

OFFICE BUILDING

6, Patroklou & Gkyzi str., Paradisos - Amarousiou



Stand-alone office building with underground parking and storage areas

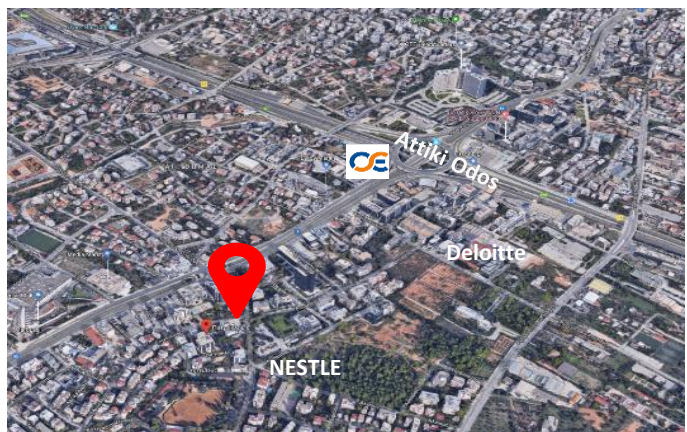
This property is comprised of five office floors and two underground parking levels. Each level is fully equipped with kitchenette & WC as well as two personnel elevators.

The property is situated on the side street of Kifissias Ave in the area of Paradisos – Amarousiou, just 700m away from Attiki Odos.

Numerous multinational companies are located in the area i.e. Nestle, Mytilineos, J&J, Deloitte, Hellenic Petroleum, Piraeus Bank

The property is accessible by mass transportation

- ✓ Total Building area: 3.921 sq.m.
- ✓ Total Office area: 2.460 sq.m.
- ✓ Parking spaces: 41 underground & 7 outdoor
- ✓ Personnel Elevator: 2
- ✓ Fire Exit doors: 2
- ✓ HVAC
- ✓ Fire Protection System
- ✓ Construction Year: 1994 & 2000 (reconstruction)



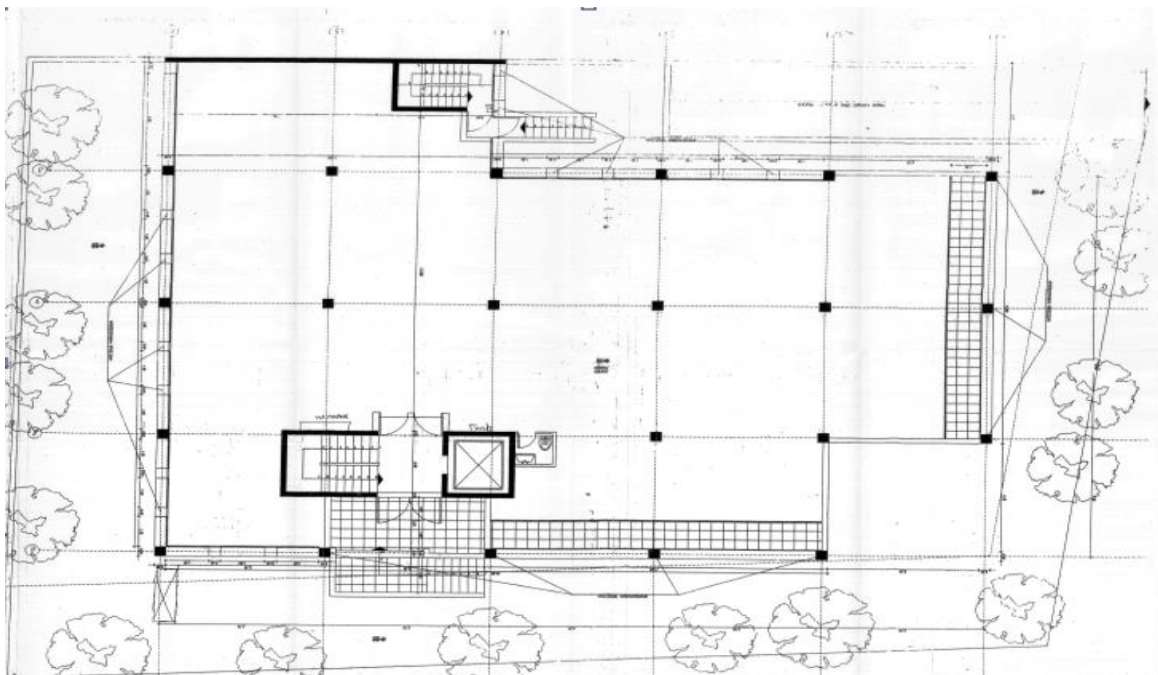
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Surface areas

Level	Surface (sq.m.)	Use
3 rd basement	730	P.S (22)
2 nd basement	730	P.S . (19)
Semi-basement	564	Office space
Ground floor	475	Office space
1 st floor	474	Office space
2 nd floor	474	Office space
3 rd floor	474	Office space
Total surface area	3,921	

Indicative office floor plan



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