

Office for rent in the heart of 22@

Ref. AOB2305014

Barcelona / 22@

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



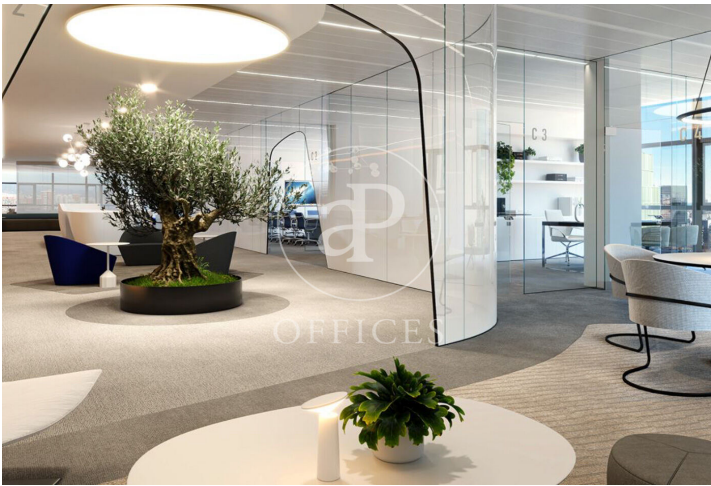
Price from 5,274 € | Surface 293 m<sup>2</sup> - 2440 m<sup>2</sup> | 8 Units

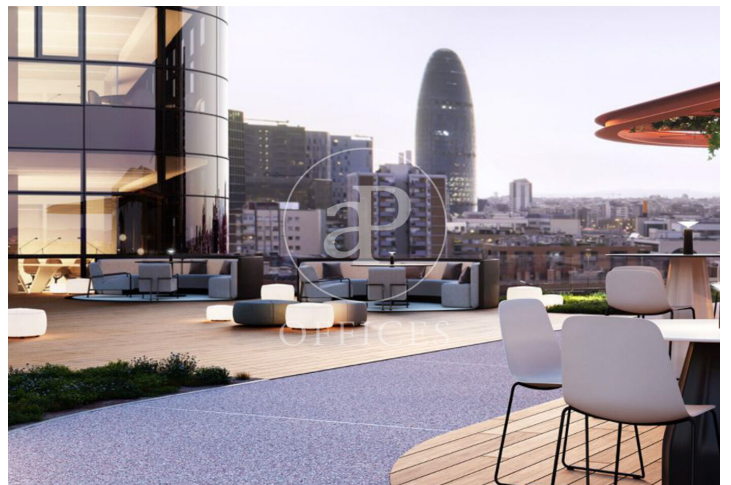
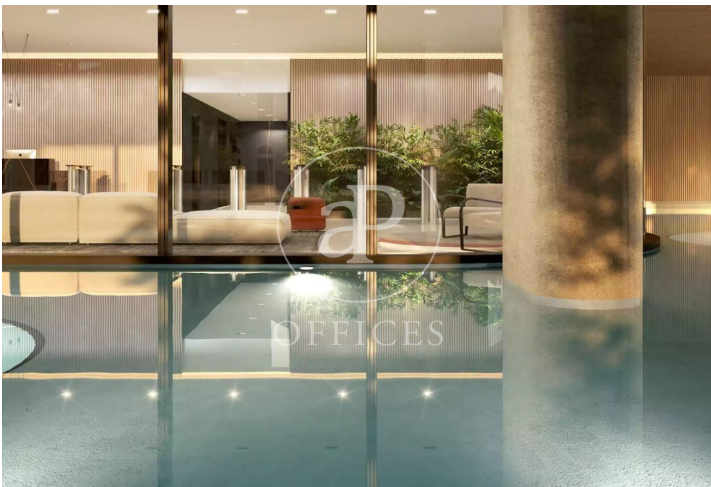
In the 22@ business district, offices available for rent in a wonderful building designed by architect Artur Fuster, equipped with the latest advances in sustainability and efficiency. The project consists of two buildings of 8 and 5 diaphanous floors, which together have a total built area of 25,895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

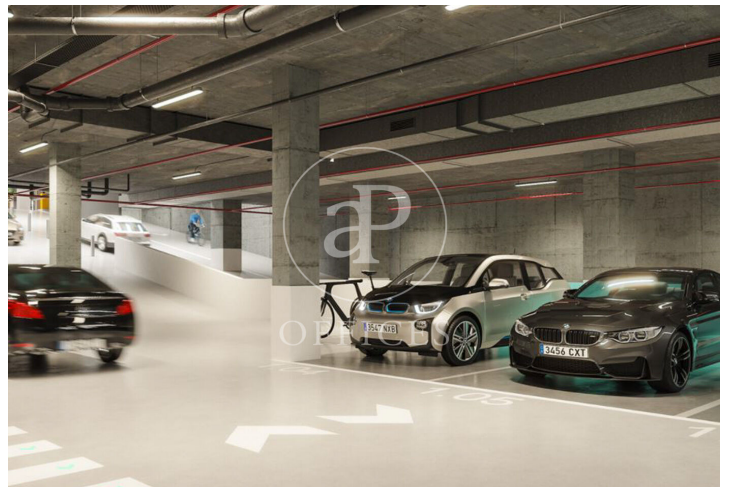


### Available offices in this building

Floor	Surface	Terrace	Price	Price/m <sup>2</sup>	IBI	Charges	Availability
2°	2,214 m <sup>2</sup>	-	€46,494	21 €/m <sup>2</sup>	a consultar	6,19€/m2	Immediate
Bajo	293 m <sup>2</sup>	-	€5,274	18 €/m <sup>2</sup>	a consultar	6,19€/m2	Immediate
1°	1,723 m <sup>2</sup>	-	€34,460	20 €/m <sup>2</sup>	a consultar	6,19€/m2	Immediate
4°	2,029 m <sup>2</sup>	m <sup>2</sup> 27	€46,667	23 €/m <sup>2</sup>	a consultar	6,19€/m2	Immediate
3°	2,073 m <sup>2</sup>	m <sup>2</sup> 114	€47,679	23 €/m <sup>2</sup>	a consultar	6,19€/m2	Immediate
5°	2,440 m <sup>2</sup>	-	€56,120	23 €/m <sup>2</sup>	a consultar	6,19€/m2	Immediate
6°	2,332 m <sup>2</sup>	m <sup>2</sup> 76	€53,636	23 €/m <sup>2</sup>	a consultar	6,19€/m2	Immediate
7°	2,332 m <sup>2</sup>	-	€53,636	23 €/m <sup>2</sup>	a consultar	6,19€/m2	Immediate







Edificio 1

Edificio 2



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