

## Office space for rent on Balmes Street

Ref. AOB2404007

## Barcelona / Eixample Dreta

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



## 3,527 € | 271 m<sup>2</sup>

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.





























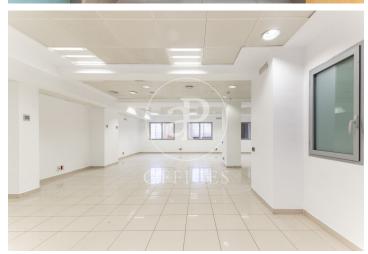














The information about any property is not binding to any offer or contract. Any verbal or written declaration made by aProperties with regards to the value or condition of the property should not be considered accurate or factual. The pictures make reference to some parts of the property at the times 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@aproperties.es www.aoficinas.es