APROPERTIES OFFICES
Paseo de Gracia 85, 8ª planta 93 528 89 08 www.aoficinas.es

# Office for sale steps from Aragó

Ref. VOB2606002

Barcelona / Eixample Esquerra

- Security
- Concierge
- A/C
- Heating
- Condition: Very good



263,000 € | 70 m²

If you are looking for an office or professional space for rent in the Nova Esquerra de l'Eixample neighbourhood in Barcelona, this property located at the junction of Carrer Comte Borrell and Carrer Aragó stands out for its strategic location, versatility and excellent state of preservation. Situated in a building with concierge service and security systems, it is just a few minutes from Sants Station and the city centre. Its 70 m² of built space offer an exterior-facing environment with abundant natural light, ideal for professionals, small businesses, consultancies or any activity that values a central and well-connected location. Currently, the office is arranged into three independent workspaces divided by panels, a meeting room, a larger multipurpose room, a kitchenette and a full bathroom with a hydromassage shower. The layout can be easily adapted to different needs — suitable for administrative, corporate, agency, legal, psychiatric, nutritional, coaching, physiotherapy, psychology uses, among others — as the partitions can be removed to create a completely open-plan floor. The space also features storage units, perimeter voice and data cabling, hot and cold air conditioning, and active water and electricity supplies. The surroundings offer some [...]















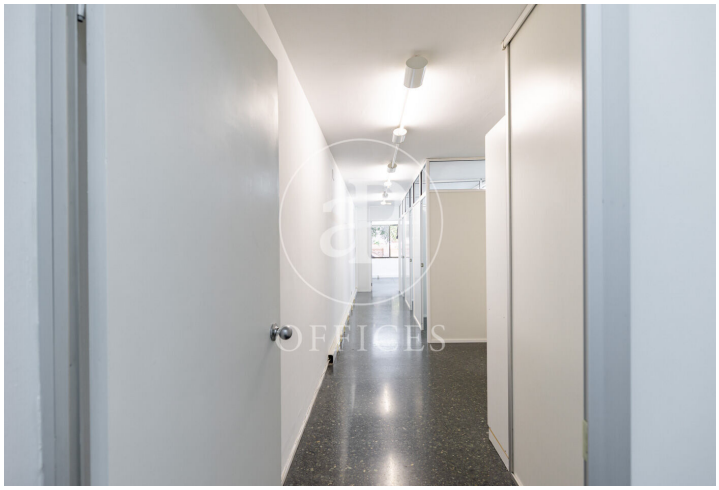














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## Contact us today for more information or to arrange a viewing

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