

Office for Rent in 22@

Ref. AOB2502006

Barcelona / 22@

- ✓ Concierge
- ✓ A/C
- ✓ Heating
- ✓ Condition: Good
- ✓ Terrace



11,650 € | 496 m<sup>2</sup> + 550 m<sup>2</sup> terrace

This 3rd-floor office stands out for its 550 m<sup>2</sup> private terrace, providing an exclusive and versatile outdoor space for open-air meetings, corporate events, or relaxation areas. Space Features: Total office area of 495.67 m<sup>2</sup>. 550 m<sup>2</sup> private terrace, a unique added value in the market. Open-plan space, unfurnished, adaptable to any layout. Large windows, optimizing natural light. Suspended ceilings with LED lighting and a free height of 3.30 meters. Raised technical flooring, facilitating wiring and technological adaptability. Hot/cold air conditioning system for greater comfort. Pre-installed electrical, telephone, and IT connections. LEED Gold certification, ensuring sustainability and energy efficiency. Strategic location in 22@, Carrer Llacuna, Barcelona, an innovative area surrounded by tech companies, services, restaurants, and shops, with excellent public transport connections: Metro: L4. Tram: T4, T5, T6. Buses: 6, 136, B20, B25, H16, V27. Easy car access via Av. Diagonal. Just 20 minutes from the airport. Ideal for companies looking for a modern, flexible environment with an exclusive added value thanks to its private terrace.









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Contact us today for more information or to arrange a viewing

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