

Modern office space of 245m<sup>2</sup>  
Fixed term

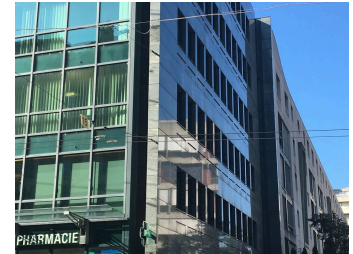


Avenue de Champel 29  
1206 Genève  
Reference: 9003.020

## MODERN OFFICE SPACE OF 245M2 FIXED TERM

CHF 4'500.- / month + ch.

CH-1206 Genève, Avenue de Champel 29



### Description

In an attractive contemporary building, this air-conditioned space benefits from modern equipment, including raised floors and security systems security systems, as well as plenty of natural light.

Ideally located, these offices are in the immediate vicinity of the CEVA bus stops, shops, post office and city center.

We offer for rent a complete floor of approx. 245m2 on the 2nd floor, currently comprising

- a large entrance/reception facing the elevators, 6 closed offices, men's and women's toilets on the floor.

These premises are modular, with removable walls and false floors, and can be and can be fitted out at the lessee's discretion.

Monthly rent: CHF 4,500.00 CHF 1,500.00 ancillary costs.

Lease for a fixed term until 30.06.2026.

Basement space of approx. 25m2 is also available, for a monthly rent of CHF 450.00.

Basement parking is also available for rental, at CHF 300.00 per month for a single space and CHF 400.00 per month for a for an adjoining double space.

### Contact for visiting

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Comment : Sur rendez-vous préalable

### Characteristics

Reference : 9003.020

Type : Office

Floor : 2nd floor

Useful surface : ~ 245 m<sup>2</sup>

Price/m<sup>2</sup> : CHF 220.-/m<sup>2</sup> (/year)

Service costs : CHF 1'500.-/month

Availability : Immediate

### Characteristics

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Useful surface	~ 245 m <sup>2</sup>	Price/m <sup>2</sup>	CHF 220.-/m <sup>2</sup> (/year)
Availability	Immediate	Service costs	CHF 1'500.-/ month
Parking places	Yes, optional		

### Distances

Train station	300 m	Public transports	20 m
Highway	1.5 km		

### Conveniences

#### Neighbourhood

- City centre
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway terminal
- Bus stop

#### Floor

- Carpet

#### Outside conveniences

- Quiet

#### Condition

- Good

#### Inside conveniences

- Lift/elevator
- Underground car park
- Separated lavatory
- Guests lavatory
- Air conditioning
- Double glazing
- Bright/sunny

#### Equipment

- Optic fiber
- Internet connection
- Cable canals
- Interphone
- Videophone
- Ventilation

Pictures







