

Ag. Konstantinou 57, Maroussi

Office to let



ACCESSIBILITY

400m walking distance from the suburban railway and Attiki Odos.

700m walking distance from "Neratziotisa" metro station



PROPERTY NOTES

- Built in 1990 and fully renovated in 2020
- Marble flooring and underfloor cabling and suspended ceiling
- All floors have kitchenette, WC, and computer rooms
- LED Lighting
- 2 passenger elevators & 2 vehicle elevators
- Disable access



HIGHLIGHTS

Location, Natural Light, Accessibility, Parking, Amenities



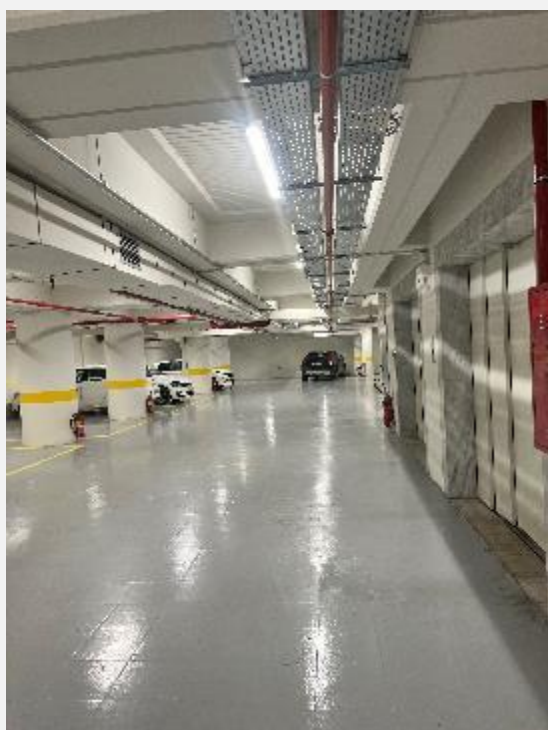
AVAILABILITY

March 2024

PROPERTY SUMMARY

Property Type	Office Building
Address	Ag. Konstantinou 57, Maroussi
Lettable Area	3,711 sqm (1,962 sqm above ground)
Level	2 basements and 5 floors above ground
Location Ranking	Excellent
Condition	Very Good
Close by Amenities	Restaurants, Cafes, Supermarket, Bakeries, Pharmacies, Gym, Dry cleaning
Parking Slots	37 underground, accessed by car elevator
Ancillary Spaces	3 storage rooms on basements
HVAC	VRV Autonomy System and VAM ventilation system
Fire Protection	Sprinklers and fire detection system
Cabling	Cat6

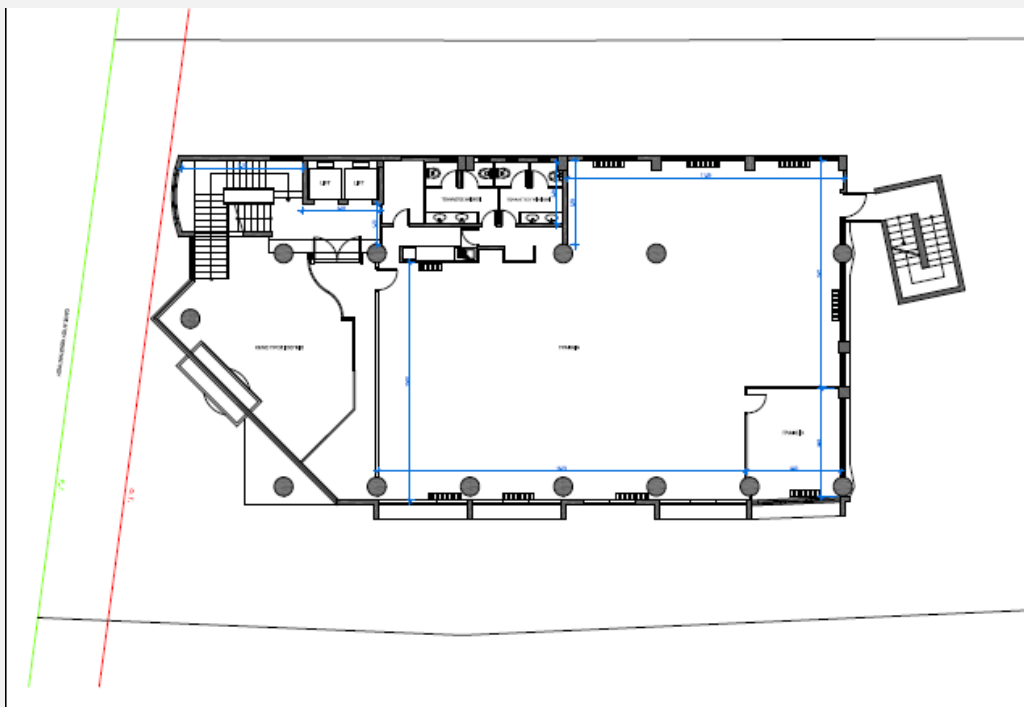
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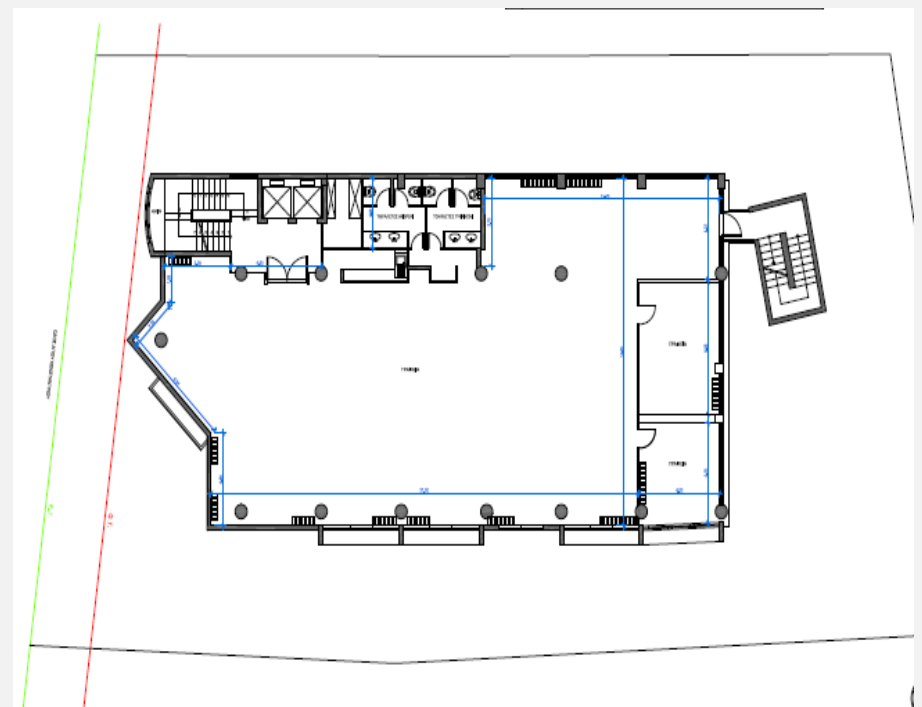
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Area	sqm
1st Basement	882.93
2nd Basement	866.22
Ground Floor	292.78
1st Floor	352.31
2nd Floor	410.87
3rd Floor	389.34
4th Floor	410.27
5th Floor	106.53
Total	3,711.25

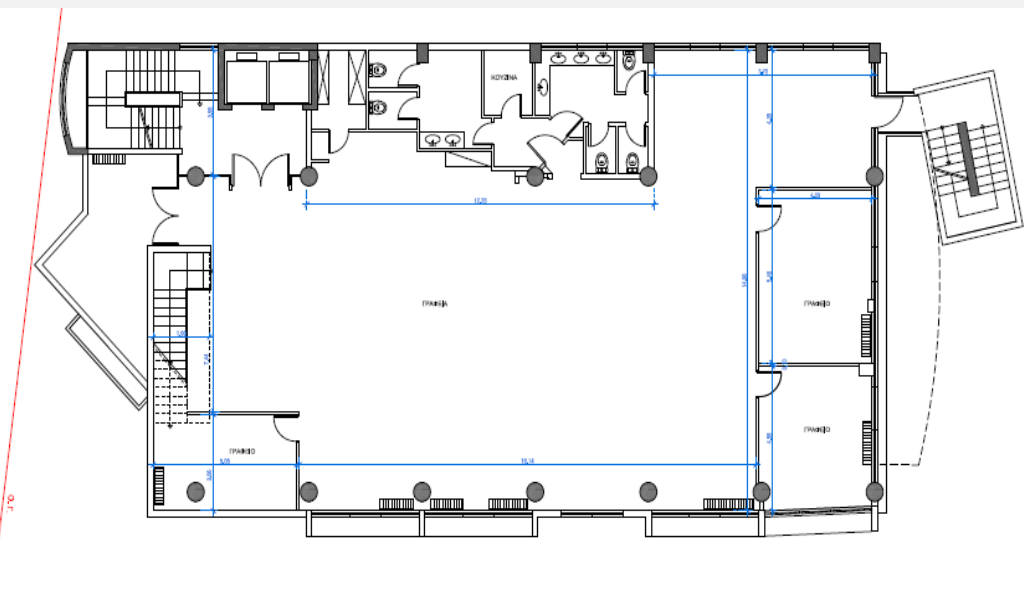
FLOORPLAN (1st FLOOR)



FLOORPLAN (2nd FLOOR)



FLOORPLAN (3rd FLOOR)



FLOORPLAN (5th FLOOR)

