

Office for rent two blocks from Passeig de Gràcia

Ref. AOB2505017

Barcelona / Eixample Dreta

- ✓ A/C
- ✓ Heating
- ✓ Parking
- ✓ Condition: Good



4,465 € | 263 m<sup>2</sup>

Office for rent on the fourth floor, with an area of 263m<sup>2</sup>, located in a well-maintained office building just two blocks from Passeig de Gràcia, in one of Barcelona's most economically and commercially active areas. This is a bright office, with several meeting rooms separated by glass partitions, allowing for a versatile layout without sacrificing spaciousness or natural light. It has four restrooms, operable windows, and VRV climate control system, ensuring year-round thermal comfort. The flooring is synthetic parquet, and it includes smoke detectors. Additionally, the office already has electricity and water supplies activated, allowing for immediate occupancy. The building offers concierge service during business hours, three elevators, and a public parking lot with optional storage rooms. It is managed and maintained by Núñez i Navarro. Located on Gran Vía, one of Barcelona's main thoroughfares, the property enjoys excellent accessibility to the city center and other areas. The surroundings include restaurants, hotels, shops, and a wide range of services, with multiple public transport options: bus lines (7, 50, 54, 62, H12), metro (L2, L3, L4), and a RENFE train station just five minutes away on foot. The price does not in [...]









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)