

## Office for rent in Paseo de Gracia

Ref. AOB2403004

Unit 7 1

Barcelona / Eixample Dreta

- ✓ A/C
- ✓ Heating
- ✓ Condition: Very good



3,140 € | 282 m<sup>2</sup> | 25 €/m<sup>2</sup> | IBI incluido en gastos | Charges 1,395 €/m<sup>2</sup>

Located on the emblematic Paseo de Gracia, close to Avenida Diagonal, this fantastic building is located on a corner with a floor-to-ceiling glass façade, with a curtain wall system that provides plenty of light and great views of Paseo de Gracia and Gaudi's La Pedrera building. The building has quality finishes, 2 lifts, 24-hour security, concierge service during business hours and access adapted for people with reduced mobility. The distribution of the office consists of an open-plan, spacious and very bright floor plan that adapts to different programmatic needs, allowing for very comfortable work spaces. It has 2 bathrooms inside the office and an office. It has a modular metal false ceiling with built-in LED lighting, parquet flooring, air conditioning system, electrical pre-installation. Excellent location, area known for its great architectural and cultural value, axis of commercial and financial activity. Very well connected with public transport: Metro (lines L3 and L5), FGC, buses (7,20,22,24,33,34,39,H10,V15,V17). The rent does not include community fees and taxes. Do not forget to visit our website to evaluate other options: <https://www.aoficinas.es>











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Contact us today for more information or to arrange a viewing

Tel: 93 528 89 08

[oficinasbcn@aproproperties.es](mailto:oficinasbcn@aproproperties.es)

[www.aoficinas.es](http://www.aoficinas.es)