

## Office for rent in the heart of 22@

Ref. AOB2305014

### Barcelona / 22@

- ✓ Security
- ✓ Concierge
- ✓ A/C
- ✓ Heating
- ✓ Parking
- ✓ Terrace



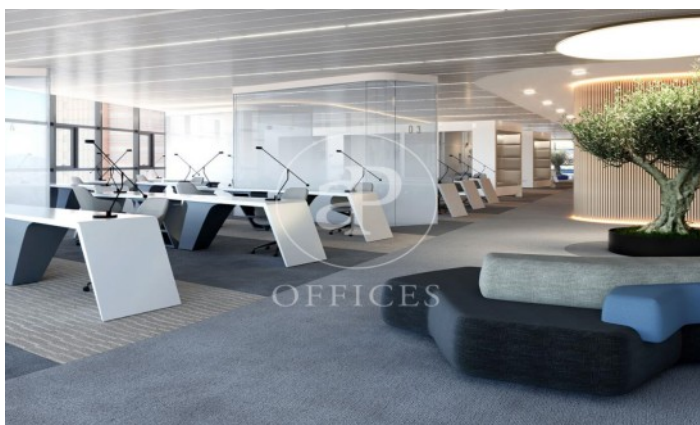
Price from **5,274 €** | Surface 293 m<sup>2</sup> - 2440 m<sup>2</sup> | 8 Units

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 Poble Nou (L4) Line 2 [...]

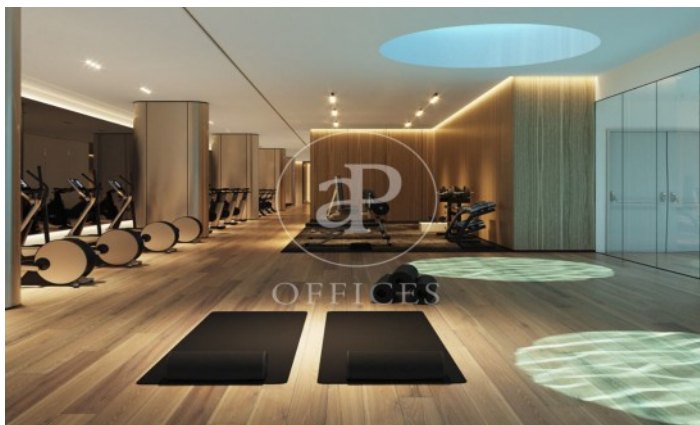


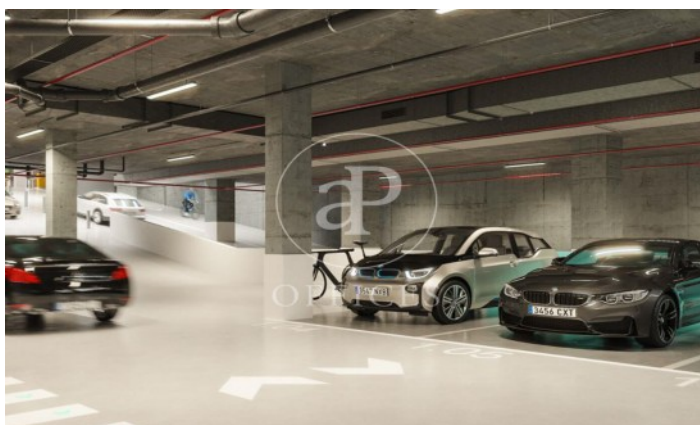
## Available offices in this building

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









Edificio 1



Edificio 2

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)