

## Building for Rent on Carrer Pamplona

Ref. AOB2506009

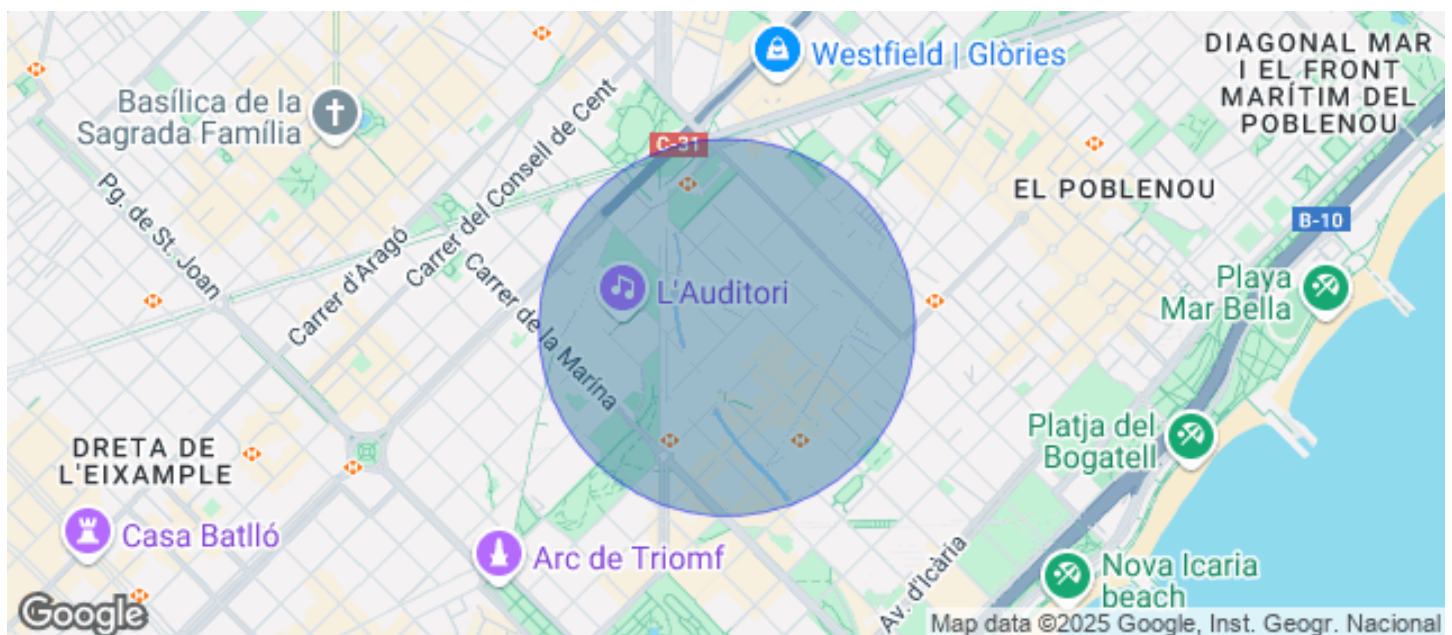
Barcelona / 22@

- ✓ A/C
- ✓ Heating
- ✓ Parking
- ✓ Condition: New development
- ✓ Terrace

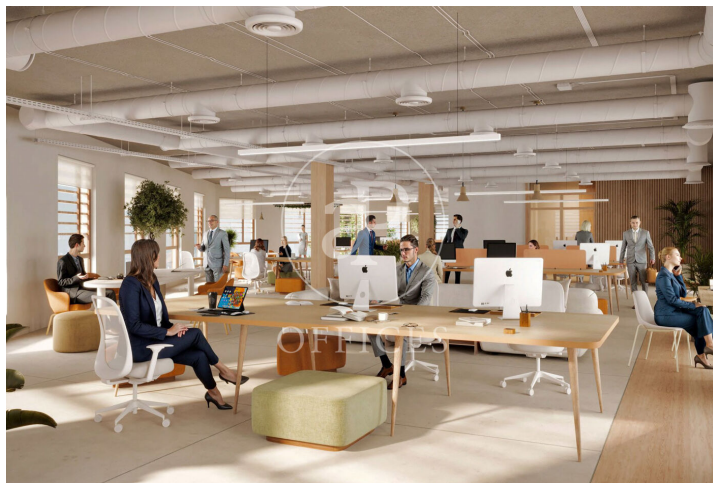


Price from 49,000 €

PORTA 22@ is a newly constructed building located in a strategic area of Barcelona's 22@ district. A unique building designed to inspire, connect, and empower talent. Strategically positioned at the gateway to Barcelona from the city's most innovative district, it blends cutting-edge architecture, energy efficiency, and flexibility to create a workspace that enhances productivity and personal well-being. Architecturally, it features an industrial-inspired design, with high ceilings, exposed installations integrated into the décor, and a brick façade reminiscent of the old industrial buildings in the area. It offers open-plan spaces adaptable to any company's needs, classified as a high-standing, singular building with a distinctive personality. The building sits at the corner of Carrer Pamplona and Carrer Sancho de Ávila, enhancing its visibility and positioning. The lobby is connected to the street through a large glass frontage that opens visually onto a landscaped ground-floor terrace and is decorated with noble, warm woods. The ground floor includes an outdoor garden integrated as a complementary work area to the offices. Additionally, there is a rooftop terrace of 180?m² with 360-degree views, ideal for networking, events, [...]



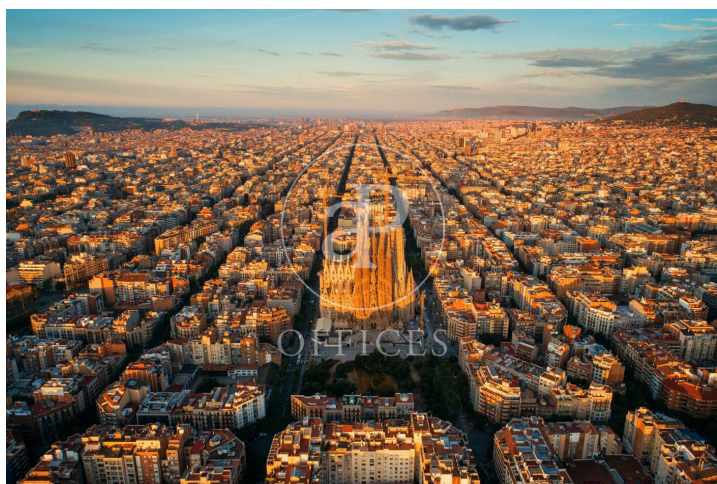












The information about any property is not binding to any offer or contract. Any verbal or written declaration made by aProperties with regards to the value or condition of the property should not be considered accurate or factual. The pictures make reference to some parts of the property at the times 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)