

## Office space for rent on Balmes Street

Ref. AOB2404007

Barcelona / Eixample Dreta

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



3,527 € | 271 m²

Located in the heart of Barcelona's financial and business district, this exclusive office building spans 7 above-ground floors. It is a contemporary building nestled between other structures. The building features 2 elevators, a 12-hour concierge service, storage rooms, and warehouses. This wonderful floor enjoys ample natural light through both its main and rear facades. The office layout comprises a spacious and bright open space that can adapt to various programmatic needs. It comes equipped with 2 toilets, modular false ceiling with integrated lighting, individual air conditioning/heating system, pre-installed electrical and networking systems, operable windows, ceramic tile floors, and fire detection and extinguishing system. The area offers a wide range of services that add value for its users: restaurants, banks, hotels, and shopping centers. Excellent public transportation connections are available: Metro - lines L3 and L5, FGC Provenza, and bus lines 6-7-15-16-17-27-31-32-33-34-67. The rental price does not include VAT, property tax (IBI), or community expenses.











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Contact us today for more information or to arrange a viewing

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