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

Office for sale, with RETURN, on Via Augusta

Ref. VOB2504002

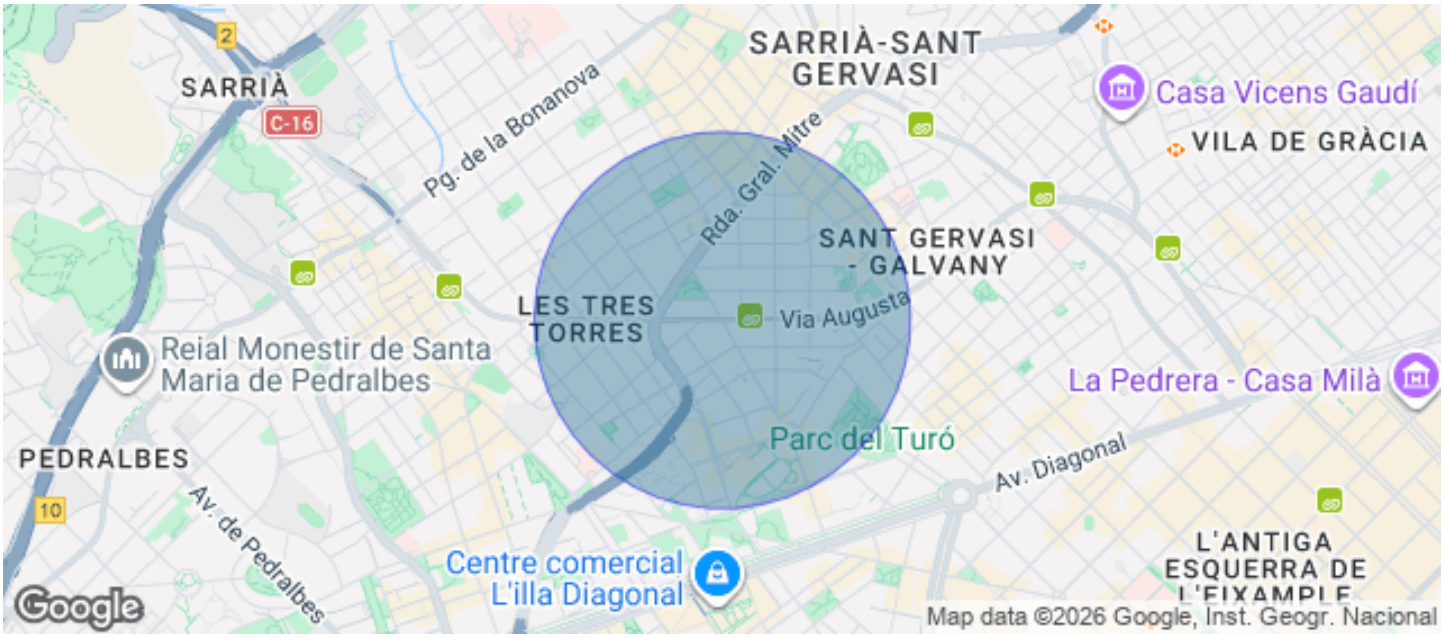
Barcelona / Sarria-St. Gervasi

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



800,000 € | 154 m²

Exterior office with 156 m² built, located in a building exclusively for office use. The building is distributed over 8 floors above ground and a basement floor designated for parking. It features concierge service during continuous hours and 4 elevators. The office, which is very bright due to its glass façade, is in good condition. Layout: ???? Large open-plan space ???? 4 rooms/offices separated by glass partitions ???? 2 restrooms ???? Office kitchen Features: ? Parquet flooring ? Drop ceiling with integrated lighting ? Hot/cold air-conditioning system via ducts ? Pre-installed electrical and data network ? Communications rack ? Operable windows ? Fire detection system The office is leased with a rental agreement in place until 2030, ensuring a stable return. ???? Prime location on Via Augusta, very close to Avenida Diagonal, one of the most exclusive and best-connected areas of the city. Excellent commercial and service infrastructure, with easy access to public transport, restaurants, shops, and cultural spaces.







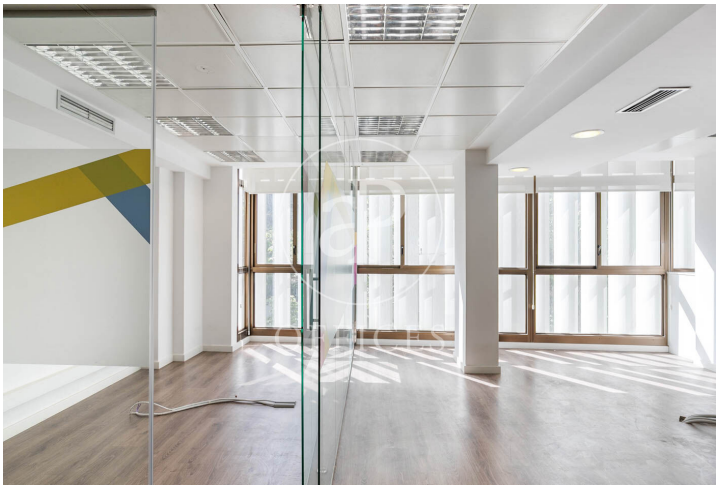




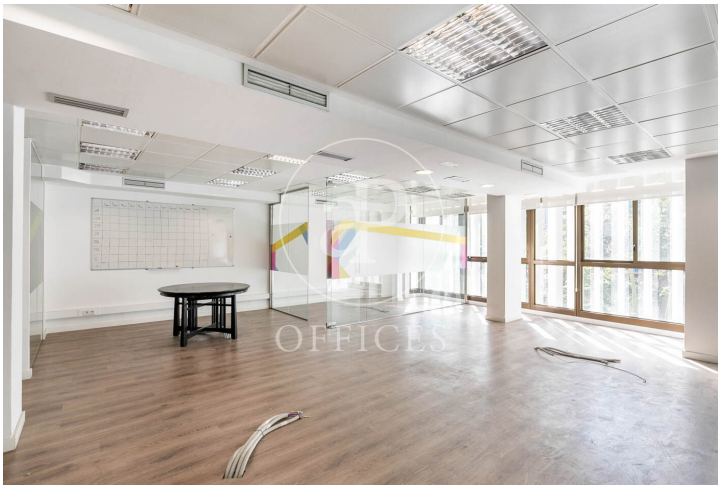















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Contact us today for more information or to arrange a viewing

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