

Las Rozas

ELCANO BUILDING – SEVERO OCHOA, 2

Paseo de la Castellana, 139
28046 - Madrid
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www.borneoadvisors.com



Office - Lease

Description

Edificio Elcano is a freestanding 12,590 sq m building located on a large private landscaped plot in Las Rozas. The A-class building has been recently refurbished and is BREEAM and WELL CORE-certified. It boasts 3 above ground floors and 2 basements. Floors can be split to provide modules starting from 590 sq m.

The property can continue to accommodate one tenant, as up until now, or can also accommodate two or more tenants, thanks to its versatile nature. In the case of two tenants, each one would benefit from individual access and its own communications and services core. Use of the general facilities, cafeteria, sports facilities, auditorium, etc. will be shared by all tenants.

Economic data

| | |
|-------------------|-----------|
| Available surface | 3,963 sqm |
| Rent | tbc |
| Indoor Parking | Yes - tbc |
| Outdoor Parking | Yes - tbc |
| Community | tbc |
| I.B.I. | Included |
| T.R.U. | Included |

| Floor | Module | Surface | €/sqm month | Availability | Use |
|-------|----------|---------|-------------|--------------|--------|
| 00 | Module 1 | 605,00 | tbc | Immediate | Office |
| 00 | Module 2 | 933,00 | tbc | Immediate | Office |
| 00 | Module 5 | 608,00 | tbc | Immediate | Office |
| 01 | Module 1 | 830,00 | tbc | Immediate | Office |
| 01 | Module 2 | 987,00 | tbc | Immediate | Office |
| | | | | | |
| | | | | | |
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Features

- ❖ 3.45 m clear height.
- ❖ 358 parking spaces.
- ❖ 460 sq m of landscaped grounds and outdoor areas.
- ❖ Loading/unloading area.
- ❖ A canteen fitted with a kitchen and furniture, and with a capacity for up to 144 people.
- ❖ Outdoor sports facilities.
- ❖ Changing rooms with showers and lockers.
- ❖ An auditorium/screening room that can sit up to 107 people.

Transport

- 🌀 Pinar de las Rozas (C8, C8a,C10)
- 🚌 628, 629
- 🛣️ A-6, M-40, M-50
- ✈️ 20 minutes

Certificates

Consume

C

Emissions

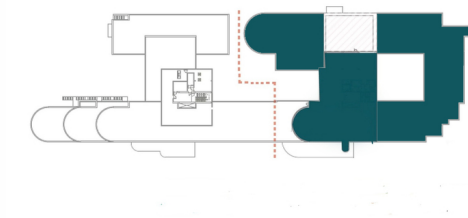
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Property



Available surface



Location

