

## Office for rent with terrace in Eixample Dreta

Ref. AOB2506019

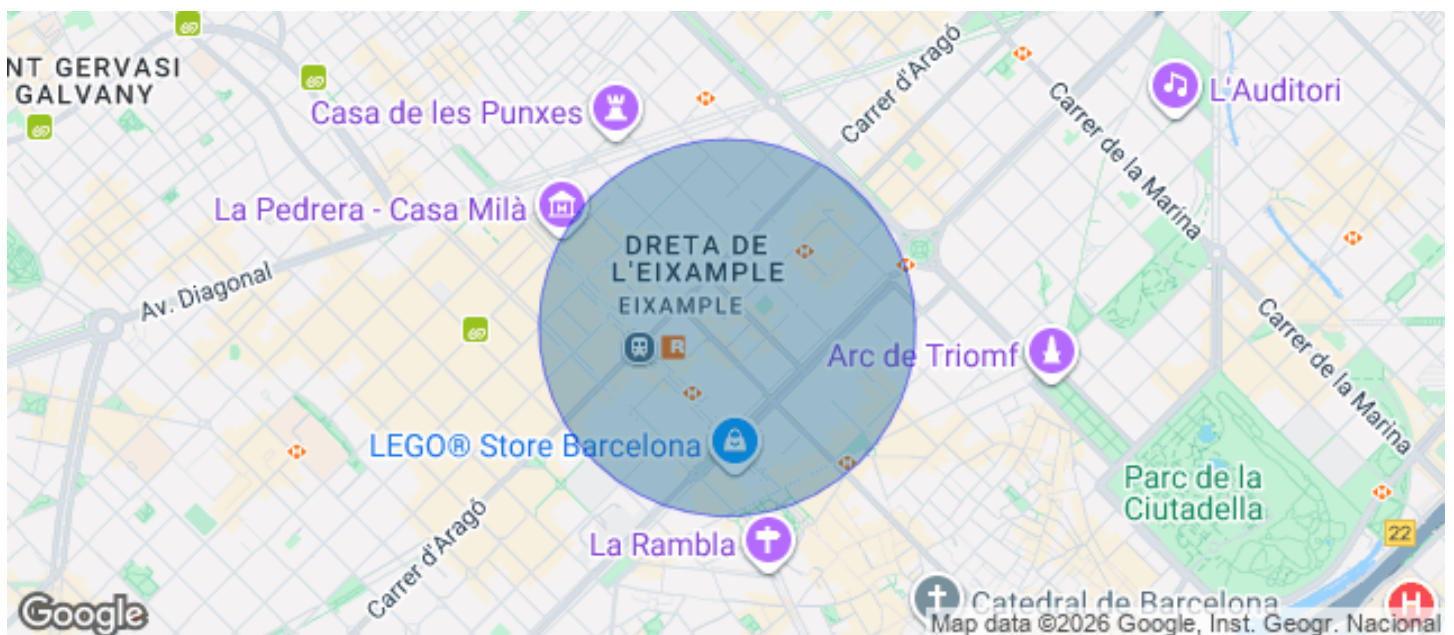
Barcelona / Eixample Dreta

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



2,564 € | 114 m<sup>2</sup> + 36 m<sup>2</sup> terrace

Office building ideally located just two blocks from the exclusive Passeig de Gràcia. It features concierge service during business hours, three elevators, and public parking. Penthouse office, divided into 2 partitions forming 2 glassed-in private offices with a spectacular 36 m<sup>2</sup> terrace and breathtaking views over the city center. Equipped with parquet flooring, one bathroom, reception area, and rack room in some options, independent kitchen with dining area. Fluorescent lighting embedded in false ceiling, individual climate control system, fire detectors, operable windows, fiber optic installation, and natural light. Electricity and water utilities already activated for immediate move-in. The building is located in one of the most economically active and commercially vibrant areas of Barcelona, just two blocks from the city center. Surrounded by restaurants, hotels, shops, and all kinds of services and amenities. It stands out for its excellent mobility and connectivity, situated in a strategic area for access to the city, right on Gran Via — a main thoroughfare connecting Barcelona with its surroundings. It offers multiple public transportation options: various bus lines (7, 50, 54, 62, H12), metro (L2, L3, L4), and RENFE just 5 minutes away on foot.









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Contact us today for more information or to arrange a viewing

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