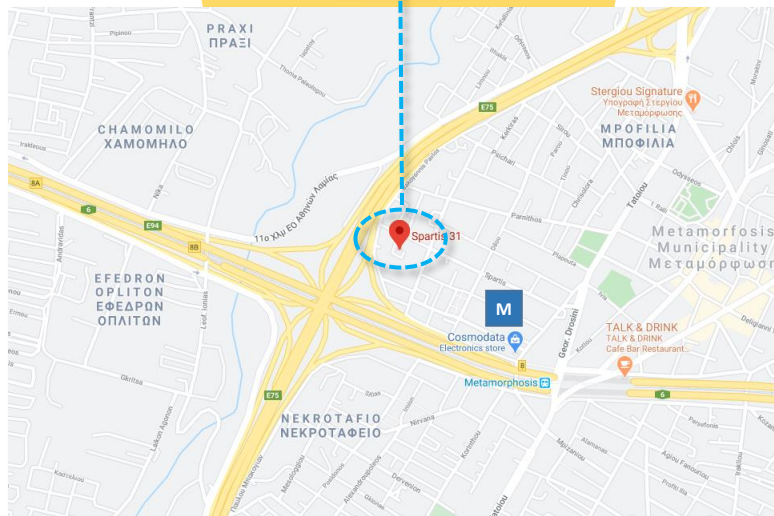




Free-standing Office Building for Rent

31 Spartis st - Metamorfossi

- Property benefits from excellent accessibility, open views & abundant natural sunlight
- Set to upgrade to LEED Gold level
- 3,215 sq m over five levels
- 75 underground parking spaces



- Constructed to high quality standard, the building boasts VRV air-conditioning & ventilation system, cat 6 data cabling, CCTV, access control & computer room, double glazing, 750 KVA substation, central fire detection system, natural gas installation, 1 kitchenette & 6 WCs per level, computer room and restaurant on mezzanine
- In addition to 75 parking spaces in two basements, the property also benefits from 10 outdoor spaces
- Located on the junction 8 of Attiki Odos with the Athens-Lamia national motorway, the building is only 600 m from Metamorfossi suburban rail station

	Surface (sq m)
Basement B	1,758.68
Basement A	1,758.68
Ground floor	730.00
Mezzanine	619.93
1 st floor	698.41
2 nd floor	698.41
3 rd floor	469.29
Total above ground	3,216.04
Total	6,733.04

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