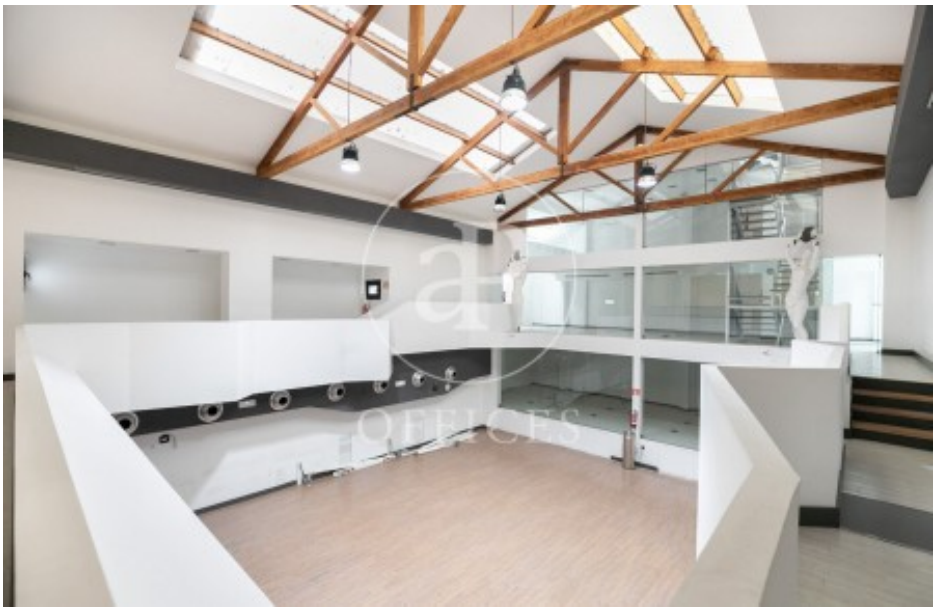
APROPERTIES OFFICES
Paseo de Gracia 85, 8ª planta 93 528 89 08 www.aoficinas.es

Office for sale on Ros de Olano street

Ref. VOB2409002

Barcelona / Gracia

- A/C
- Heating
- Condition: Very good



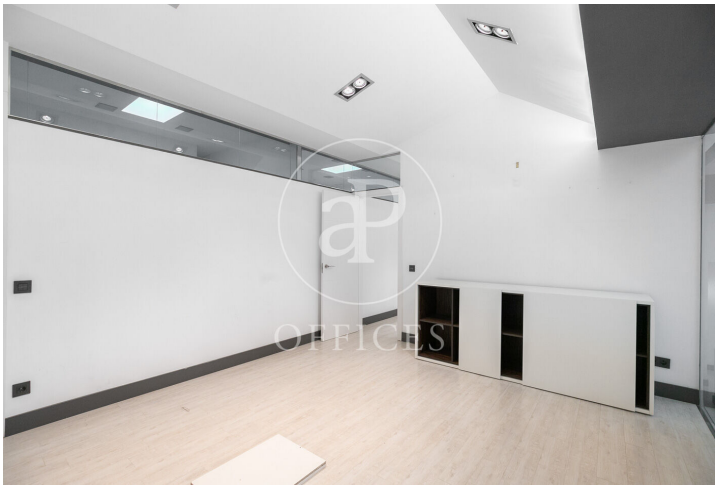
4,800,000 € | 1,145 m²

Fantastic office for sale, located in the Gràcia neighborhood, in the former Helena de Gràcia theater. It offers a flexible workspace with character, optimizing work conditions and human relationships. This workspace is in perfect condition, with a smart renovation that brought functionality while preserving the beauty of the original architecture, including the spectacular wooden beams. The 1,145 m² office allows for configuration based on your needs, with open floors and spaces that suggest various uses: meeting rooms, auditorium, private offices. It is spread over several levels surrounding a central open space with triple-height ceilings, receiving abundant natural light through large skylights. Glass partitions and balcony-style floors provide transparency and unify all spaces. The office also features a large kitchen area, locker room, and technical room. It is equipped with high-quality finishes, a hot/cold air conditioning system via ducts, electrical and lighting installation, voice and data cabling, as well as a fire detection and suppression system. Excellent location, close to Passeig de Gràcia, between the city's main business and financial centers. Known for its great architectural and cultural value. Excellent transport connections: ME [...]

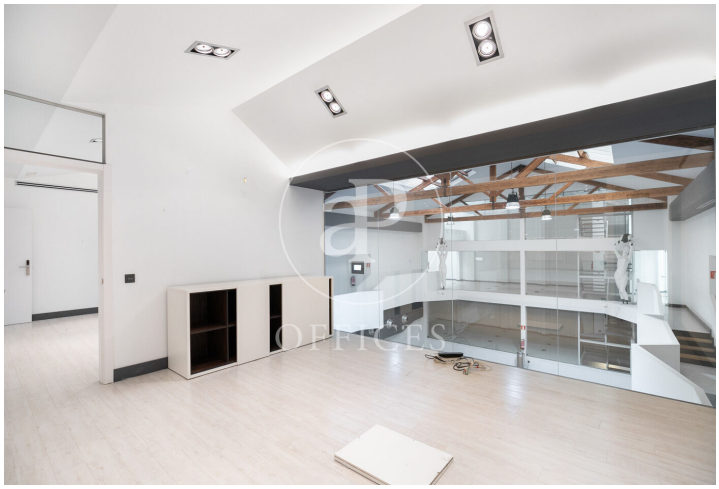
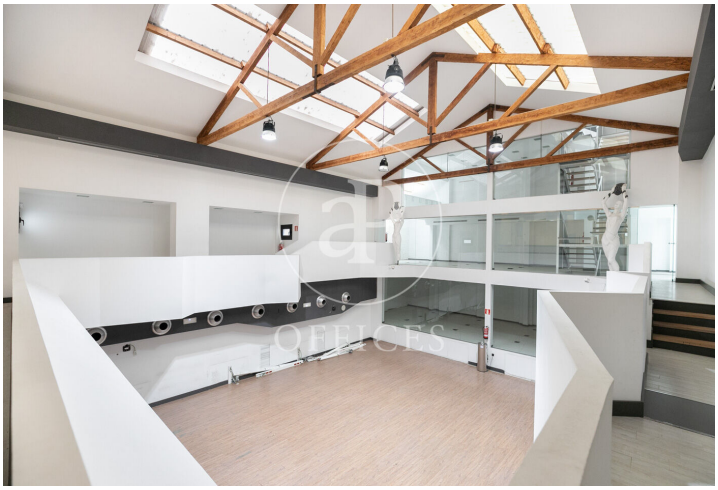






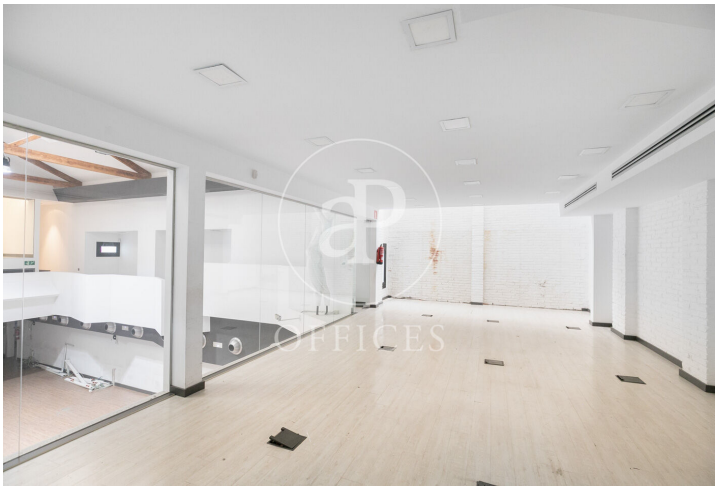


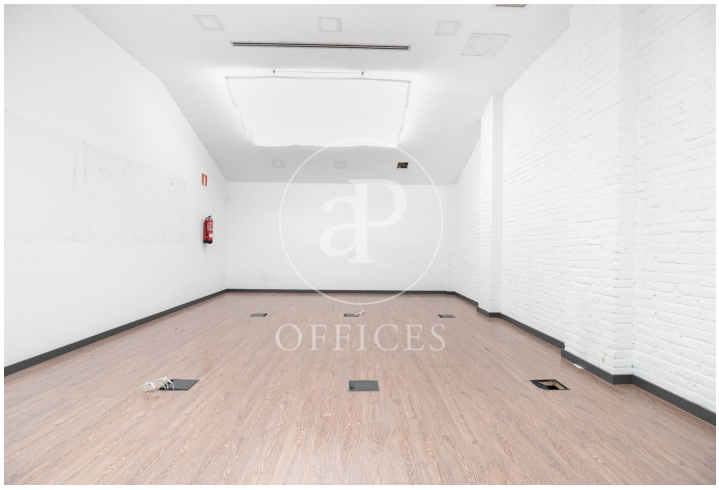






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Contact us today for more information or to arrange a viewing

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