



958 sq.m. Office Space

Property Description

Commercial building of great visibility, offering approximately 1.000 sq.m offices, with its own autonomous entrance and designated lobby area. In particular:

- 2nd floor 523 sq.m and 3rd floor 435 sq.m., with 9 open air parking slots

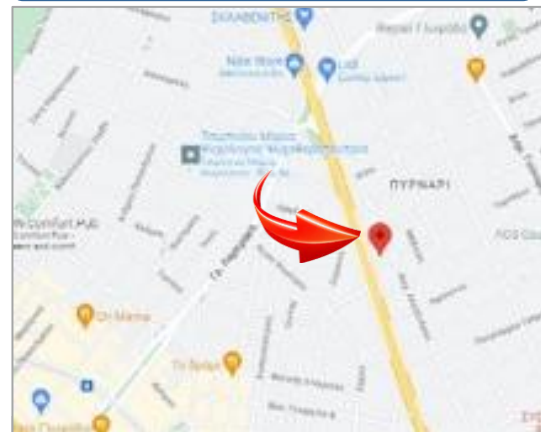
Floors favor independent entrance; however, there is potential of internal communication through an imposing marble staircase with carved ornate balustrades. Vertical communication in the building is secured through a hydraulic passenger lift (1.2t, 6 stops), an internal staircase, and an additional external staircase which will be created. The spaces can be delivered either in their current state or plug and play depending on the needs of the occupier.

The property is served by frequent means of public transport that pass through Vouliagmenis Avenue (170, 171, 128 OASA lines) and connect the property to the Elliniko metro terminal.

Property Highlights

- The construction year is 2008
- Ample natural light, with ability for an “open plan” concept
- Excellent projection and access
- Well connected to metro (Elliniko terminal station)
- Plenty of amenities in the area, in a close distance from Glyfada commercial center

IDEAL FOR OFFICE HQ'S



For more information, please contact:

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FOR LEASE

111, Vouliagmenis Avenue & Tyrtaiou str.

Glyfada, Athens south



2nd floor



3rd floor

- 2km away from metro Elliniko and the "Hellinikon" development
- 2km away from the center of Glyfada
- 18km from the center of Athens
- 25km away from the Athens International Airport "Eleftherios Venizelos"

SUBJECT TO CONTRACT

IMPORTANT NOTICE: These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property. They are not intended to constitute part of an offer or contract and no guarantee, warranty or representation is given in respect of them. Any information given is provided in good faith and should not be relied upon as being a statement or representation of fact. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. September 2017