

## Office for rent in the heart of 22@

Ref. AOB2305014

Unit 3

Barcelona / 22@

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

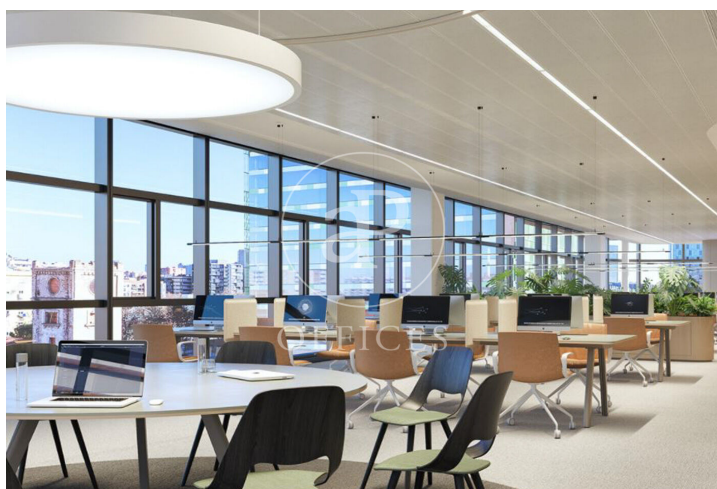
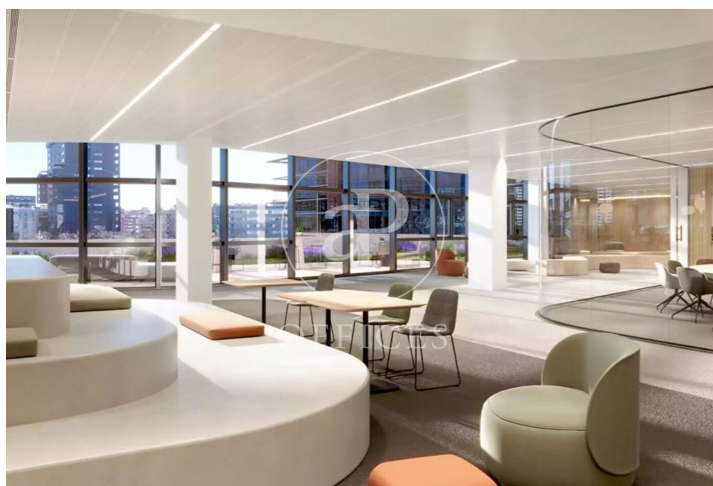
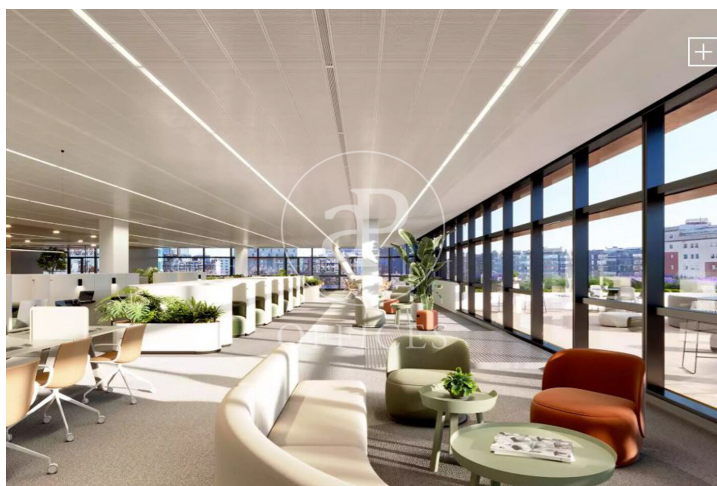


5,274 € | 2,073 m² | 23 €/m² | IBI a consultar | Charges 6,19€/m2

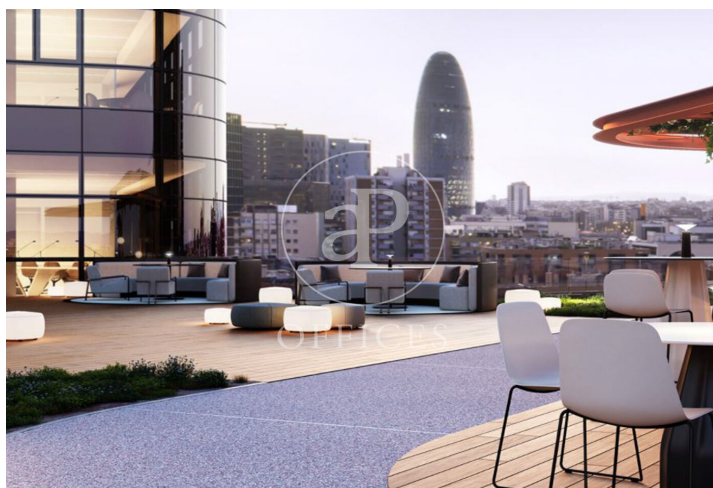
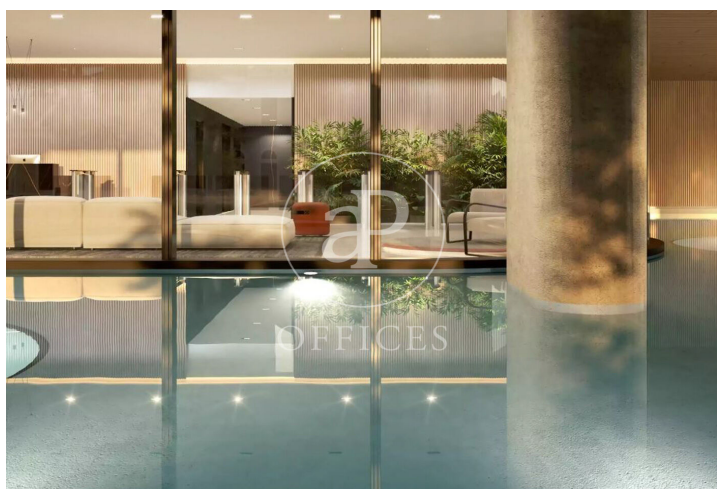
In the 22@ business district, offices available for rent in a wonderful building designed by architect Artur Fuster, equipped with the latest advances in sustainability and efficiency. The project consists of two buildings of 8 and 5 diaphanous floors, which together have a total built area of 25,895 m. It will be LEED Platinum, WELL Platinum and Wired Score certified. It has a variety of common areas and services: auditorium, meeting rooms, library, dining room, gym, locker rooms, relaxation room, games room, lactation room. It has 4 floors below ground level with 300 private parking spaces + motorcycles + bicycles. Concierge service, information macro-screen and a comfortable waiting room. 24-hour access control and security system. The offices have a hot and cold air conditioning system with fan coils connected to hidden ducts in the false ceiling. Ventilation and air quality system Façade formed by a modular curtain wall structural system, with operable windows with thermal break. The geometry of the building allows for multiple terraces that, together with its green and walkable roofs, create a pleasant and relaxing environment for its users. Occupancy ratio: 1:8 Very well connected: Bus (Line 192) Bicing Bus Metro Tram Rodalies Metro Poblenou (L4) Line 2 [...]



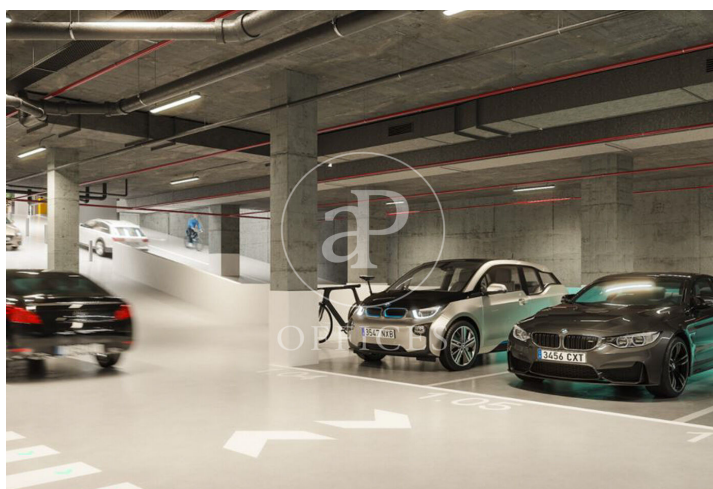
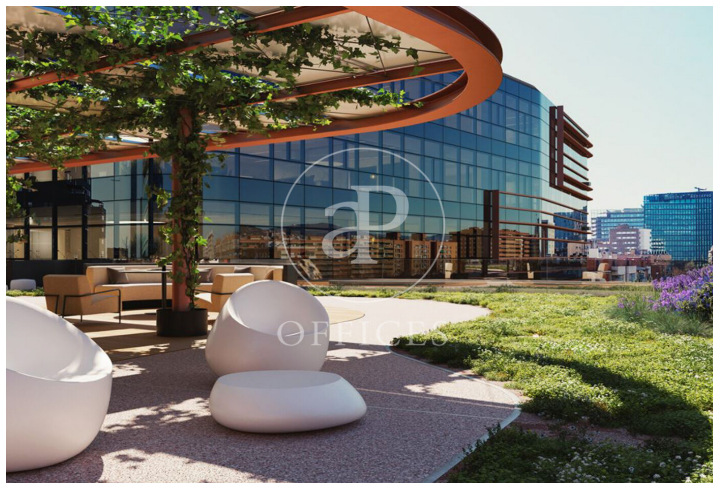












Edificio 1



Edificio 2

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Contact us today for more information or to arrange a viewing

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