

For Investment

38, Patriarchou Ioakeim str.,
Kolonaki, City Center



CUSHMAN &
WAKEFIELD

PROPRIUS

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Class A+ Offices/Investment opportunity

38, Patriarchou Ioakeim str., Kolonaki, City Center

555sq.m. luxurious office premises

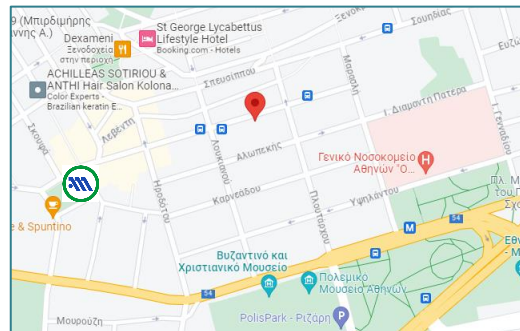
Property Description

In a flagship building, in the heart of Kolonaki, just 300m from Vas.Sofias Avenue and 400m from the exit of the new metro station, two self-contained leased floors of 278sqm each (total area 555sqm), with 5 underground spaces, are available for sale. The property is fully leased to creditworthy tenants with a total income of €14,430/month. The starting price is €3,100,000 and the closing date for submission of offers is **August 28, 2023**.

Property Highlights

- Triple A tenant mix
- Designated lobby area
- Excellent projection and access
- Grade A office specifications, great level of maintenance
- Greatly connected to metro ("Kolonaki" station) and all means of public transportation
- Plenty of amenities in the area, in a close distance from Kolonaki square

INCOME PRODUCING ASSET



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