

Office - Lease

Description

The AVALON Business Park is located on calle Santa Leonor, in the MADBIT urban technology district -one of Madrid's fastest growing areas. The business park comprises 9 different-sized office buildings featuring the same layout, clear height and finishes, and a common central core.

The business park comprises 9 buildings offering 47,000 sq m of total lettable space and benefitting from a range of amenities, landscaped grounds and quick access to the M-30 and M-40 ring roads and the A-2 highway. The premises are well served by public transport, with a metro stop just minutes from the business park, and many bus lines running services into the city centre.

Economic data

Available surface	19,264 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
00	Building B	2.072,60	tbc	Immediate	Offices
00	Building C	422,00	tbc	Reserved	Offices
00	Building E	4.503,00	tbc	Immediate	Offices
00	Building G	1.843,00	tbc	Immediate	Offices
00	Building H	5.430,00	tbc	Immediate	Offices
00	Building I	4.993,00	tbc	Immediate	Offices

Features

- ❖ Open-plan offices.
- ❖ Encapsulated metal raised access floor.
- ❖ Modular suspended ceiling.
- ❖ VRV air conditioning system.
- ❖ AI fire detection system.
- ❖ Access control in each building.
- ❖ On-site private and public parking.
- ❖ On-site restaurant services.

Transport

-  Suanzes (L5) , García Noblejas (L7)
-  4, 28, 38, 48, 70, 286, 288, 289
-  A-2, M-30, M-40
-  10 minutes

Certificates

Consume & Emissions

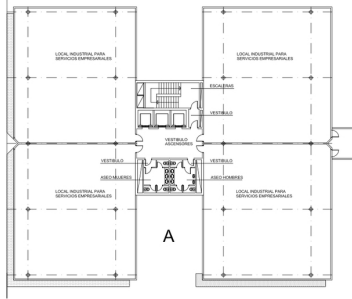
In process



Property



Floor lay-out



Location

