## Office for rent in Alcobendas.

Ref. AOM2211006

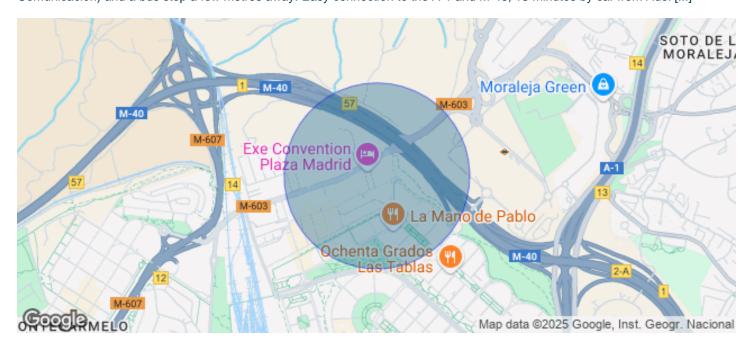
## Madrid / Ciudad Lineal

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



## Price from 7,527 € | Surface 579 m<sup>2</sup> - 1749 m<sup>2</sup> | 4 Units

EXCLUSIVE BUILDING WITH OFFICES AVAILABLE IN AVENIDA DE EUROPA. Exclusive office building located in Alcobendas; it has modular floors with areas of 1.500m2 with the possibility of segregating into 645m2 and 748m2. The communal areas of the building have been recently refurbished, adapting the lobby area, creating new landscaped outdoor areas and sports facilities such as a paddle tennis court and changing rooms. Outdoor terrace for the exclusive use of customers, healthy food sales area, new charging points for electric vehicles and an increase in the number of parking spaces for bicycles and scooters. In addition, the building has a 4-tube hot/cold air conditioning system, floor and ceiling accessible through a personal identification system, toilets with direct access from the floor, turnstile access control, 24-hour surveillance service, access adapted for people with reduced mobility and parking spaces available for rent in the building. ISO 50001 sustainability certification. The building is located just a few minutes from the shopping and restaurant area. Perfectly connected to the public transport network, with a metro stop 500 metres away (Ronda de la Comunicación) and a bus stop a few metres away. Easy connection to the A-1 and M-40, 13 minutes by car from Adol [...]



| Available offices in this building |                      |         |                     |                           |          |              |
|------------------------------------|----------------------|---------|---------------------|---------------------------|----------|--------------|
| Floor                              | Surface              | Price   | Price/m²            | IBI                       | Charges  | Availability |
| 1° AB                              | 1,749 m <sup>2</sup> | €22,737 | 13 €/m <sup>2</sup> | Incluido en<br>los gastos | 10004.28 | Immediate    |
| 1° BC                              | 758 m <sup>2</sup>   | €9,854  | 13 €/m <sup>2</sup> | Incluido en<br>los gastos | 4335,76  | Immediate    |
| 3° AB                              | 579 m <sup>2</sup>   | €7,527  | 13 €/m <sup>2</sup> | Incluido en<br>los gastos | 3311,88  | Immediate    |
| 3° AB                              | 1,170 m <sup>2</sup> | €15,210 | 13 €/m²             | Incluido en<br>los gastos | 6692.4   | Immediate    |











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Contact us today for more information or to arrange a viewing

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