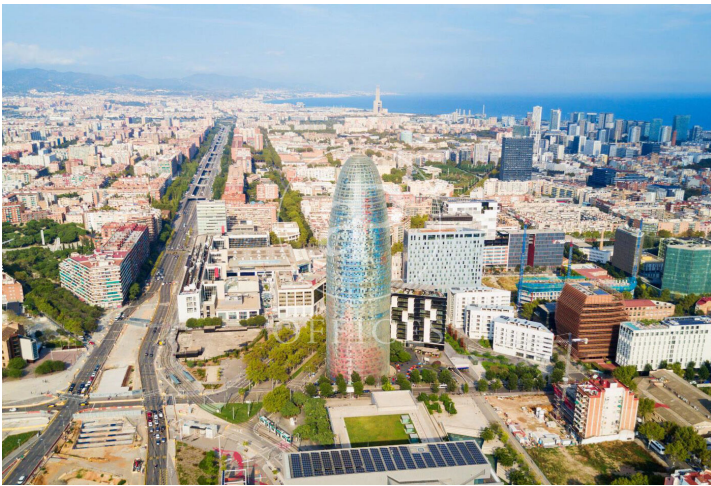
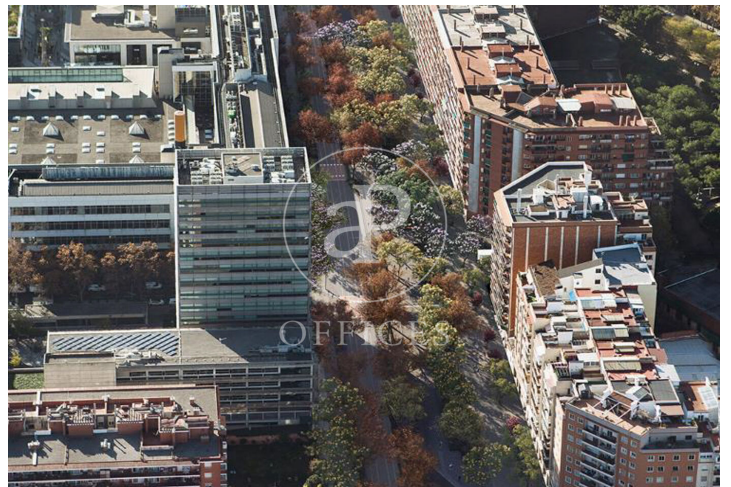
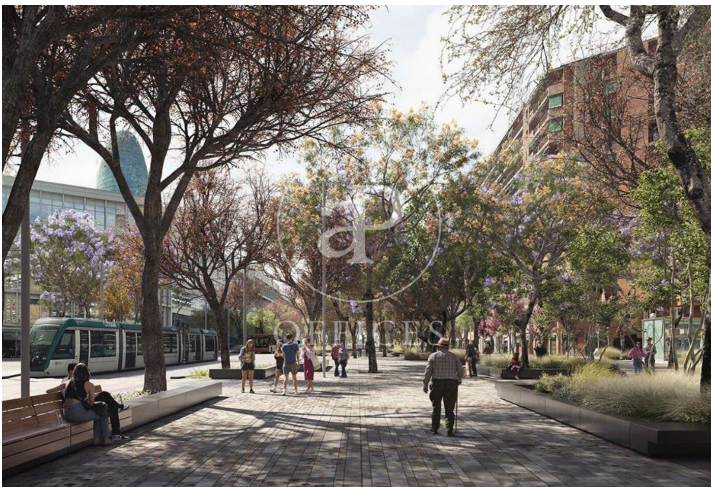


Price from 3,234 €

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 [...]









The information about any property is not binding to any offer or contract. Any verbal or written declaration made by aProperties with regards to the value or condition of the property should not be considered accurate or factual. The pictures make reference to some parts of the property at the times that they were taken. The areas, dimensions and distances that are given are approximate and should be checked by the client. The images are computer generated and are just an approximate indication of the real appearance of the property; these may change at any time. The information with regards to the property may also change at any time.

Contact us today for more information or to arrange a viewing

Tel: 93 528 89 08

[oficinasbcn@aproproperties.es](mailto:oficinasbcn@aproproperties.es)

[www.aoficinas.es](http://www.aoficinas.es)