

FOR LEASE

23, Vasilisis Sofias, Kolonaki

Athens, Greece

UNIQUE OFFICE SPACES





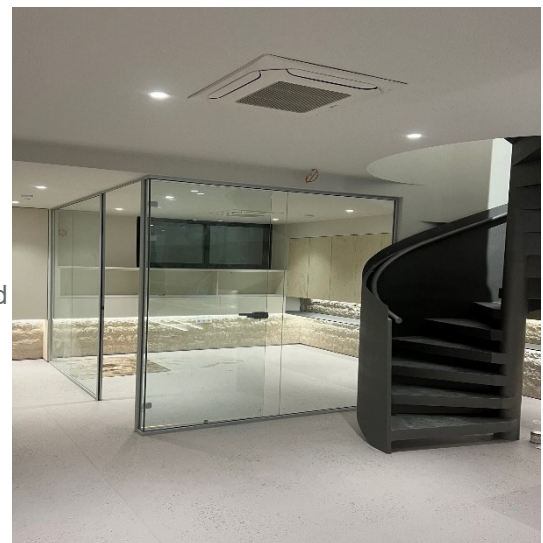


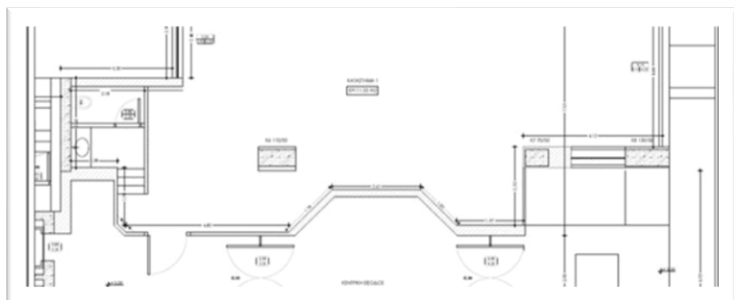
## 150-475 sq.m. office space

### Property Highlights

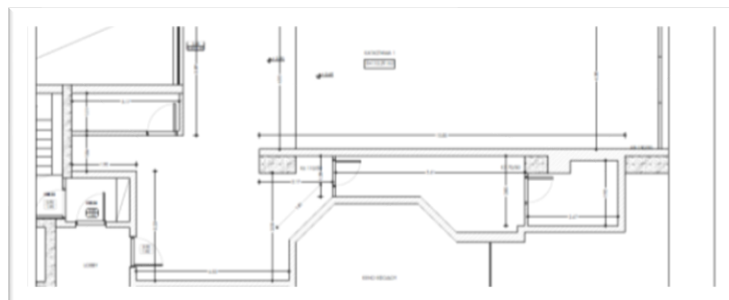
- Will be delivered renovated
- Anchor Occupiers: Embassy of Brazil, MasterCard, Embassy of Portugal in other floors
- Complete redesign of building lobby with contemporary materials
- Secured within the property, although parking spaces are very scarce in the area
- Electric sub-metered
- Tenant-controlled 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
B	1 <sup>st</sup> floor	150	Offices	€4,000/month
C	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
E	1 <sup>st</sup> floor + basement	253.49	Offices and meetings	€4,700/month
F	Ground level, mezzanine + 1 <sup>st</sup> floor + basement	475.31	Offices and meetings	€10,200/month

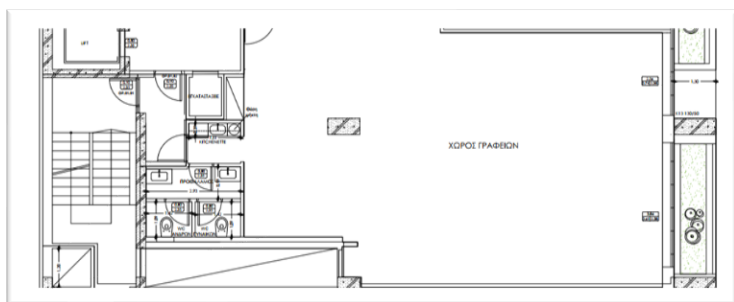




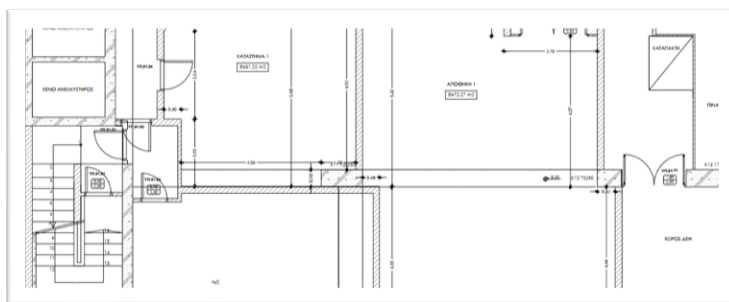
Ground floor plan



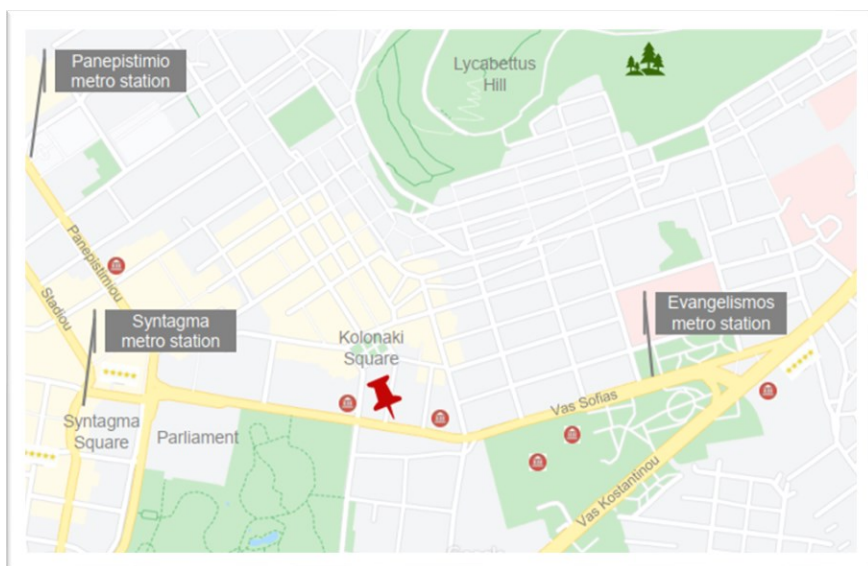
Mezzanine floor plan



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:

Angeliki Kotsi. Senior Surveyor

T +30210 7480852 M +30 690 9094443 [angeliki.kotsi@cwproprius.com](mailto:angeliki.kotsi@cwproprius.com)