

EGEO BUILDING - AVENIDA DEL PARTENÓN, 4-6

Office - Lease

Description

Edificio EGEO is an exclusive office building located just a few meters from the Feria de Madrid (IFEMA), in a consolidated office environment, very close to the airport and just a few minutes from the city centre.

The building offers two independent distribution wings with an attractive central lobby crowned by a large skylight, which provides great luminosity to the interior areas. It also has an advanced management system, including centralized control, as well as a renewed air conditioning system, incorporated after a recent and significant renovation of the space. The spaciousness and flexibility of its floors, divisible into up to eight modules, allows the possibility of housing several tenants.

Economic data

Available surface	777 sqm
Rent	tbc
Indoor Parking	Yes - 110.00 €/unit/month
Outdoor Parking	No
Community	tbc
I.B.I.	Included
T.R.U.	Included

Floor	Module	Surface	€/sqm month	Availability	Use
03	Module 8	320,00	tbc	Immediate	Office
03	Module 7	457,00	tbc	Immediate	Office

Features

- ❖ 24-hour concierge/security service and 24-hour access.
- ❖ Glass façade.
- ❖ Double glazing.
- ❖ Raised access floor.
- ❖ Suspended ceiling.
- ❖ Bathrooms in common areas.
- ❖ Air conditioning and heat pump system.
- ❖ Disabled Access.
- ❖ Parking spaces.

BREEAM: Part I: Very Good / Part II: Excelent

Transport

- Feria de Madrid (L8)
- 73, 104, 122 y 82B
- A-2, M-30, M-40
- 10 minutes

Certificates

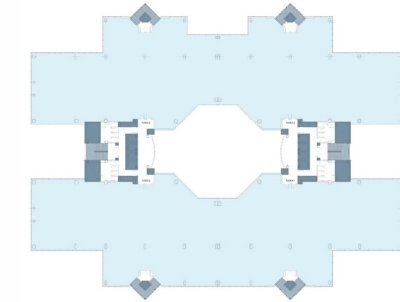
Consume Emissions



Property



Floor lay-out



Location

