

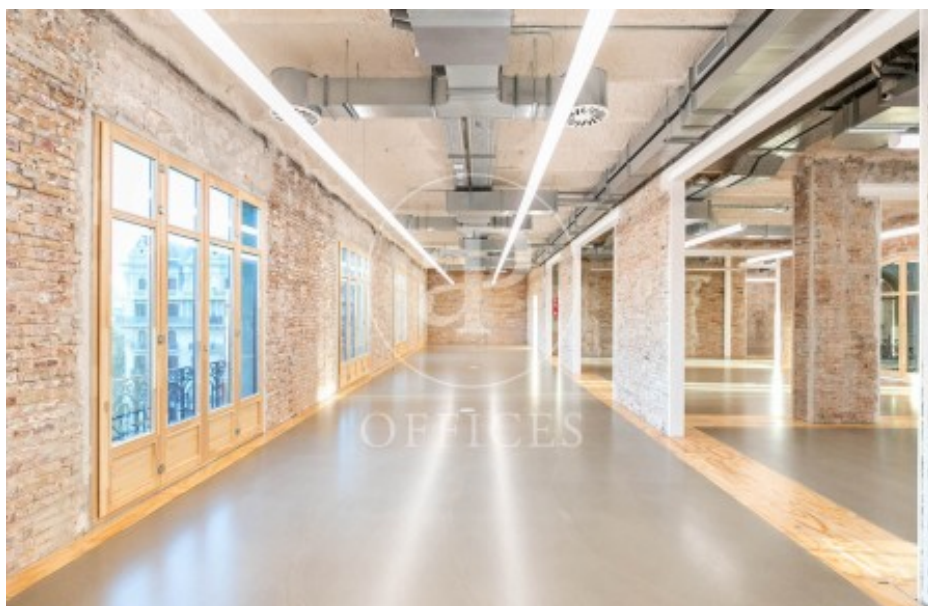
## Smart Office for Rent on Via Laietana

Ref. AOB2312016

Unit 2 1

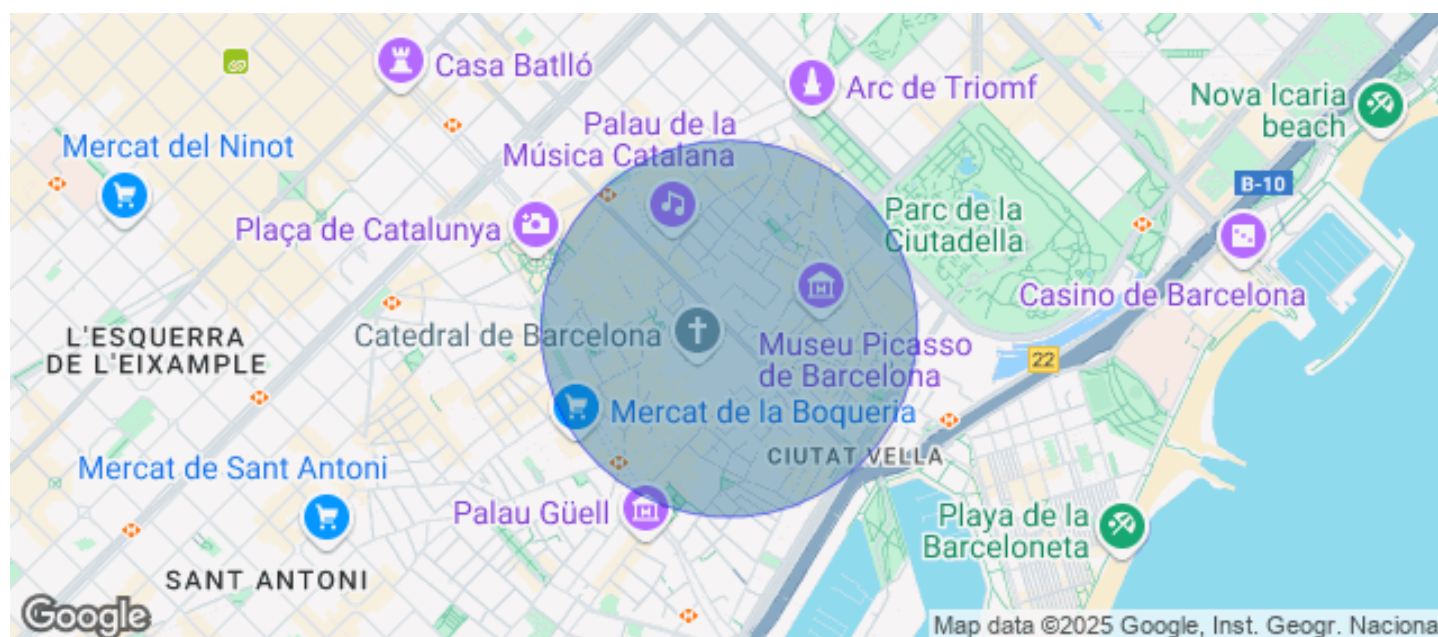
Barcelona / Ciutat Vella

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

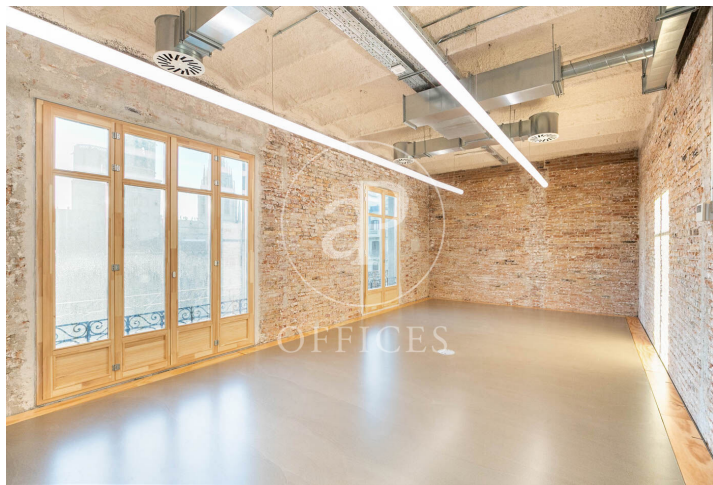
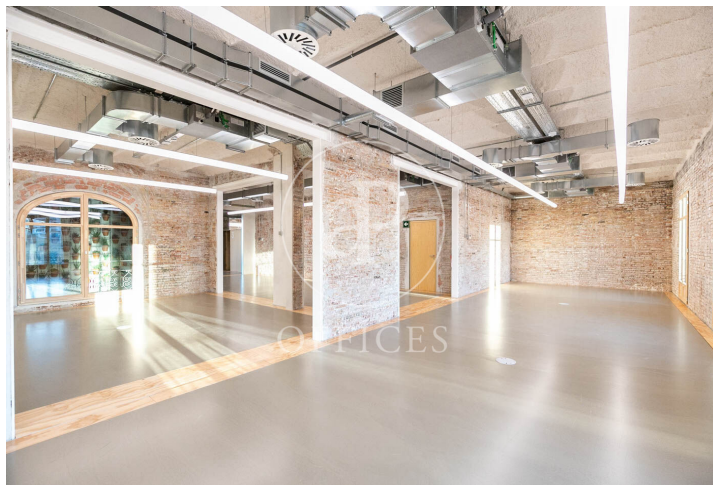
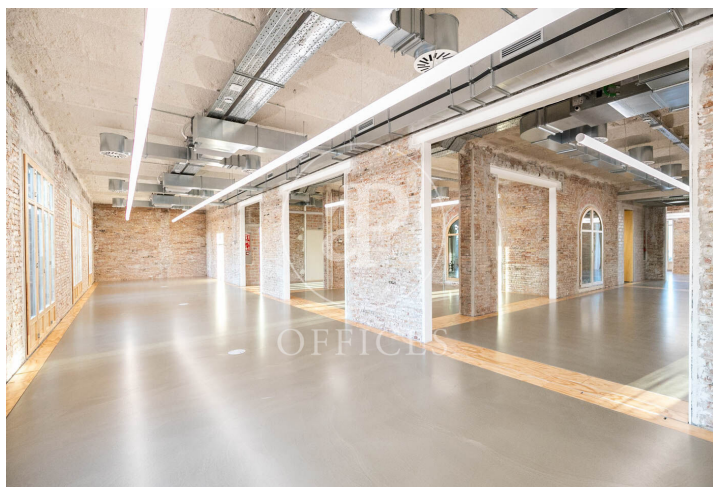
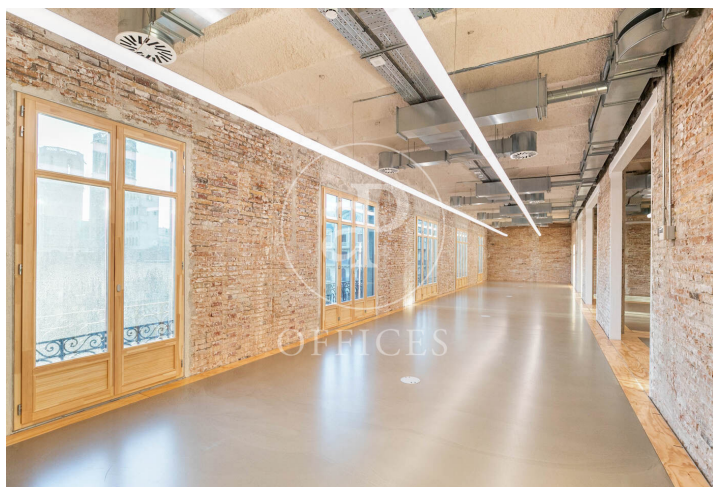
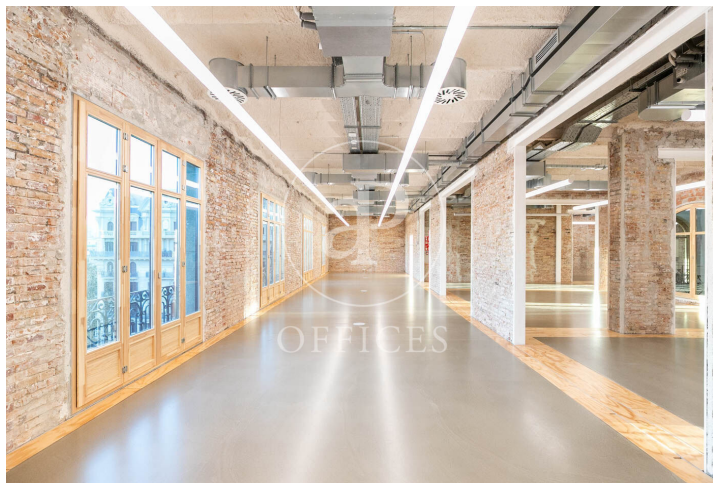


5,379 € | 591 m² | 20 €/m² | IBI incluido | Charges 3,271 €/m²

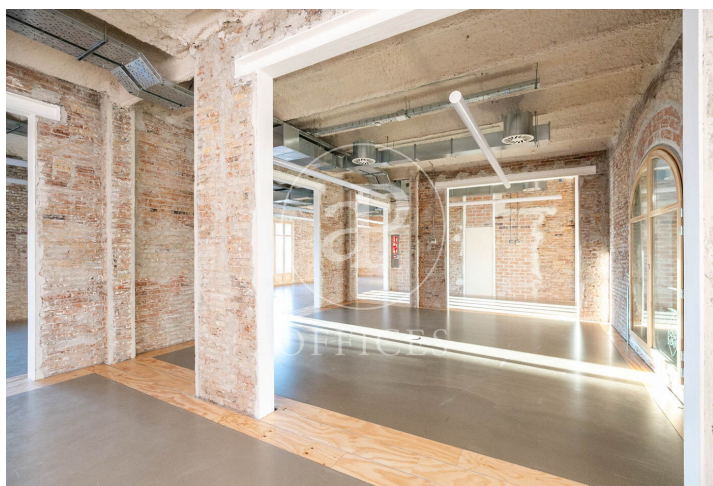
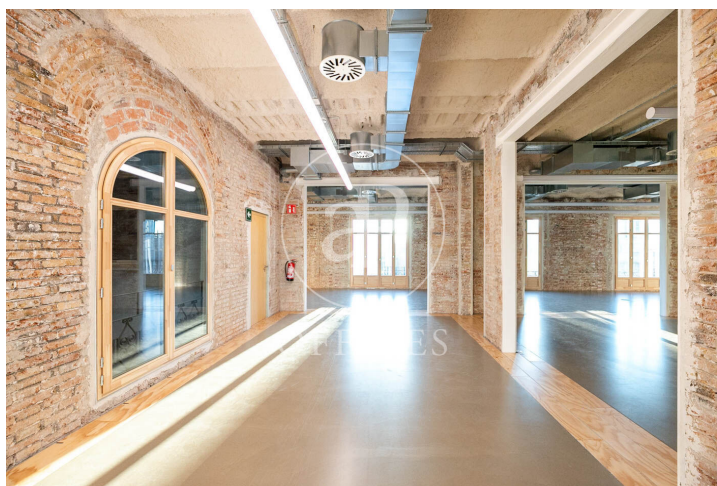
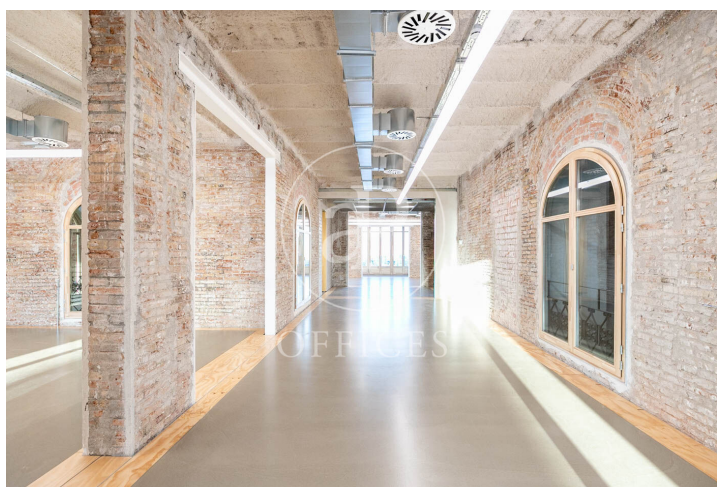
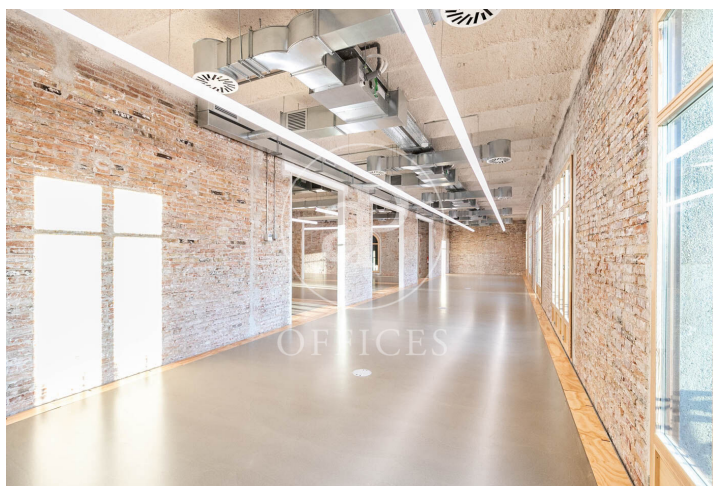
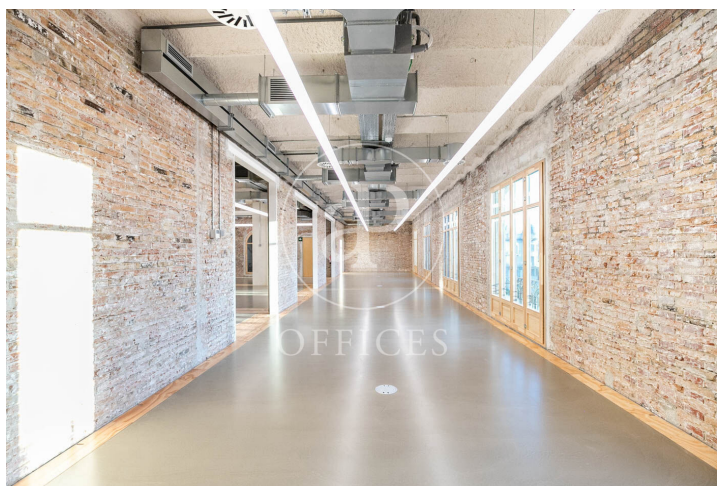
Smart office for rent on Via Laietana, located in a stunning building originally from 1936, fully refurbished while preserving its historic character. A benchmark in well-being, energy and water efficiency, connectivity, resource management, and waste reduction, the building achieves top sustainability certifications: LEED Gold, WELL Gold, and WiredScore Certified. Unbeatable location in the heart of Barcelona's old town. The project encompasses more than 6,000 m² designed to maximize natural light and use recycled and biodegradable materials, creating high-quality, flexible, connected, sustainable, and comfortable workspaces. A standout feature is the rooftop terrace, ideal for enjoying the surroundings and sunlight in a communal setting. It offers 276 m² of accessible outdoor space and 78.60 m² of green surface area. Its location and amenities promote sustainable transport, with proximity to metro, bus, train, and tram services. The building provides 20 bicycle racks and 4 showers. The surrounding area offers numerous services: supermarkets, pharmacies, restaurants, sports centers, theaters, shops, and more—creating added value for users. The building is equipped with a Building Management System (BMS) that centrally monitors and automates air q [...]



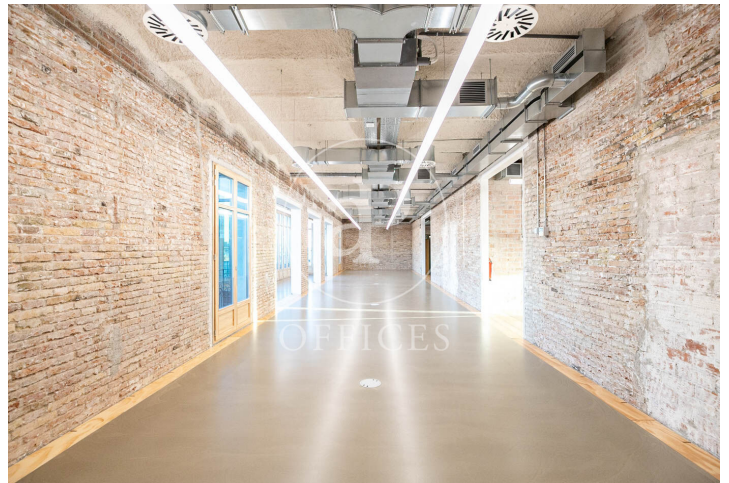
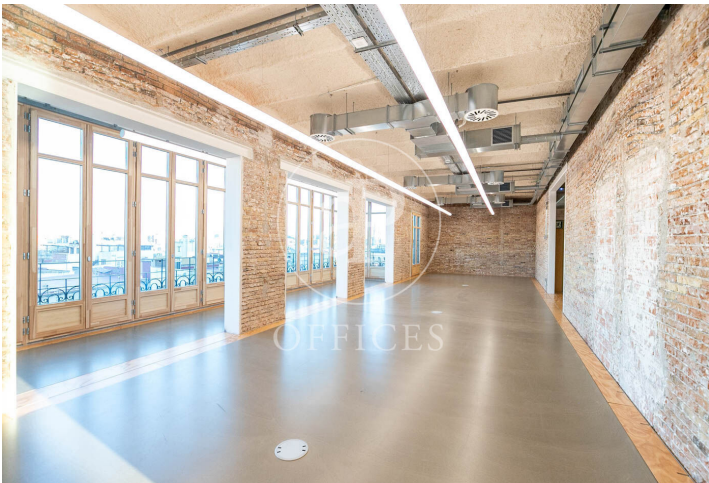
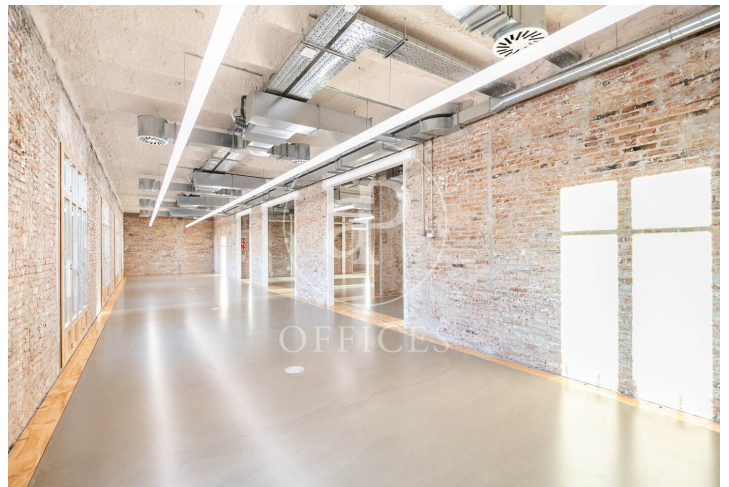
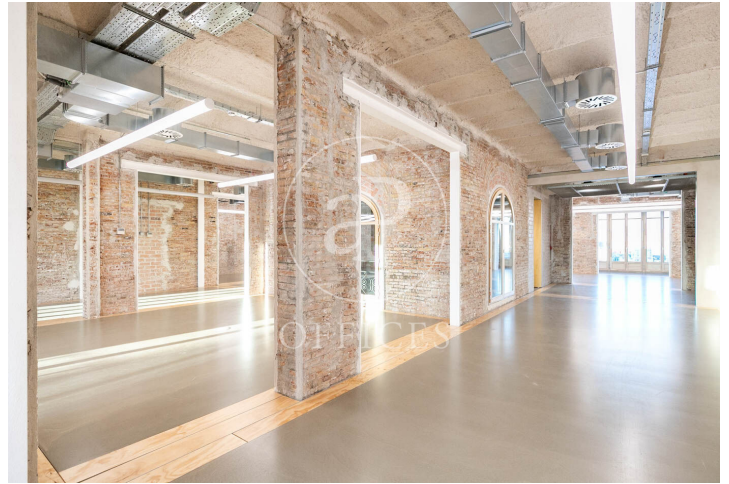
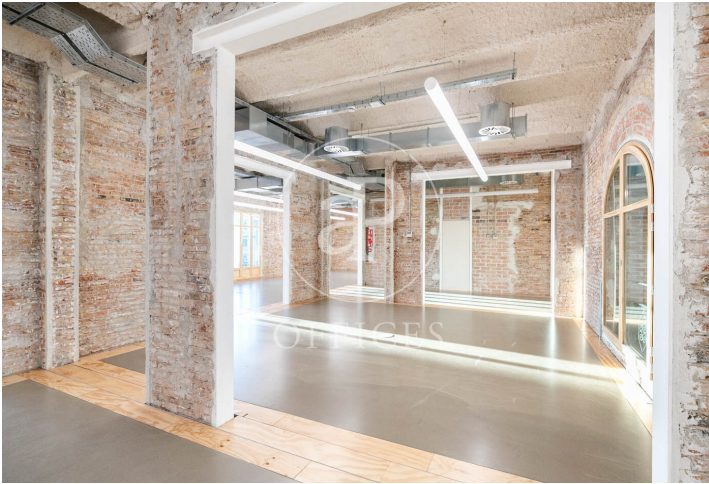












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[oficinasbcn@aproproperties.es](mailto:oficinasbcn@aproproperties.es)

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