

### Office - Lease

#### Description

Office located on the second floor of the Lima Building, located on Paseo de la Castellana, in the heart of the city's financial district and a few meters from the Santiago Bernabéu stadium.

The possibility of dividing the space into smaller areas could be considered. It offers the possibility of installing a CORPORATE SIGN in one of the busiest corners of the city.

In the immediate vicinity, there are all kinds of shops and restaurants, as well as excellent transport links with bus and metro stops practically on the doorstep.

#### Economic data

Available surface	833 sqm
Indoor Parking	Yes - tbc
Community	tbc
I.B.I.	tbc
T.R.U.	tbc

#### Features

- ❖ Newly renovated, possibility of modulation.
- ❖ Open plan.
- ❖ False ceiling with LED lighting.
- ❖ Raised access flooring.
- ❖ Central heating and individual air conditioning.
- ❖ Casement windows.
- ❖ Possibility of CORPORATE SIGN on the façade.
- ❖ Two parking spaces available for rent at Castellana, 91.

#### Transport

-  Santiago Bernabéu (L10)
-  5, 27, 147, 150
-  M-30, M-40
-  20 minutes

#### Certificates

Consume  Emissions 

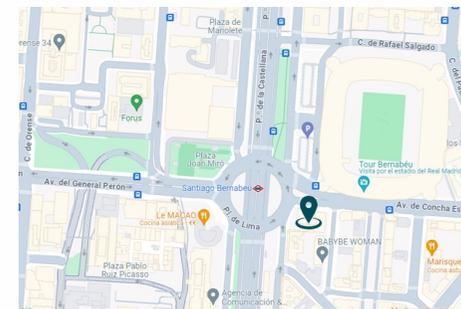
#### Property



#### Plane



#### Location



Floor	Module	Surface	€/sqm month	Availability	Use
02	2nd Floor	833,00	tbc	Immediate	Office