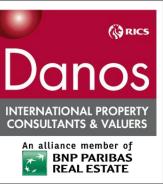


## Location

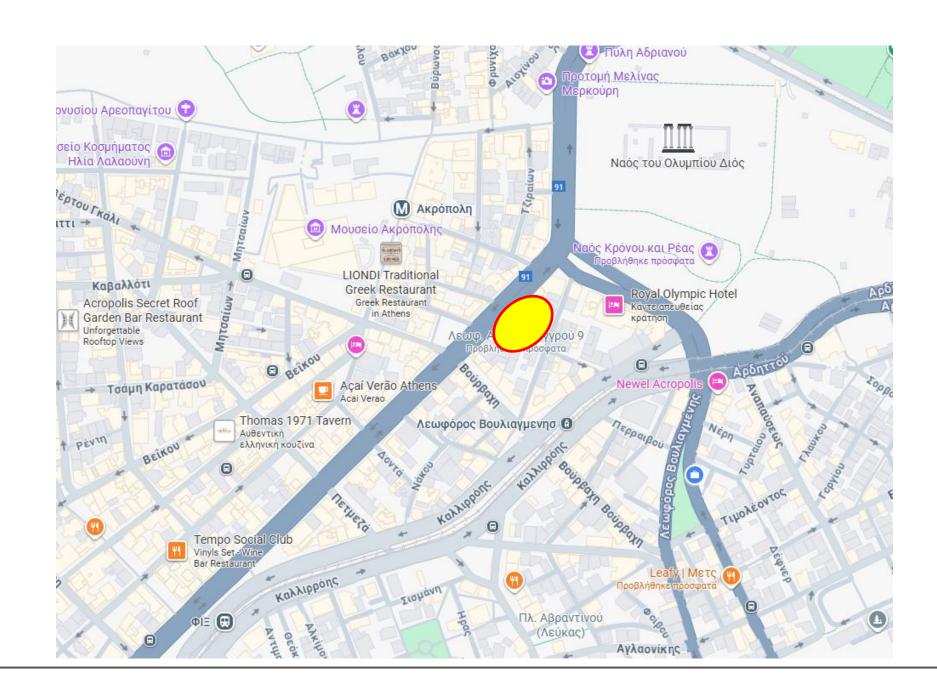


## 9, Syggrou av., Athens

In the center of Athens, in the Makrygianni area, in the most prominent location at the beginning of Syggrou Avenue and very close to the Temple of Olympian Zeus and Hadrian's Gate, a modern office spaces on the 2nd floor with a **total area of 197 sqm** are available for rent.

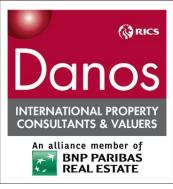
The property is located in a very central location on Syggrou Avenue, offering excellent access to all the main roads in the center of Athens and to the southern suburbs. The area is fully served by the entire public transport network and mainly by the AKROPOLIS and FIX METRO stations.

Due to its location, the property is suitable for IT companies, medical companies, shipping companies, tourism companies, insurance companies, and general-purpose office.





# **Asset Description**



### 9, Syggrou av., Athens

Office space is available for lease on the 2nd floor of a building located in a very central area of Athens, at 9 Syggrou Avenue. The total area of the floor is 197 sqm.

The property is front-facing, airy, very bright, and covers the entire 2nd floor. It consists of two separate office spaces, one (A) large space with an area of 140 sqm which has 2 closed, autonomous offices, a large open office space and a kitchenette, and (B) a smaller space of 57 sqm which has a separate meeting room, an open office space and an outdoor area used for breaks and as a "smoking room".

On the floor, there is also a shared, fully renovated toilet and the stairwell. Finally, the spaces have air conditioning, security doors, energy-efficient aluminum windows with double glazing, structured cabling, and an elevator.

The building was constructed in the early 1970s and the office spaces were partially renovated in 2022 and 2024 (toilet).

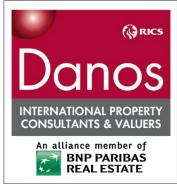
The energy class (PEA) of the property is D.

The spaces will be available for lease in early 2026.

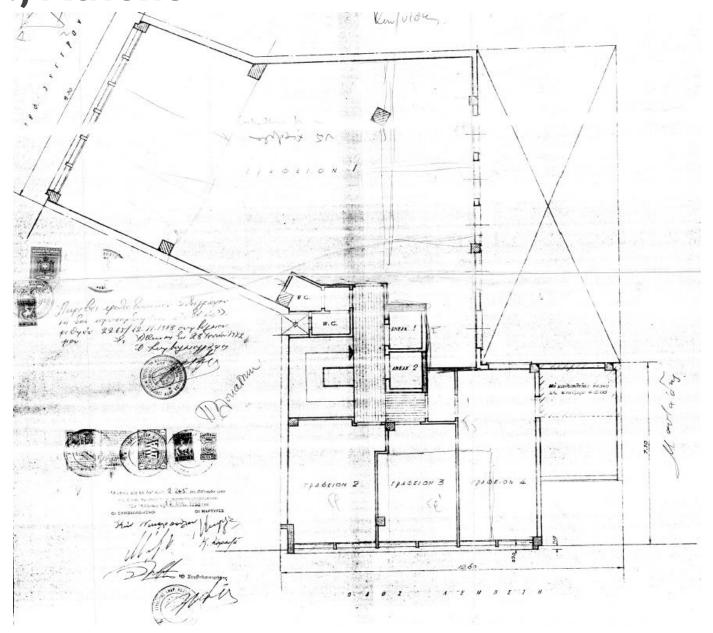




# Topographic Diagram



9, Syggrou av., Athens



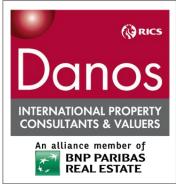
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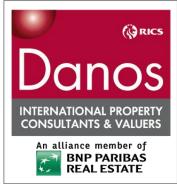


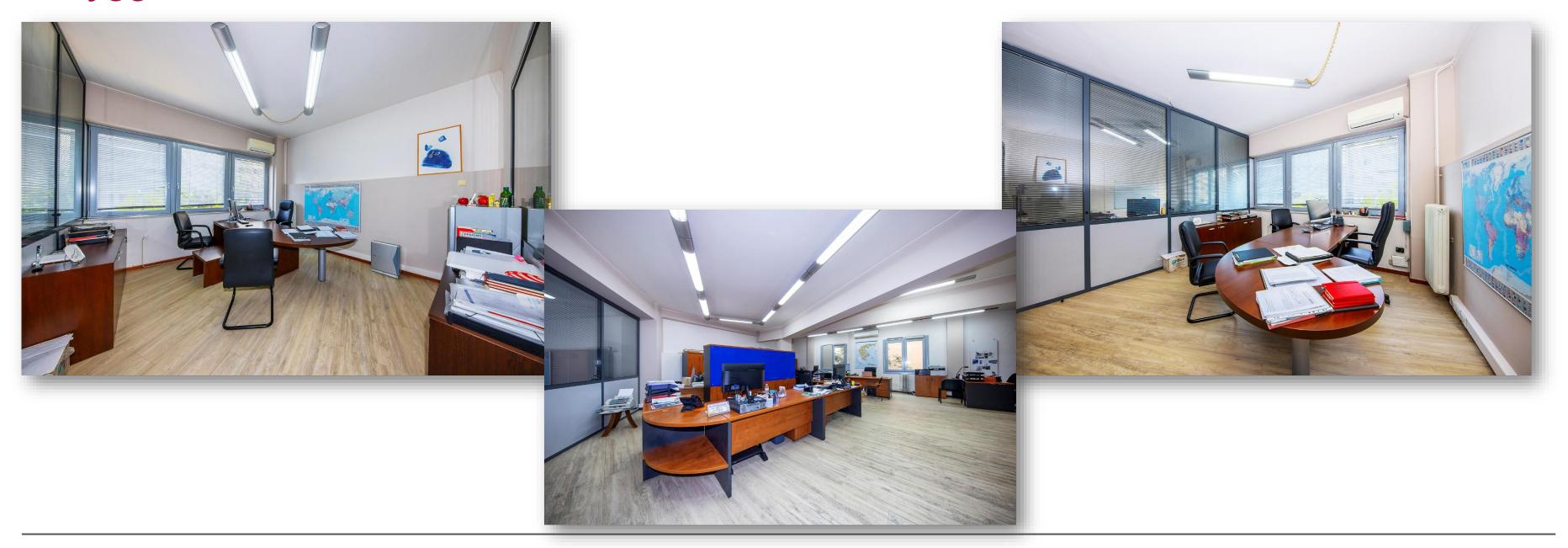






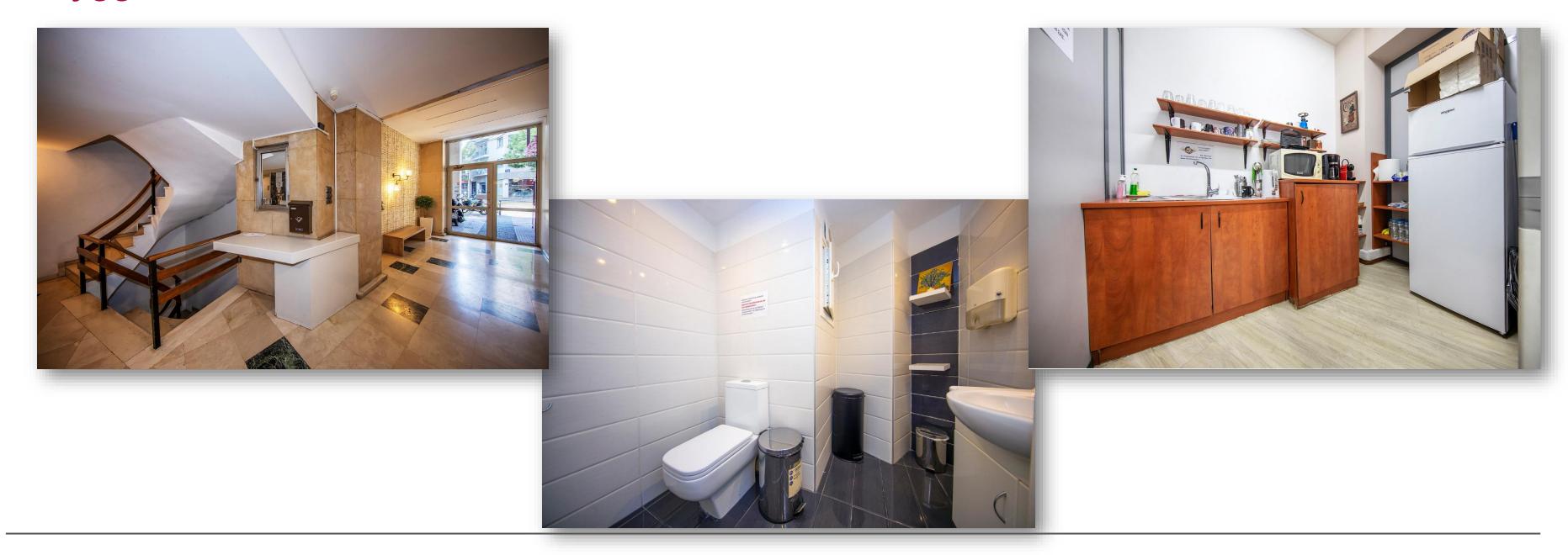






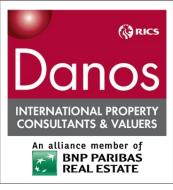


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## **Asset Value**



## 9, Syggrou av., Athens

**ASKING LEASE PRICE:** 

3.000 €





## 9, Syggrou av., Athens

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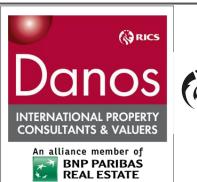


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