

FOR LEASE

35-37 Ilia Iliou & Pytheou strs

Neos Kosmos(Athens city periphery)

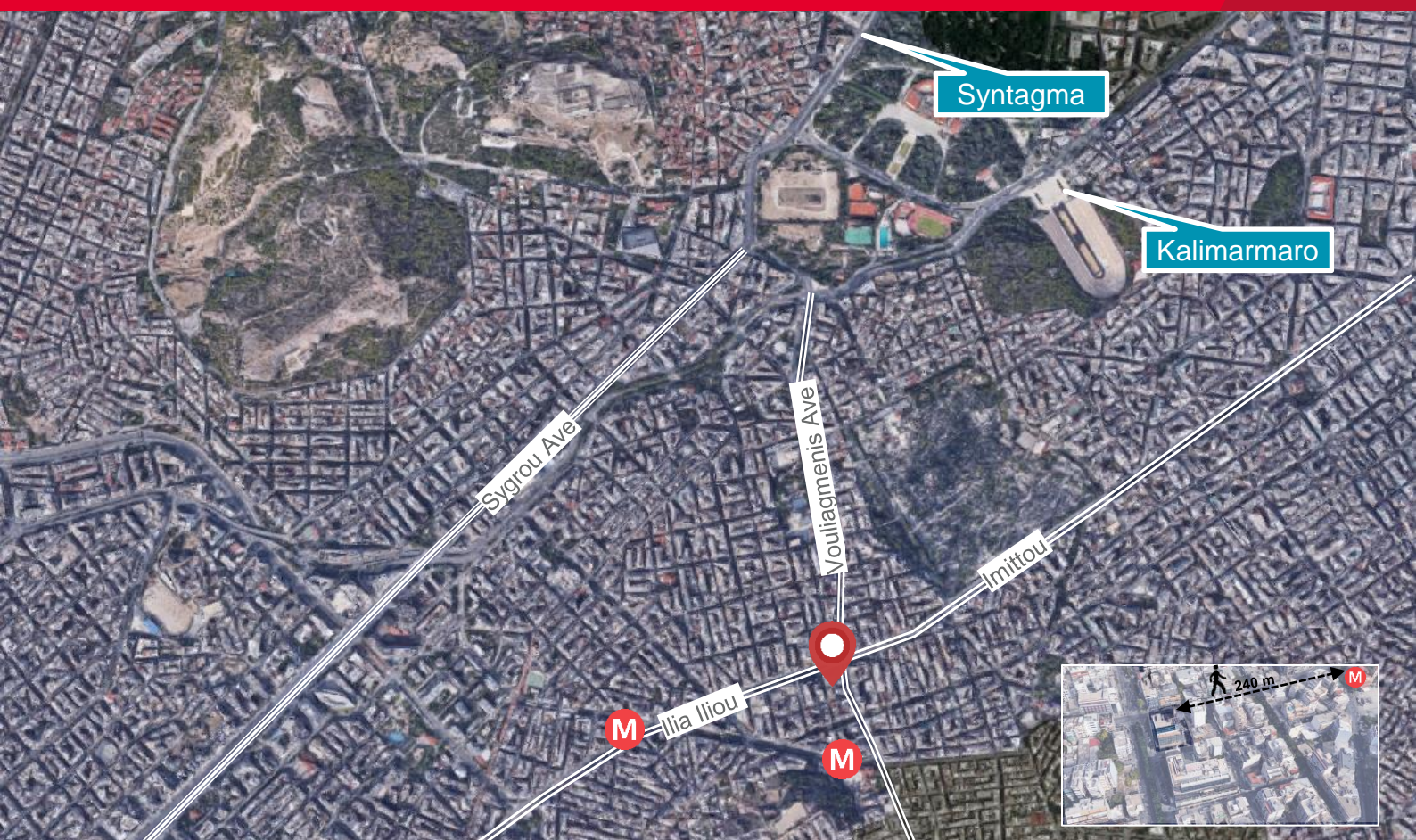
STAND ALONE OFFICE BUILDING



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3,300 SQM Class A Office Space with storage areas & 39 parking

Asking rent: € 55,000 per month

Modern 2002 construction building, developed as built to suit by a triple A corporate occupier. The space is fully-fitted and ready to occupy. An automated entrance door along Ilia Iliou street leads into a double height entrance lobby with a reception area while the parking is accessed by Pitheou street. The building is served by two 8-persons lifts, a central stairway and exterior egress stair. Ground floor and eight continuous floors provide approximately 3,300 sq.m. office space.

Property Highlights

- Ideally situated in the periphery of Athens city centre, 10m walk from the Columns of the Olympian Zeus
- Upper floors benefit from nice views
- Current layout offers 2 sets of wc's & kitchenette, per floor
- The 4th floor currently fitted out as a canteen with veranda
- Built for own use of high standards & superbly maintained
- Trusted corporate landlord
- Generous meeting & breakout space on ground floor
- Potential of delivering office space equipped with furniture
- Raised floors and ample natural light throughout allow for complete flexibility
- Provision of 39 underground parking & archive space

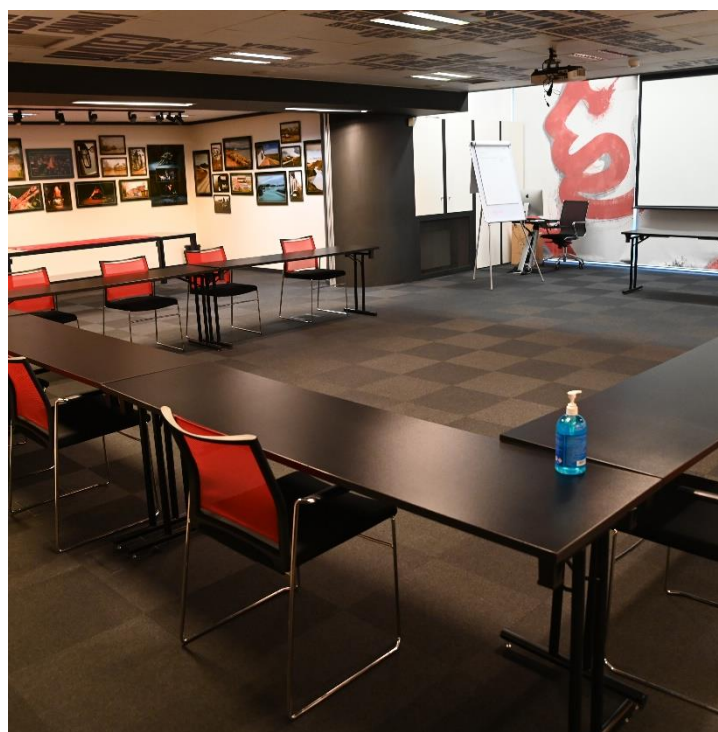
Area Amenities

- Strategically positioned for convenient access via metro, trolley, tram line and numerous bus stations
- 240m off Agios Ioannis and 500m off Neos Kosmos metro stations
- 50m off 4* *Ibis Styles Athens route Hotel* by Accor
- Opposite an ultra-modern Leed certified bioclimatic office building housing WebHelp's headquarters
- Close to several parking operations, super markets public services, banks and other amenities
- Straight access to airport by suburban railway

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Level	Sq.m.	Use
Ground level	608.53	reception, offices, meeting
Elevated ground floor	285.66	offices
1 st floor	480.36	offices
2 nd floor	480.36	offices
3 rd floor	480.36	offices
4 th floor	317.03	canteen or offices
5 th floor	328.83	offices
6 th floor	328.83	offices
chamber	36.00	Lift machinery area
Total superstructure	3,346.26 sq.m.	
1 st basement	757.82	17 parking, tech spaces
2 nd basement	757.82	19 parking
3 rd basement	757.82	3 parking, archive, storage
Grand total	5,655.74 sq.m.	

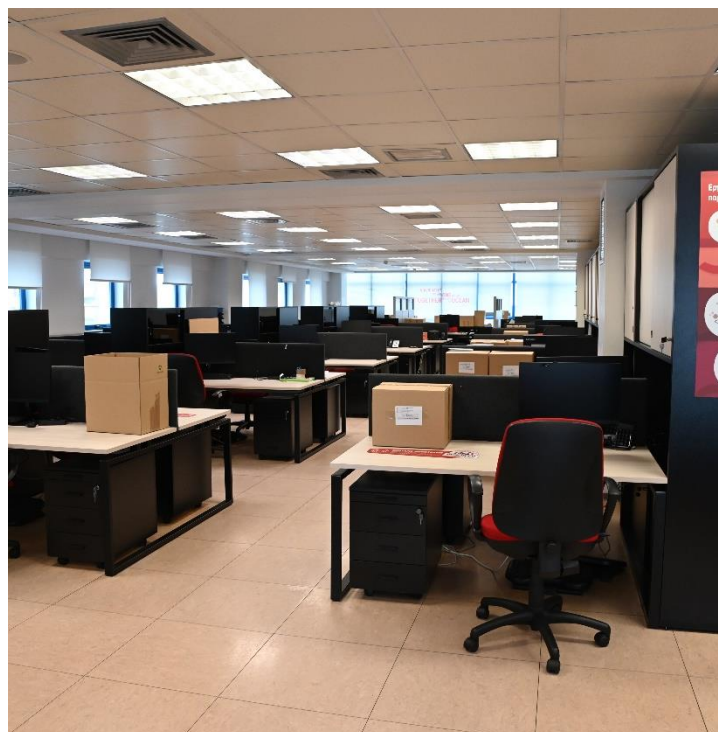


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Main features

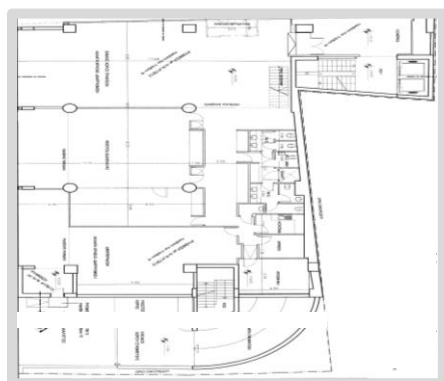
Flooring	Raised floors covered by carpet tiles, wooden and vinyl floors
Walls	Plastered and painted walls
Ceilings	Suspended ceilings with integrated lighting
HVAC	Individual ventilation, comfort cooling / heating per floor. Daikin VRV air conditioning system, a multi-split type air conditioner with the individual zone control ability in each floor
Lifts	Two 8-persons lifts
Windows	Partly opening windows
Computer room	On 5th floor with separate Air conditioning
Signage	Right of placing signage
Fire Safety	Fire detectors, fire extinguishers and sprinkler system in basements
Other	UPS, generator, automated archiving system, access control, alarm system, CCTV, energy performance certificate class B.



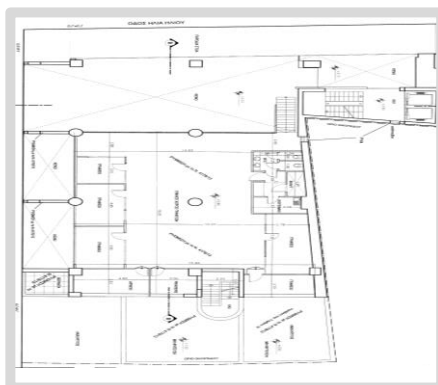
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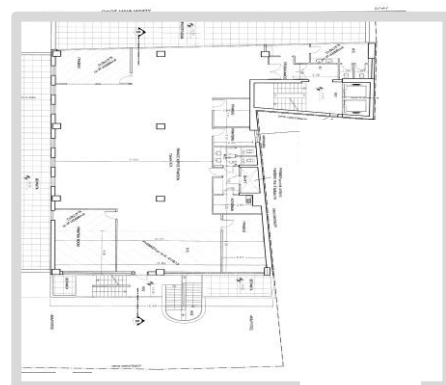
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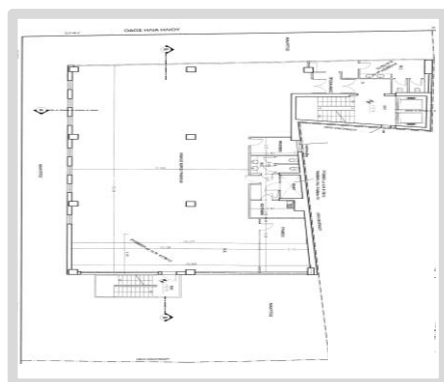
Ground floor



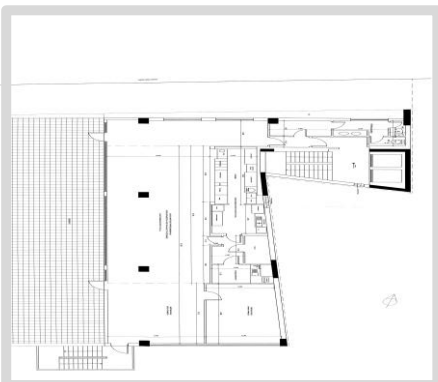
Elevated Ground level



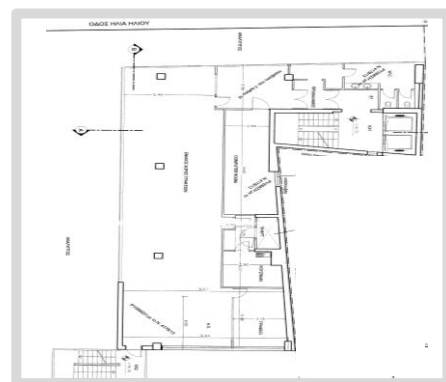
1st & 3rd floors



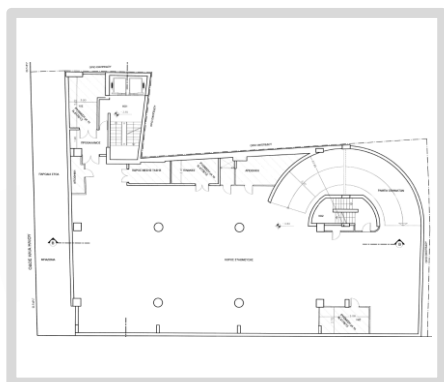
2nd floor



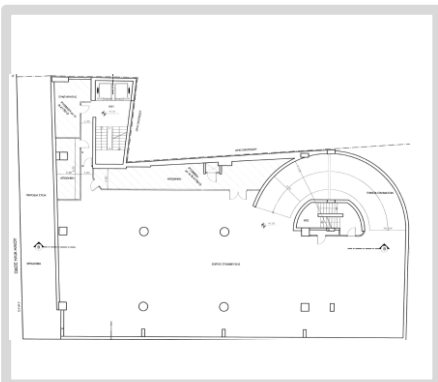
4th floor



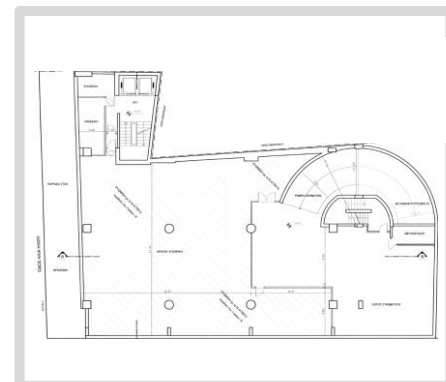
5th & 6th floors



1st basement



2nd basement



3rd basement