APROPERTIES OFFICES

Paseo de Gracia 85, 8ª planta | 93 528 89 08 | www.aoficinas.es

Office for rent in the heart of 22@

Ref. AOB2305014

Barcelona / 22@

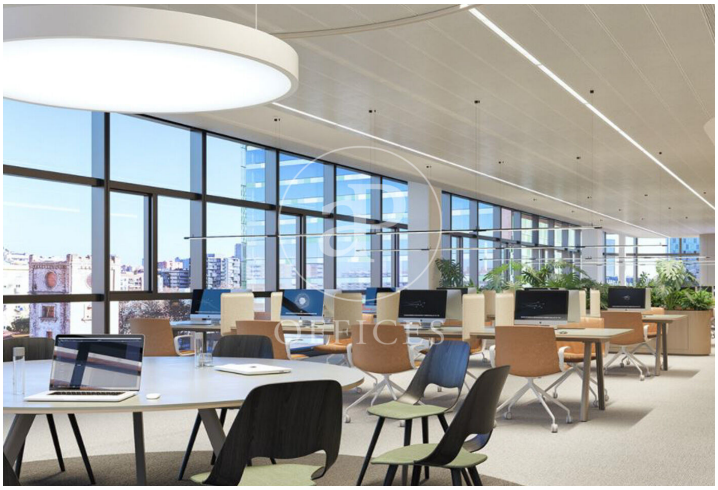
- Security
- Concierge
- A/C
- Heating
- Parking
- Condition: New
- Terrace

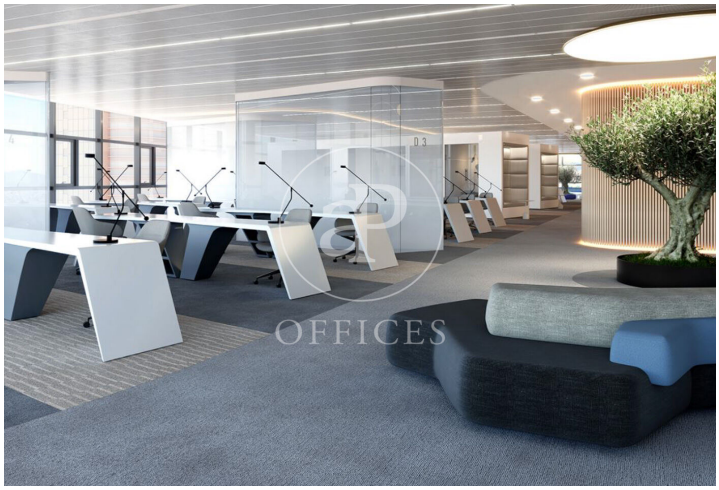
Price from 5,274 € | Surface 293 m² - 2440 m² | 8 Units

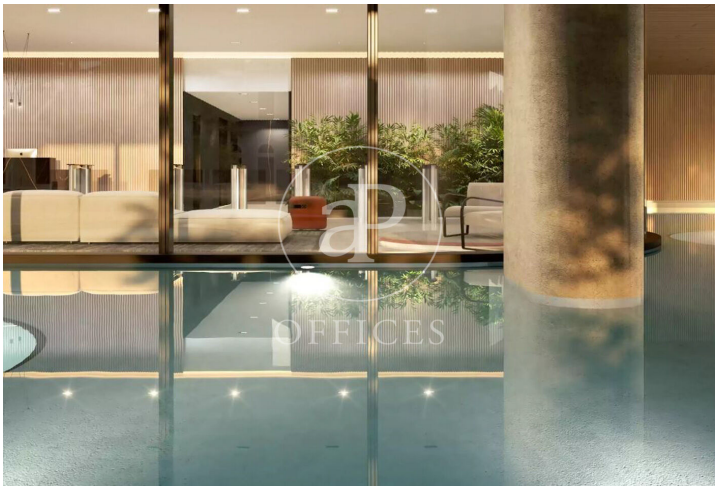
In the 22@ business district, offices available for rent in a wonderful building designed by architect Artur Fuster, equipped with the latest advances in sustainability and efficiency. The project consists of two buildings of 8 and 5 diaphanous floors, which together have a total built area of 25,895 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 [...]

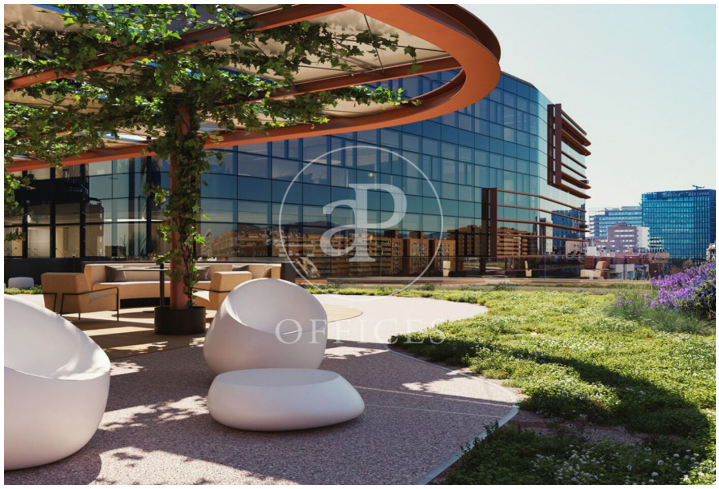
Available offices in this building

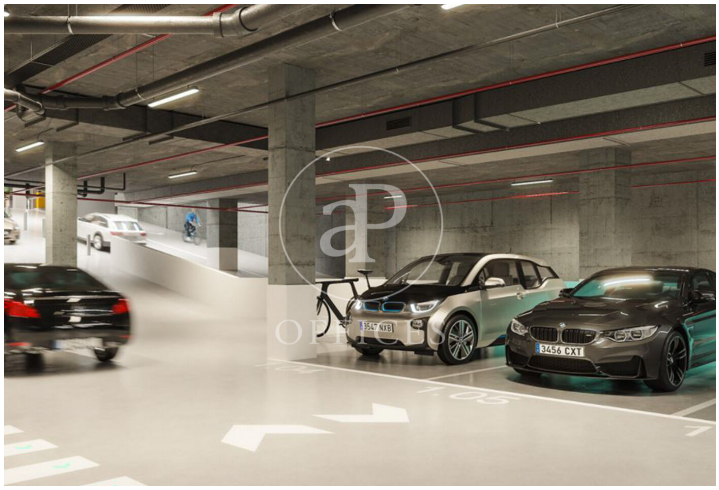
Floor	2°
Surface	2,214 m^2
Price	€46,494
Price/m²	21 €/m^2
IBI	a consultar
Charges	6,19€/m2
Availability	Immediate
Floor	Bajo
Surface	293 m^2
Price	€5,274
Price/m²	18 €/m^2
IBI	a consultar
Charges	6,19€/m2
Availability	Immediate
Floor	1°
Surface	1,723 m^2
Price	€34,460
Price/m²	20 €/m^2
IBI	a consultar
Charges	6,19€/m2
Availability	Immediate
Floor	4°
Surface	2,029 m^2
Terrace	m^{2}27
Price	€46,667
Price/m²	23 €/m^2
IBI	a consultar
Charges	6,19€/m2
Availability	Immediate
Floor	3°
Surface	2,073 m^2
Terrace	m^{2}114
Price	€47,679











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Contact us today for more information or to arrange a viewing

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