

Madrid

FITENI VII BUILDING – ISABEL COLBRAND, 6–8

Paseo de la Castellana, 139
28046 - Madrid
+34 912 519 833
www.borneoadvisors.com



Office - Lease

Description

Exclusive 7-storey office building located in the Las Tablas district. Office suites are available from 150 sq m. Please enquire for details on modules.

The façade, building and common areas have been recently restored to the highest of specifications. The façade enjoys excellent visibility along the M-40 ring road. The property benefits from an unrivalled location next to the Las Tablas urban action programme (PAU) and the project to extend the paseo de la Castellana.

The property is well served by public transport, with the Las Tablas metro station (line 10), and bus stops (lines 175 and 176) on the doorstep. The property is also served by the M-40 ring road, and the A-1 and M-11 highways.

Economic data

Available surface	808 sqm
Rent	tbc
Indoor Parking	Yes - tbc
Outdoor Parking	No
Community	tbc
I.B.I.	Included
T.R.U.	Included

Floor	Module	Surface	€/sqm month	Availability	Use
04	Portal 8 Ofi 2 dcha	244,00	tbc	immediate	Office
04	Portal 8 ofi 1 dcha.	232,00	tbc	Immediate	Office
05	Portal 6 - Right Off.3	332,00	tbc	Immediate	Office

Features

- ❖ Raised access floor.
- ❖ Suspended ceiling.
- ❖ 3 m clear height.
- ❖ VRV air conditioning system.
- ❖ Lifts and 2 service lifts.
- ❖ Toilets in common areas.
- ❖ Opening windows.
- ❖ Storage area.
- ❖ Access ramp for trucks.

Transport

- Las Tablas (L10b, ML1)
- 167, T61
- A-1, M-30, M-40, M-50, R-2
- 15 minutes

Certificates

Consume

Emissions

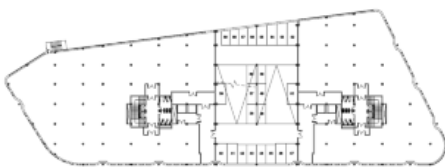


Property



Floor lay-out

PLANTA TIPO



Location

