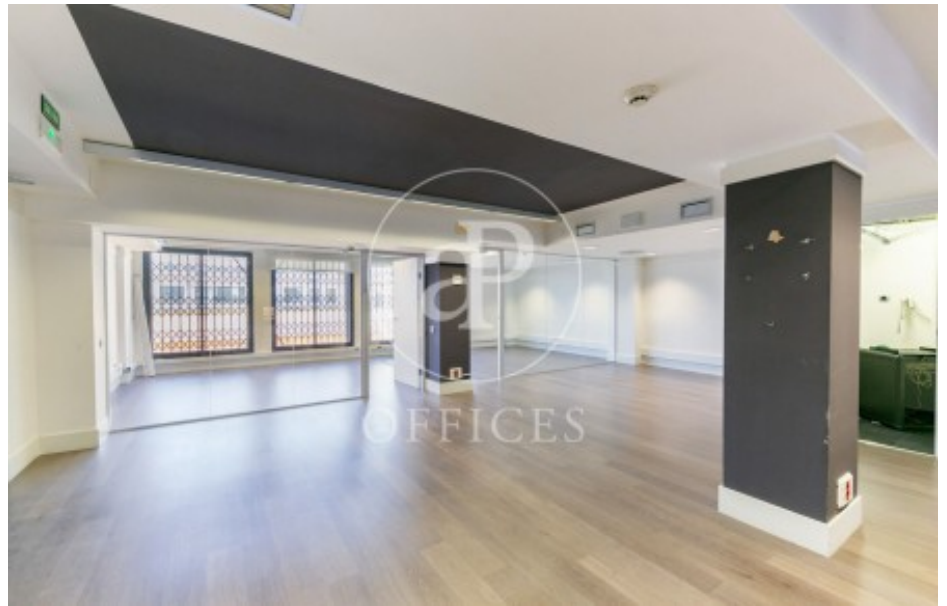


Office for Rent on Calabria Street

Ref. AOB2603028

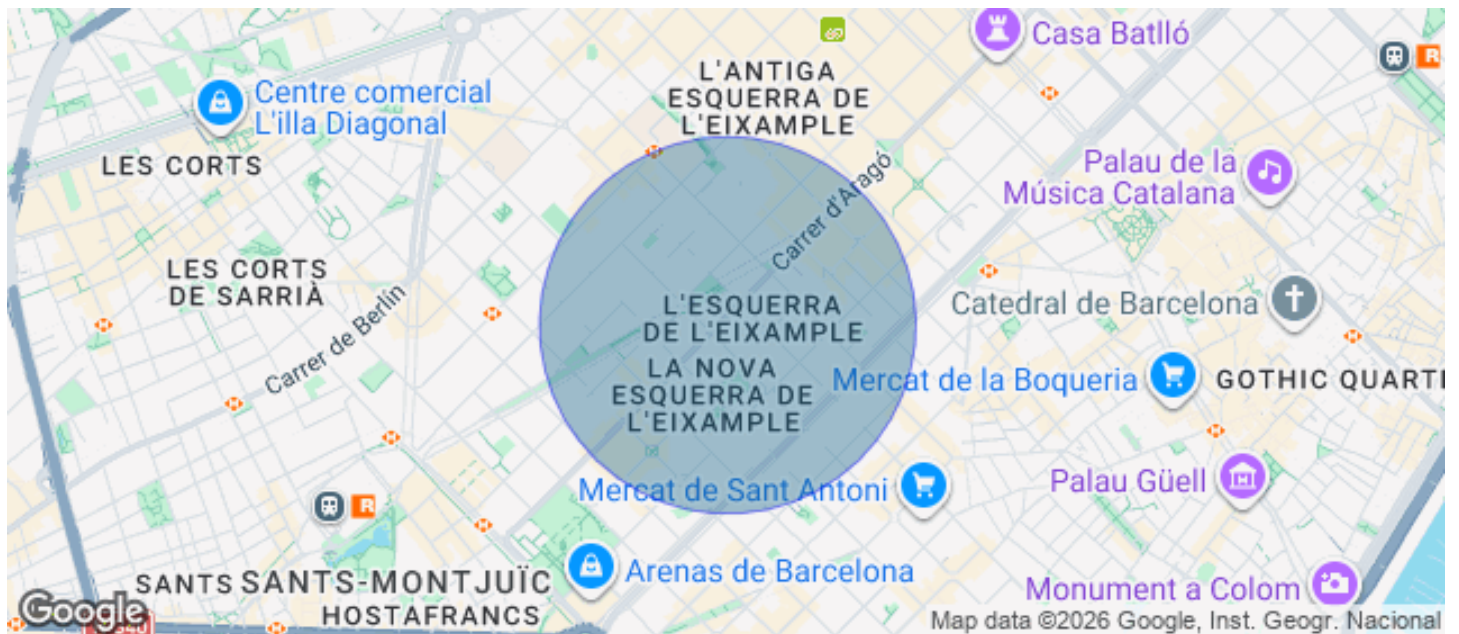
Barcelona / Eixample Esquerra

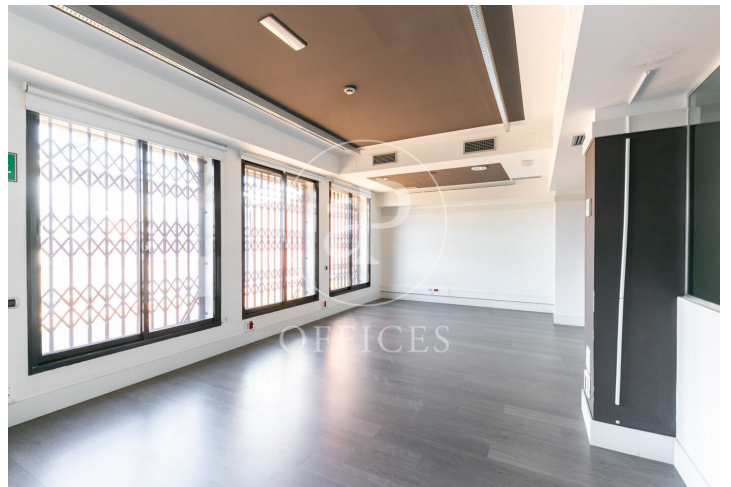
- ✓ Security
- ✓ Concierge
- ✓ A/C
- ✓ Heating
- ✓ Parking
- ✓ Condition: Good
- ✓ Terrace

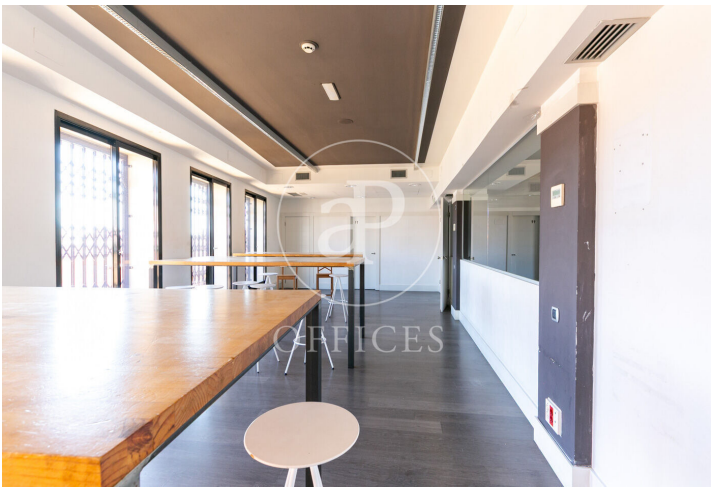


10,995 € | 772 m²

Exclusive office building with an excellent location in a highly sought-after area. The building features a façade designed to maximize natural light and surrounding views. Common areas offer high-quality finishes. It includes disabled access, four elevators, concierge service, and 24-hour security. Optional parking available. The office, with a total area of 772 m², offers a large open-plan space with glass partitions, private offices, and two fully equipped bathrooms. Floor-to-ceiling windows provide abundant natural light and pleasant exterior views. It is equipped with parquet flooring, a modular metal suspended ceiling with integrated lighting, ducted air conditioning (hot/cold), fire detection system, extinguishers, and perimeter trunking for electrical and structured cabling installations. A prime business location, close to Plaça Espanya and the Montjuïc exhibition area, surrounded by shops and restaurants, and very well connected by public transport. Community expenses: €2,315/month.









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@aproproperties.es

www.aoficinas.es