

## Office for rent in Eixample Dreta near Gran Via

Ref. AOB2512002

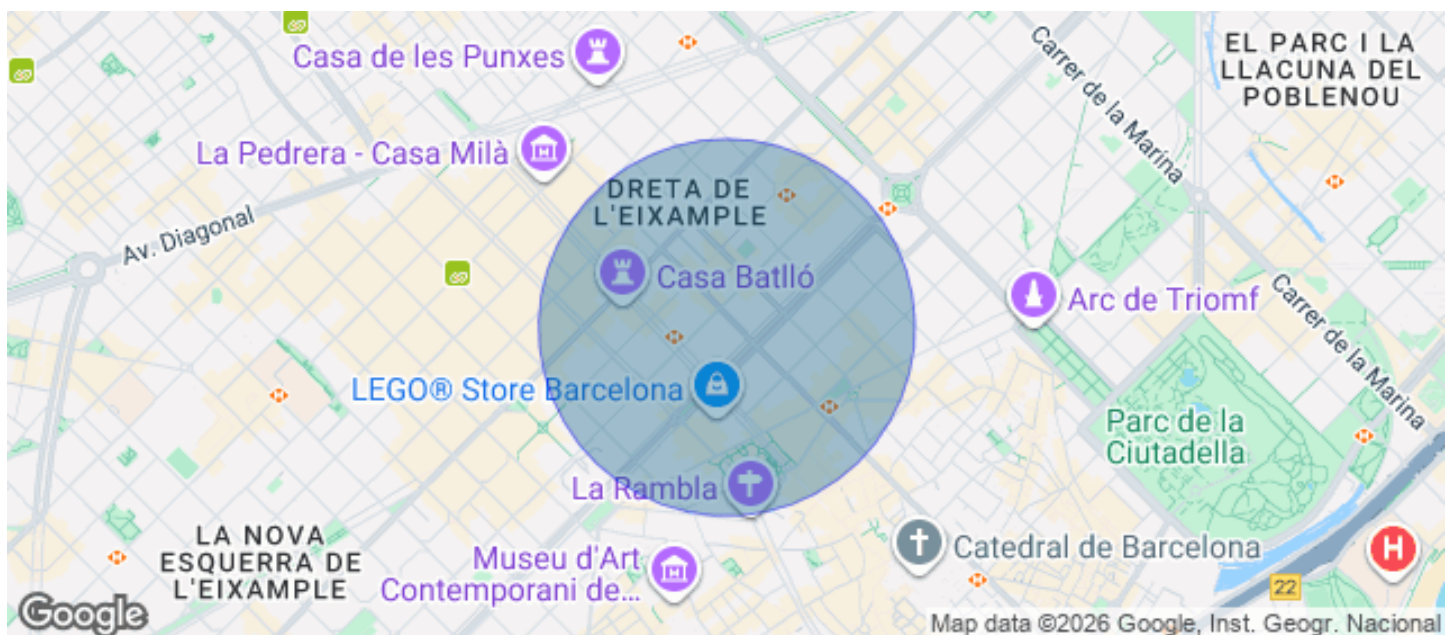
Barcelona / Passeig de Gracia

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



5,733 € | 273 m<sup>2</sup> + 100 m<sup>2</sup> terrace

With a total built area of 273 m<sup>2</sup>, the office is located on the first floor of a mixed-use office building, situated in the heart of Barcelona's "Golden Mile," just five minutes from Passeig de Gràcia and Gran Via. The building comprises several above-ground floors and features two elevators and a rooftop terrace for events. It also includes a parking area with available spaces for the companies within the building. Inside, the office offers an open-plan space with natural light, currently divided into 3 individual offices, a meeting room, 2 bathrooms, and a kitchen office. The layout is ideal for marketing and advertising agencies, social media companies, the port/logistics sector, artificial intelligence firms, and other industries requiring a flexible and versatile environment. The space can be delivered completely open-plan, without architectural barriers, to adapt to the needs of the future tenant. The office is equipped with raised technical flooring, air conditioning adapted to the current layout, is fully exterior, and includes a data RAC. The building offers concierge service, in addition to the parking mentioned above. Excellent location, surrounded by all types of public transport: FGC (Plaça Catalunya), urban buses 39, 47, B24, [...]









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](mailto:oficinasbcn@aproproperties.es)

[www.aoficinas.es](http://www.aoficinas.es)