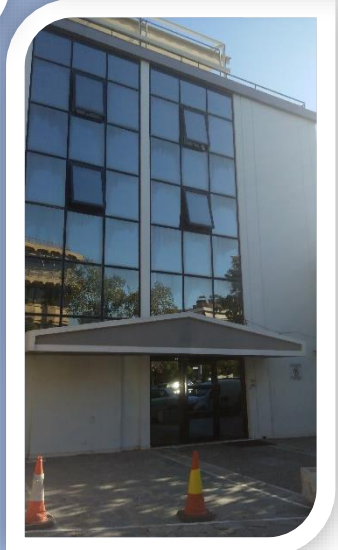




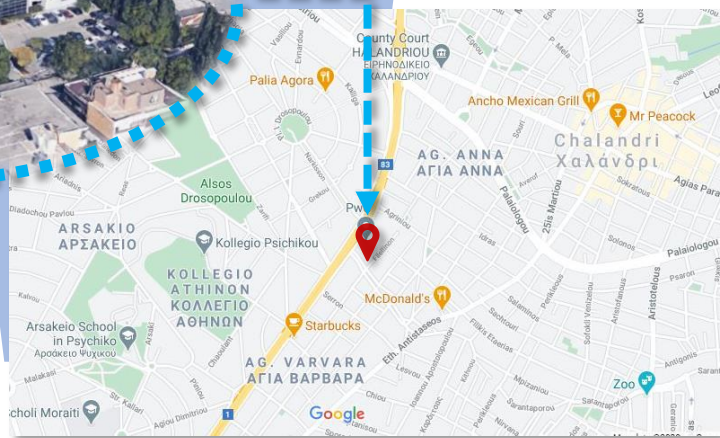
## **Self-contained Office Building for Rent or Sale**

**3 Kodrou & Filellinon st, Halandri**

- Property benefits from convenient location, open views & ample natural sunlight
- 620 sq m offices over 5 levels above ground
- 7 outdoor parking spaces



- The building benefits from operable windows, lift and terrace with views of Pendeli & Hymettus mountains and is in need of renovation
- The property is located within the business hub that is formed along Kifissias ave and within walking distance from a variety of amenities
- Access is very good as the building is:
  - 80 m from Kifissias ave
  - 170 m from bus stop
  - 1.4 km from downtown Halandri
  - 3.1 km from junction 11 of Attiki odos



	Surfaces (sq m)	Use
Ground floor	150	Office
Mezzanine	100	Office
1 <sup>st</sup> floor	145	Office
2 <sup>nd</sup> floor	145	Office
3 <sup>rd</sup> floor	80	Office + Terrace (60 sq m)
<b>Total</b>	<b>620</b>	

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