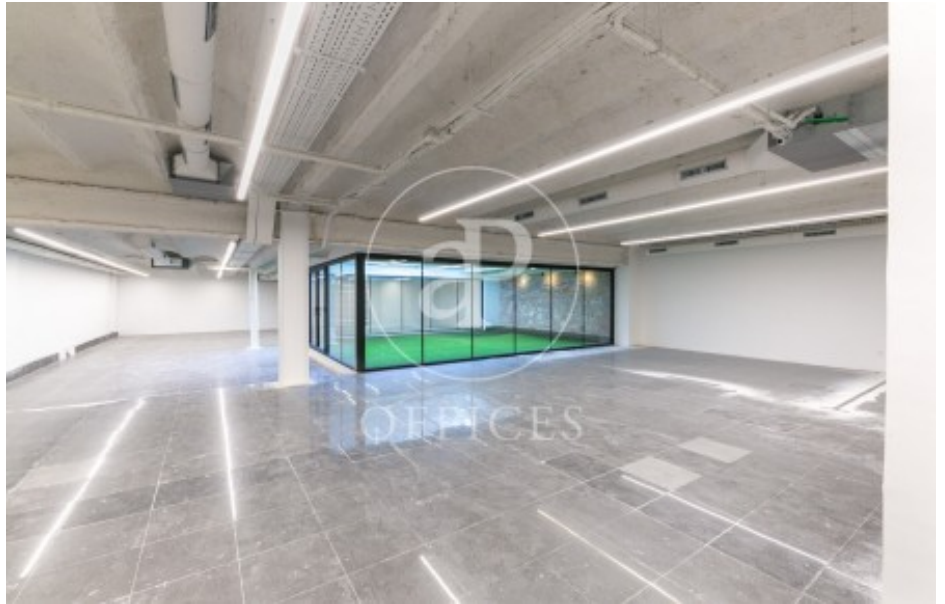


## Office for Rent on Rambla Catalunya with Mallorca

Ref. AOB2502009

Barcelona / Eixample Dreta

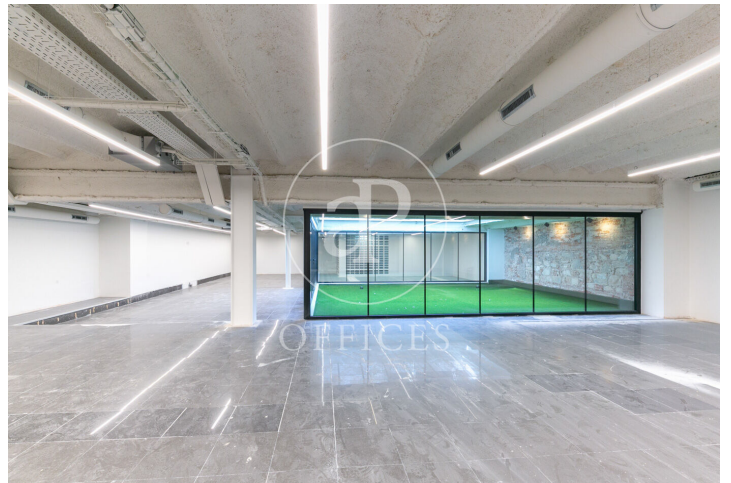
- ✓ Security
- ✓ Concierge
- ✓ A/C
- ✓ Heating
- ✓ Parking
- ✓ Condition: Good
- ✓ Terrace

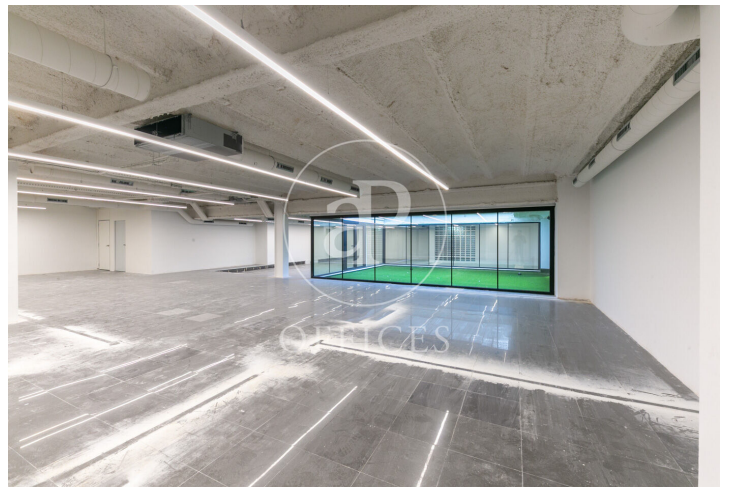


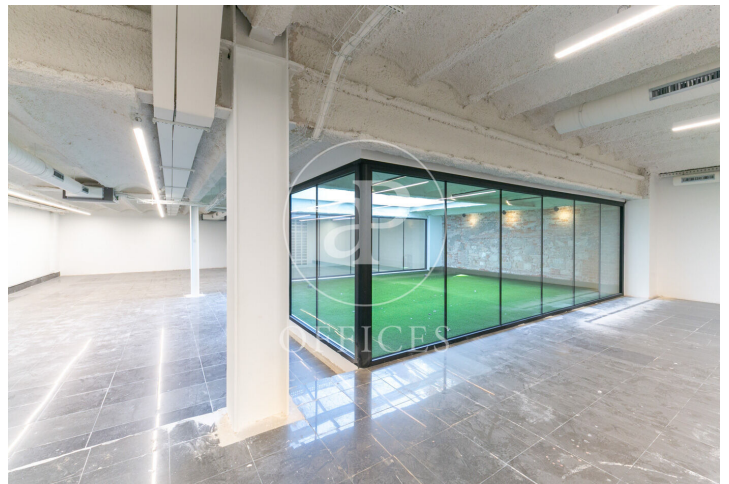
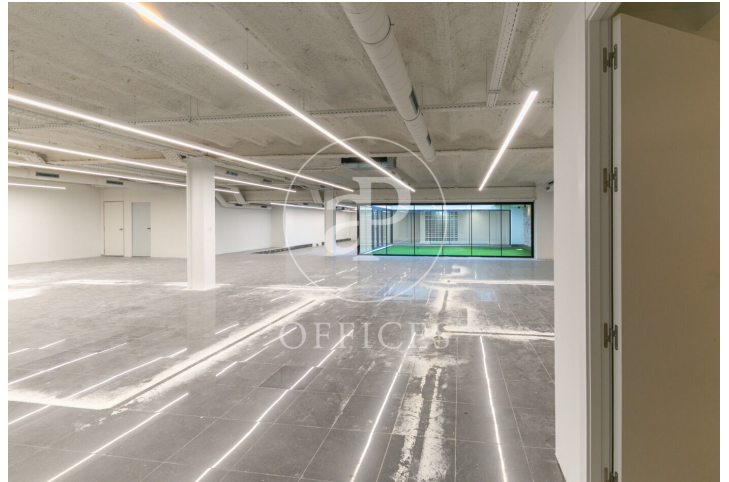
6,545 € | 385 m<sup>2</sup> + 45 m<sup>2</sup> terrace

Located in the heart of Barcelona's financial and business district, on Rambla Catalunya, this exclusive office building features 3 elevators and concierge service during continuous hours. It consists of 9 above-ground floors and basement levels designated for parking. The 274 m<sup>2</sup> office is in an open-plan layout, currently divided by partitions creating rooms and offices. It receives natural overhead light through a large skylight facing the building's inner courtyard. It is equipped with 4 restrooms inside the office and an office kitchen area. It features parquet flooring, a hot/cold air conditioning system via ducts, and pre-installed electrical and network wiring. Parking spaces are available in the same building. Strategic location in the heart of Barcelona's Eixample district, an area known for its high architectural and cultural value, as well as being a key hub for commercial and financial activity. An ideal space for a prestigious office, surrounded by numerous services that add value to its users. Excellent public transport connections: Metro – lines L3 and L5, FGC Provença, and bus lines 6-7-15-16-17-27-31-32-33-34-67. The rent DOES NOT include community fees and property tax (IBI) = €3.5/m<sup>2</sup>/month.









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Contact us today for more information or to arrange a viewing

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