

# FOR LEASE 23, Vasilisis Sofias, Kolonaki

Athens, Greece





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### 150-475 sq.m. office space

#### **Property Highlights**

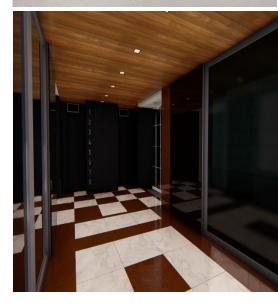
- · Will be delivered renovated
- Anchor Occupiers: Embassy of Brazil, MasterCard, Embassy of Portugal in other floors
- Complete redesign of building lobby with contemporary materials
- Secured within the property, although parking spaces are very scarce in the area

- · Electric sub-metered
- · Tenant-controlled HVAC
- Refurbished bathrooms & kitchenette
- · Professionally maintained and managed
- · 24-hour security
- Partial lease starting from 150 sq.m.
- Immediate availability

Lease option	Level	Size (sqm)	Use	Asking Rent
A	Ground level + mezzanine	221.8 (110 sq.m. approx. each level)	Offices	€5,500/month
В	1 <sup>st</sup> floor	150	Offices	€4,000/month
С	Basement	103.49	Meeting and offices without natural light	€700/month (cannot be leased partially)
D	Ground level+ mezzanine +Basement	325.31	Offices and meetings	€6,200/month
Е	1st floor + basement	253.49	Offices and meetings	€4,700/month
F	Ground level, mezzanine + 1st floor + basement	475.31	Offices and meetings	€10,200/month

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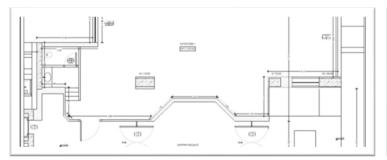


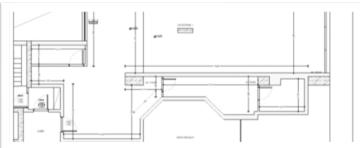




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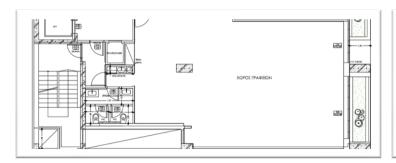
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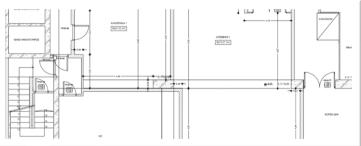




Ground floor plan

Mezzanine floor plan





1st floor plan

Basement floor plan



#### **Area Amenities**

- Ideally located in the heart of the city, 500m from Syntagma square & 130m from Kolonaki square
- 500m from two metro stations Syntagma and Evangelismos
- Area amenities include restaurants, banks, cafes, and all public authorities

For more information, please contact:

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