

Office - Lease

Description

Offices located in an exclusive building in the south of Madrid, in a well-established area with excellent public and private transport links. The Albufera Plaza building has a total floor area of 14,900 m², spread over a ground floor and six upper floors. The ground floor, designated for commercial use, offers a wide range of services. The property is located close to two metro stations and numerous bus routes.

LEED Gold certification.

Features

- ❖ Glazed façade, floor-to-ceiling windows.
- ❖ Open-plan floors.
- ❖ Fully fitted offices.
- ❖ Raised access floor.
- ❖ Suspended ceiling with recessed lighting.
- ❖ VRV air conditioning system.
- ❖ Private toilets.
- ❖ Open-spaces and compartmentalised areas.
- ❖ Indoor car park within the building.
- ❖ Security service.

Economic data

Available surface	1,963 sqm
Rent	tbc
Indoor Parking	Yes - tbc
Community	tbc
I.B.I.	tbc
T.R.U.	tbc

Transport

- Portazgo (L1)
- 54, 58, 103
- M-30, M-40
- 17 minutes

Floor	Module	Surface	€/sqm month	Availability	Use
03	Right	449,63	tbc	Immediate	Offices
04	Left	452,16	tbc	Immediate	Offices
05	Right	651,00	tbc	Immediate	Offices
05	Left	410,00	tbc	Immediate	Offices

Certificates

Consume

C

Emissions

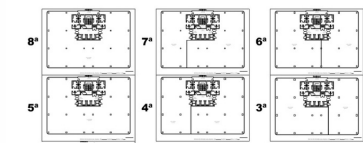
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Property



Floor lay-out



Location

