

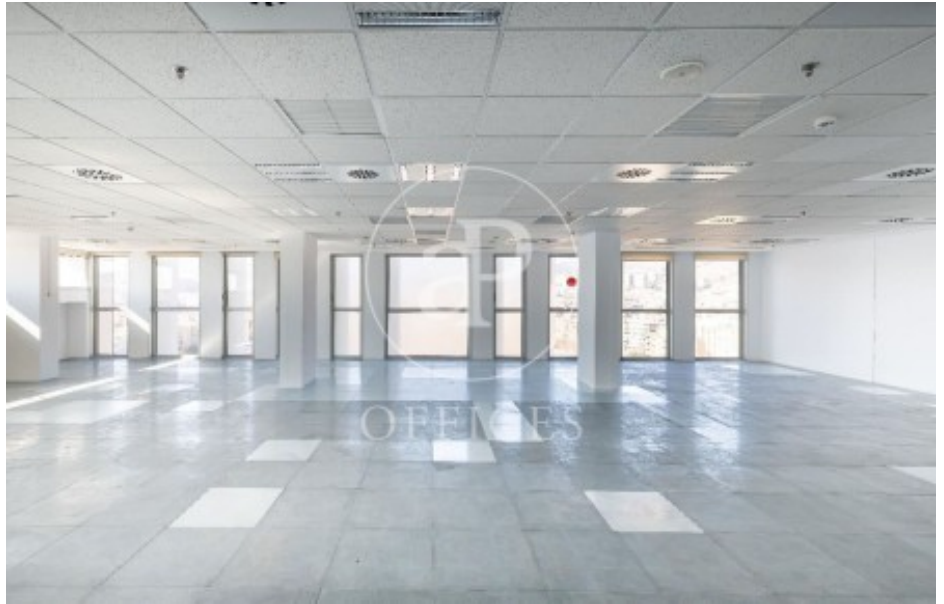
## Office building for rent in 22@

Ref. AOB2408013

Unit 1

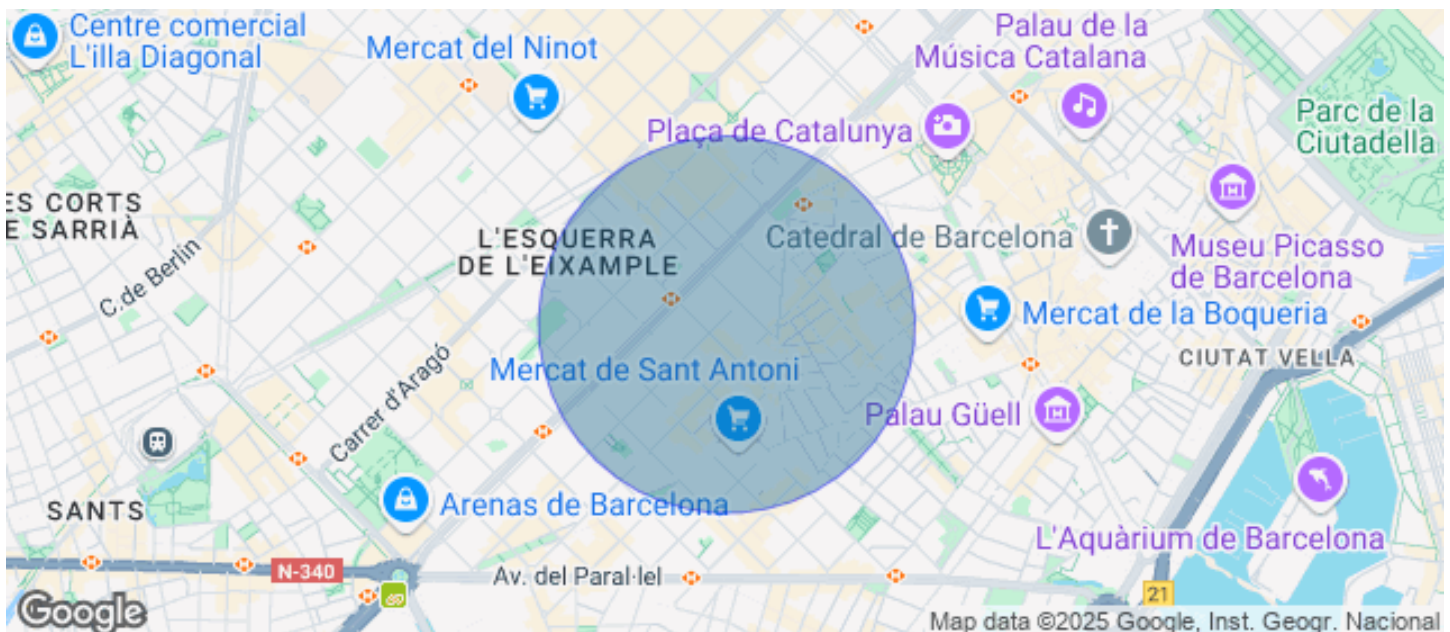
Barcelona / Poble Nou

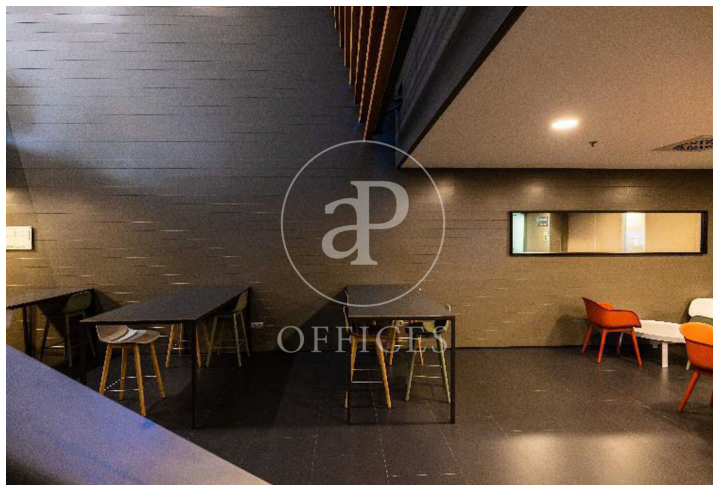
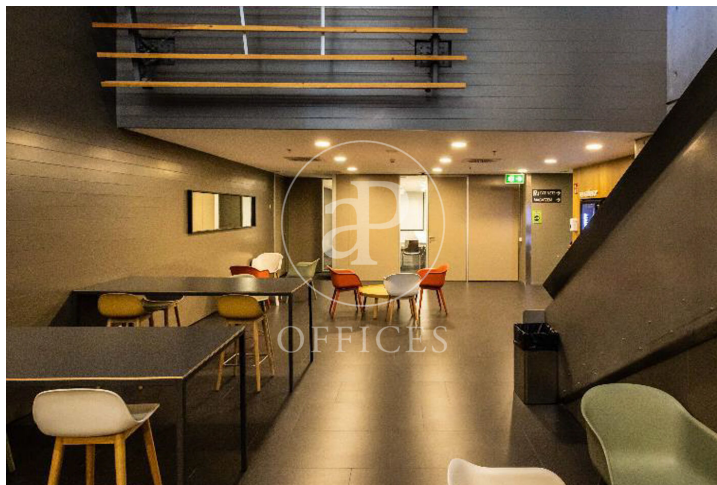
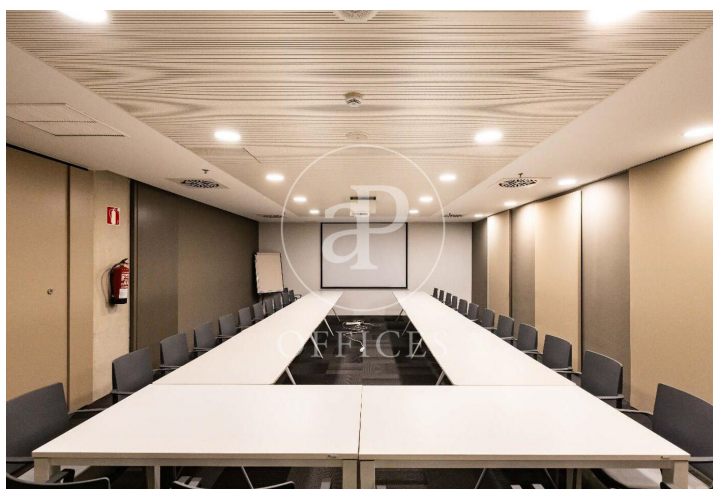
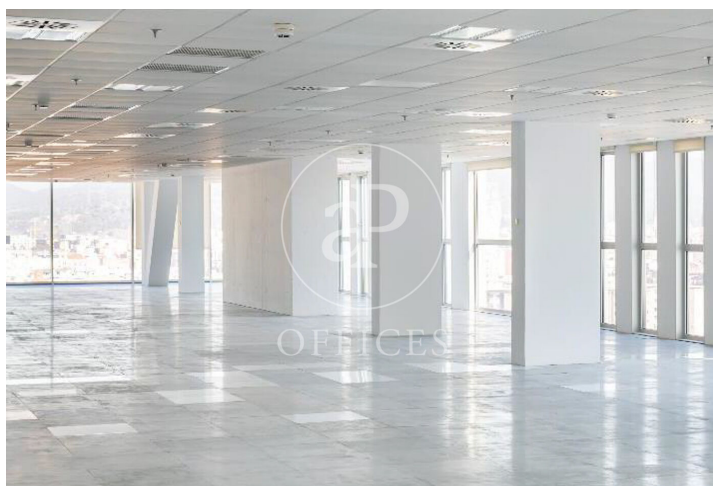
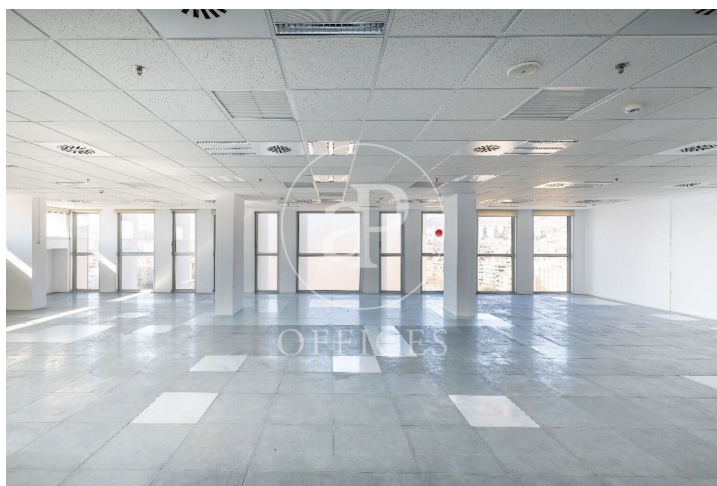
- ✓ Security
- ✓ Concierge
- ✓ A/C
- ✓ Heating
- ✓ Parking
- ✓ Condition: Good
- ✓ Terrace



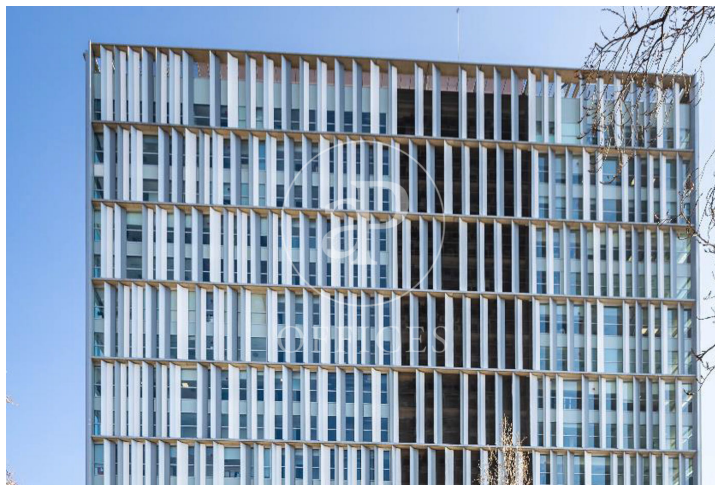
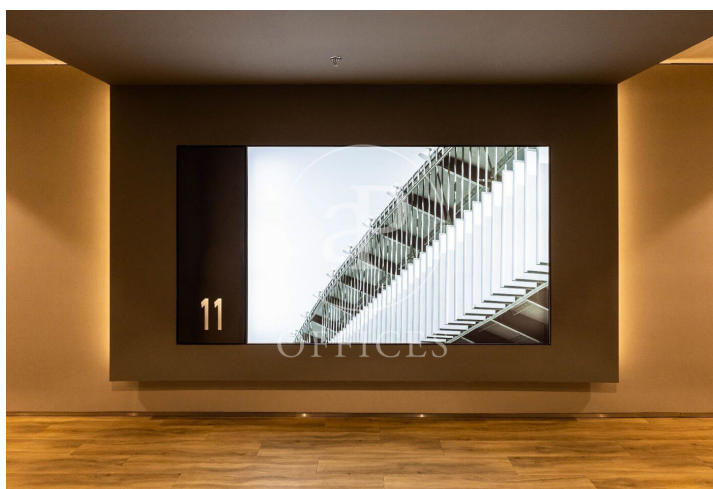
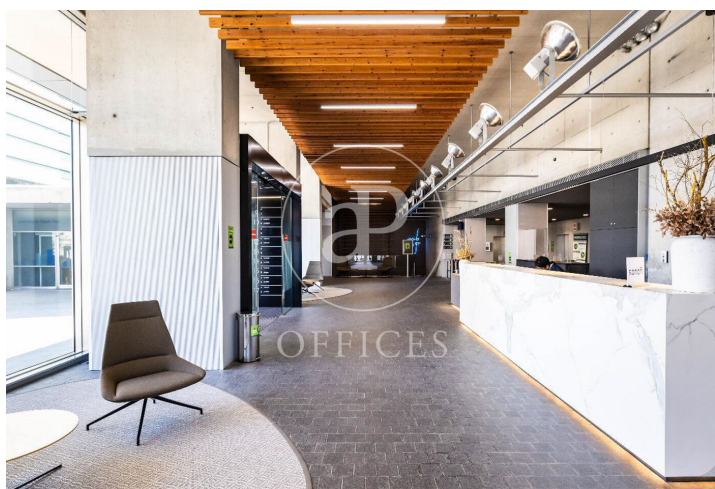
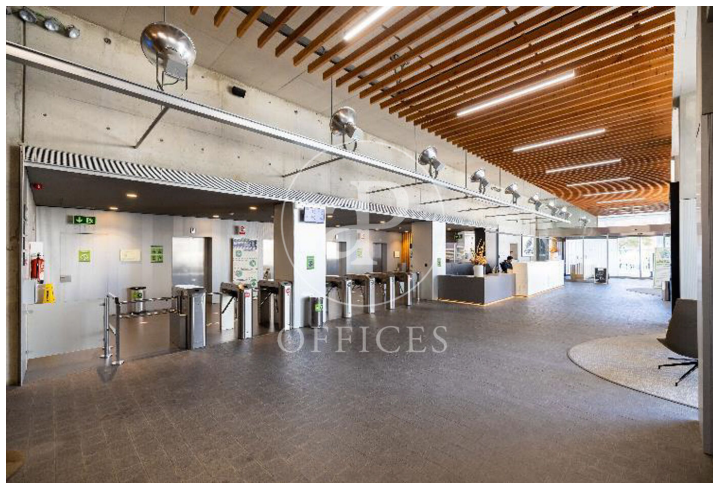
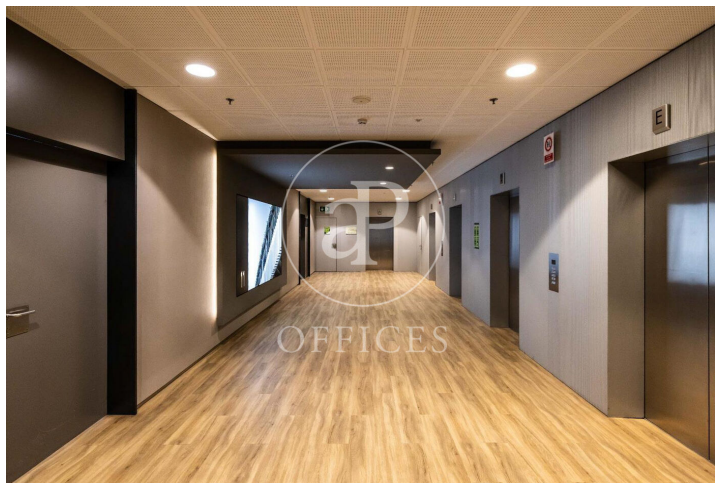
18,240 € | 1,204 m² | 23 €/m² | IBI Incluido en comunidad | Charges a convenir

Torre Meridian is an exclusive office building with over 22,800 m² located in Barcelona on Avda. Meridiana, adjacent to Avda. Diagonal, connecting to Barcelona's northern beltway, heading towards the Costa Brava. With a height of 70 m and 18 floors - 17 above ground + ground floor. The offices are open-plan, bright, and offer 360° views. It holds BREEAM Very Good and Wired Score Silver certifications, committed to sustainability, well-being, and energy efficiency. There are 318 parking spaces, 19 of which are for electric vehicles. Occupancy ratio 1/10. With floor heights of 2.80 m, raised flooring, suspended ceiling, MRV DAIKIN climate system, a core with 5 elevators and 1 independent freight elevator, flexible and modular space, with 24/7 security, and access control. Availability: Ground Floor: 803 m² 2nd Floor: 978 m² 5th Floor: 1,350 m² 12th Floor: 1,275 m² Availability and workstations from 46 to 385 workstations. Ideal for corporate companies looking to be located in the prime industrial and technological area. Don't forget to visit our website to explore other options <https://www.aoficinas.es/>

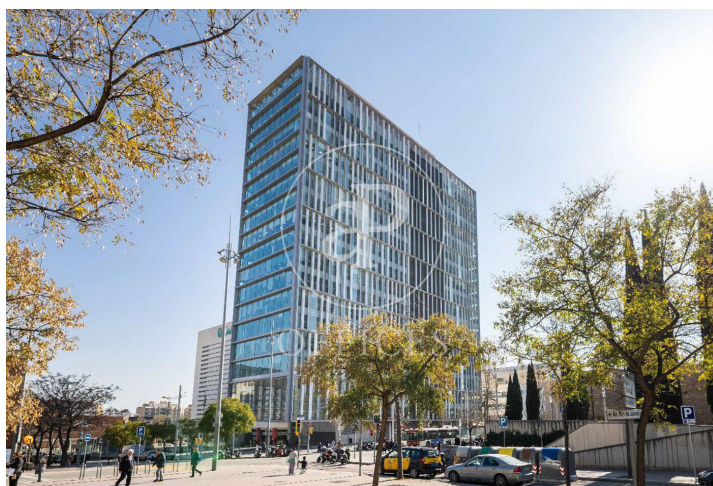
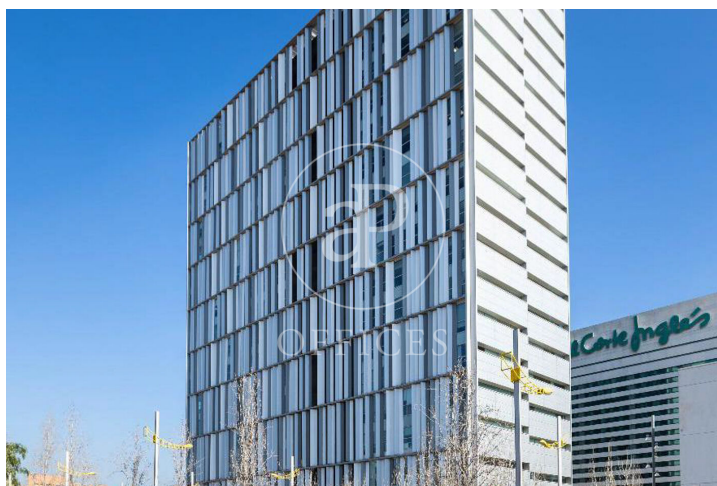
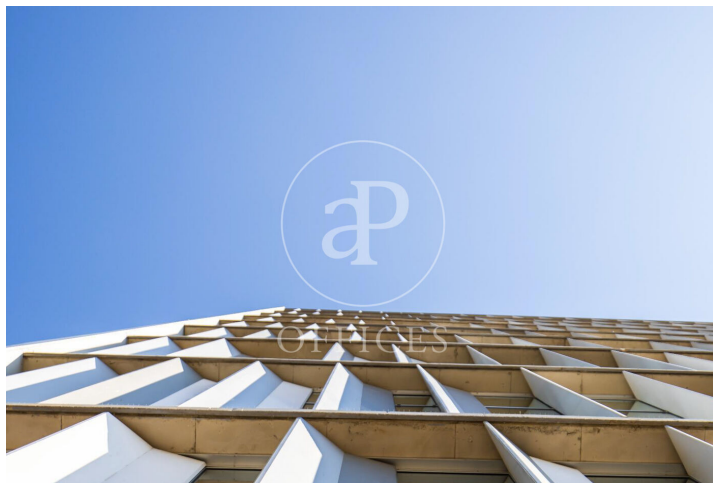












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