

## Office for rent on Passeig de Gràcia

Ref. AOB2408005

Barcelona / Eixample Dreta

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



Price upon request | Surface 424 m² - 430 m² | 5 Units

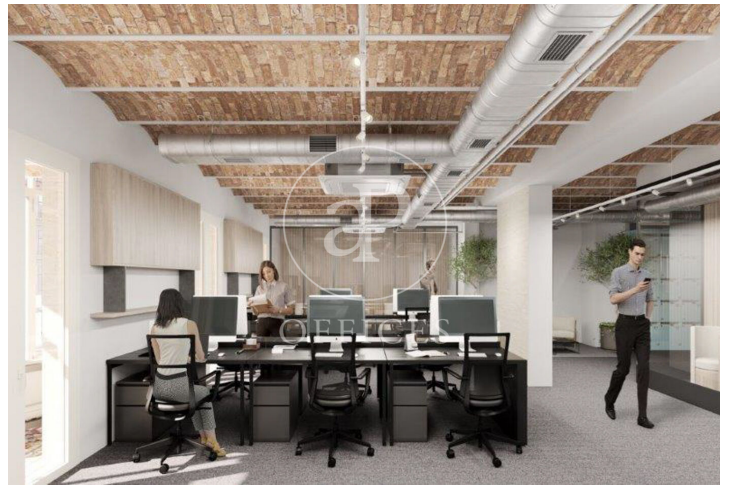
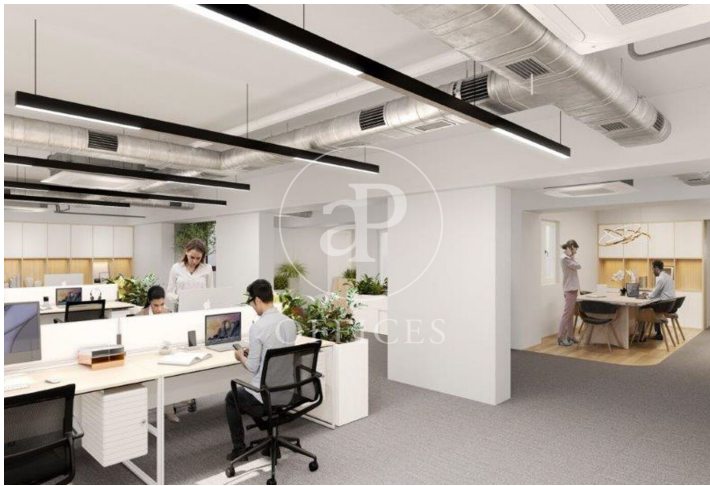
Office building in a regal estate of classic style and great representativeness, located on the iconic Passeig de Gràcia, just a few meters from Avenida Diagonal. It is currently being fully renovated with excellent finishes. It will feature two mezzanine floor terraces with views of La Pedrera. The building's total area is 2,371 m², ideal for a corporate headquarters if you want to be located in the city center. The building's interior has been renovated while respecting the history of the place, exposing all the original materials. Representative elements of traditional Catalan architecture, such as its typical ceilings formed by ceramic vaults, have been preserved. The successful renovation proposal managed to introduce functionality and modern design through a spacious, very bright, and character-filled open space. This design is complemented by the lighting of the spaces and the exposed structural elements. The offices have restroom cores on each floor and are equipped with raised floors, fire detection, and LED lighting. Excellent location, an area known for its high architectural and cultural value, and the hub of commercial and financial activity. Very well connected by public transport: Metro (lines L2, L3, L4, and L5), FGC, buses (7, 20, 22, 24, 33, 34, [...])



Available offices in this building

Floor	Surface	Price	Price/m <sup>2</sup>	IBI	Charges	Availability
1° 1ª	430 m <sup>2</sup>	-	-	PD	PD	Immediate
2° 1ª	430 m <sup>2</sup>	-	-	PD	PD	Immediate
3° 1ª	430 m <sup>2</sup>	-	-	PD	PD	Immediate
4° 1ª	430 m <sup>2</sup>	-	-	PD	PD	Immediate
5° 1ª	424 m <sup>2</sup>	-	-	PD	PD	Immediate













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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)