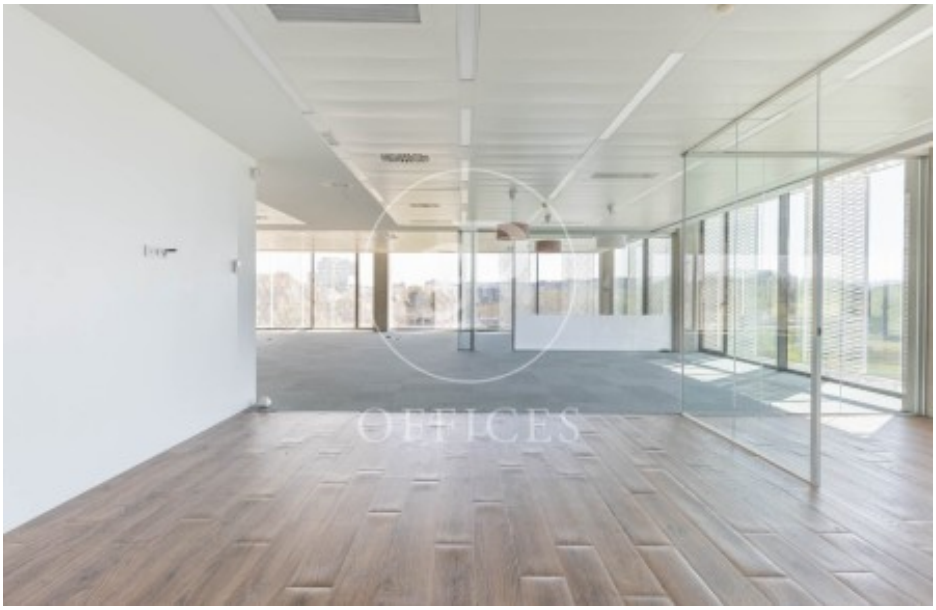
APROPERTIES OFFICES
Paseo de Gracia 85, 8ª planta 93 528 89 08 www.aoficinas.es

Office building for rent at Sant Cugat Shopping Center

Ref. AOSC2504001

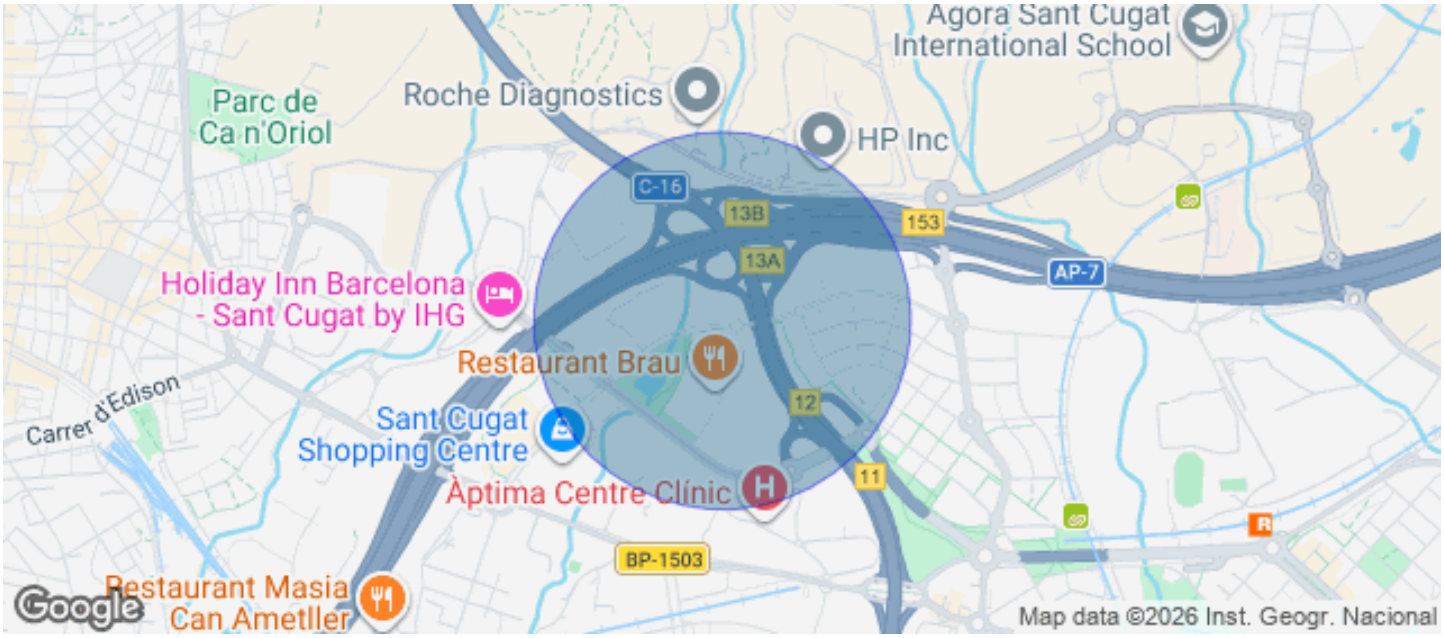
Sant Cugat del Vallés

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



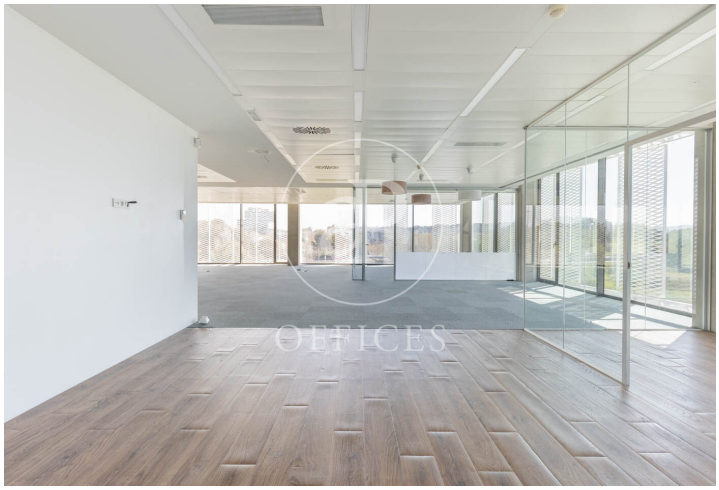
Price from 3,240 € | Surface 320 m² | 1 Unit

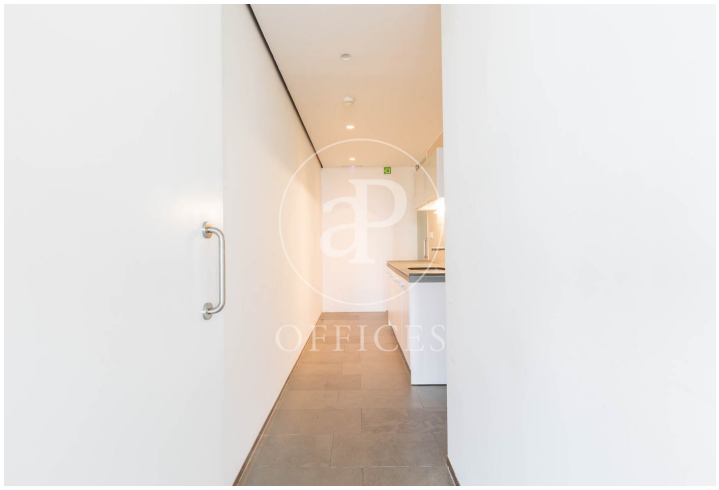
A new exclusive office building, completely exterior, featuring contemporary architectural design with an aluminum and Climalit glass façade. Each floor offers abundant natural light, raised technical floors with 12 cm of free height, a metallic false ceiling with recessed lighting, and centralized, zoned climate control. The building consists of six divisible office floors, each with a usable surface area of 721.60 m², plus a ground floor of 482 m² with a reception area and a representative entrance. It includes two private service and office areas per floor, ready for expansion as needed. Located in one of the most sought-after business areas of Sant Cugat del Vallès, next to Sant Cugat Shopping Center and Pádel Via Augusta, the building provides direct access to public transport (FGC and BUS) and excellent road connections via the Vallvidrera Tunnel and the AP-7. Key Features Smart access control system Independent zoned centralized climate control Energy certification in progress High-end finishes in common areas Flexible floor plans starting from 360 m² Free space planning proposal Reception service operating from 8 AM to 8 PM Parking Three underground levels with a total of 154 private parking spaces: Basement -1: 46 spaces [...]

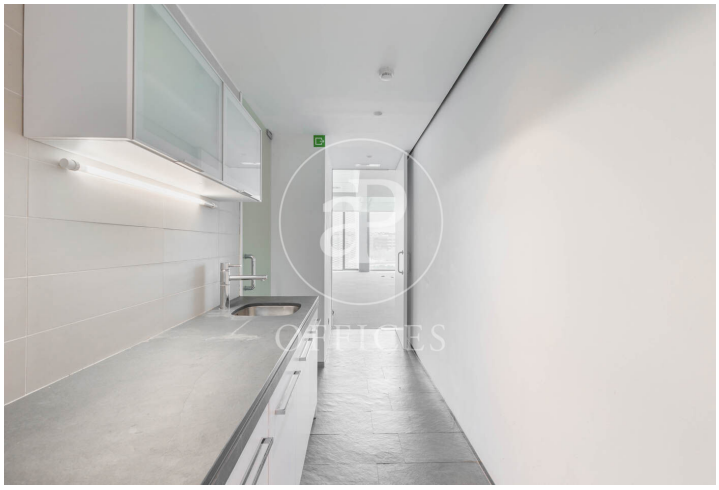


Available offices in this building

Floor	Surface	Price	Price/m²	IBI	Charges	Availability
2°	320 m^2	€3,240	10 €/m^2	429.3	907.2	Immediate







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Contact us today for more information or to arrange a viewing

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