

## Office for rent in Almagro (Madrid)

Ref. AOM2604015

Madrid / Almagro

- ✓ A/C
- ✓ Heating
- ✓ Condition: Refurbished



30,000 € | 1,216 m<sup>2</sup>

Commercial space available. 25 meters of frontage - 4 windows Three levels: main floor at street level (590 m<sup>2</sup>), mezzanine (95 m<sup>2</sup> - back of the premises), and basement (390 m<sup>2</sup>). Interior height in the main area: 5.30 m (possibility of adding a mezzanine on the ground floor) - Possibility of opening an additional doorway above the existing entrance. It has a main entrance and a side emergency exit. It has ducted air conditioning to the exterior of the building. Ideal for a corporate headquarters, offices, or consulting rooms. The office is already set up and ready to operate. Excellent visibility with a 25-meter frontage and an unbeatable location in a high-traffic area for both pedestrians and vehicles. Interior layout: Open-plan or modular spaces as needed (Currently 3 offices and 5 meeting rooms) Chamberí District. Between García de Paredes Street and Paseo General Martínez Campos (nearest metro stations: Gregorio Marañón (lines 4, 5, and 10) and Rubén Darío (line 5)). Multiple connections with EMT intercity buses. Can you imagine working here?









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Contact us today for more information or to arrange a viewing

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