# Madrid
# PRÍNCIPE DE VERGARA, 109

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BORNEO ADVISORS

## Office - Lease

## Description

An exclusive office building, with two retail units on the ground floor and in the basement.

The property is in a good state of repair, particularly the external façade, which has been recently refurbished. It boasts a good location, good ceiling heights and floor plan layout, as well as excellent natural light thanks to its three free-standing façades.

It benefits from excellent transport links, as it is situated just a few metres from the Avenida de América interchange and the junctions with the A2 and M30 motorways.

## Features

- VRV air conditioning
- Entrances on Príncipe de Vergara and Joaquín Costa.
- Accessible suspended ceiling with recessed lighting.
- Perimeter cabling for voice and data.
- Arranged parking.
- Carpeted floors.

## Certificates

Consume B

Emissions B

## Economic data

| | |
|---|---|
| Available surface | 585 sqm |
| Rent | tbc |
| Community | tbc |
| I.B.I. | tbc |
| T.R.U. | tbc |

## Transport

Avenida de América (L4, L6, L7, L9)

9, 29, 52, 73, C1 y C2

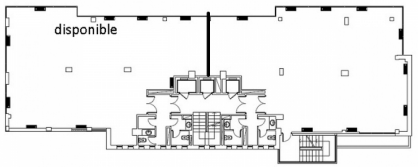
A-1, A-2, M-30, M-40

15 minutes

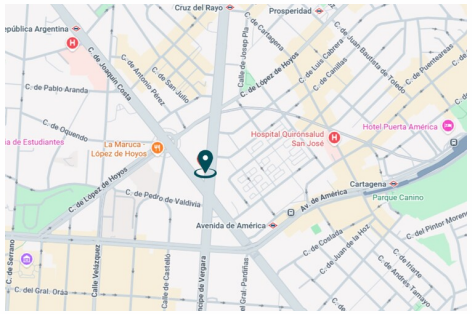
| Floor | Module | Surface | €/sqm month | Availability | Use |
|---|---|---|---|---|---|
| 04 | Module Right | 195,00 | tbc | 2026 November | Offices |
| 05 | 5th Floor | 390,00 | tbc | 2026 November | Offices |

### Property

### Floor Lay-out




### Location




This document provides general information about the property in question, which has been provided by the property owner. This information has no contractual value and is subject to change without notice.