



File
for rent

Route de Chêne 36
1208 Genève 6

spg.ch
GENÈVE-NYON-LAUSANNE

GREAT OPPORTUNITY



UNIQUE, HIGH-END OFFICE SPACE – CAROUGE, 310 M²

RUE BAYLON 2 BIS , CAROUGE GE

CHF 400.-/sqm/year



Characteristics



5 year(s)

Lease duration



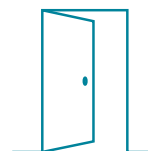
CHF 775.-/month (Not included)

Charges



Indefinite duration

type of lease



12 month(s)

Notice period



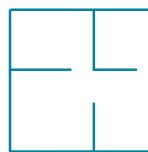
Immediate

Availability



1st floor

Floor



1

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Price/m²: CHF 400.-/sqm/year

Price Month: CHF 10,334.-

Price Year: CHF 124,008.-

Service costs: CHF 775.-/month



Description

UNIQUE, HIGH-END OFFICE SPACES – CAROUGE

Located on the first floor of a building just steps from the Rondeau de Carouge, this 310-square-meter space offers a modern, elegant, and exceptionally high-quality work environment.

The space stands out for its unique layout and division into two distinct areas, allowing for a harmonious separation between client-facing zones and more private spaces.

Features:

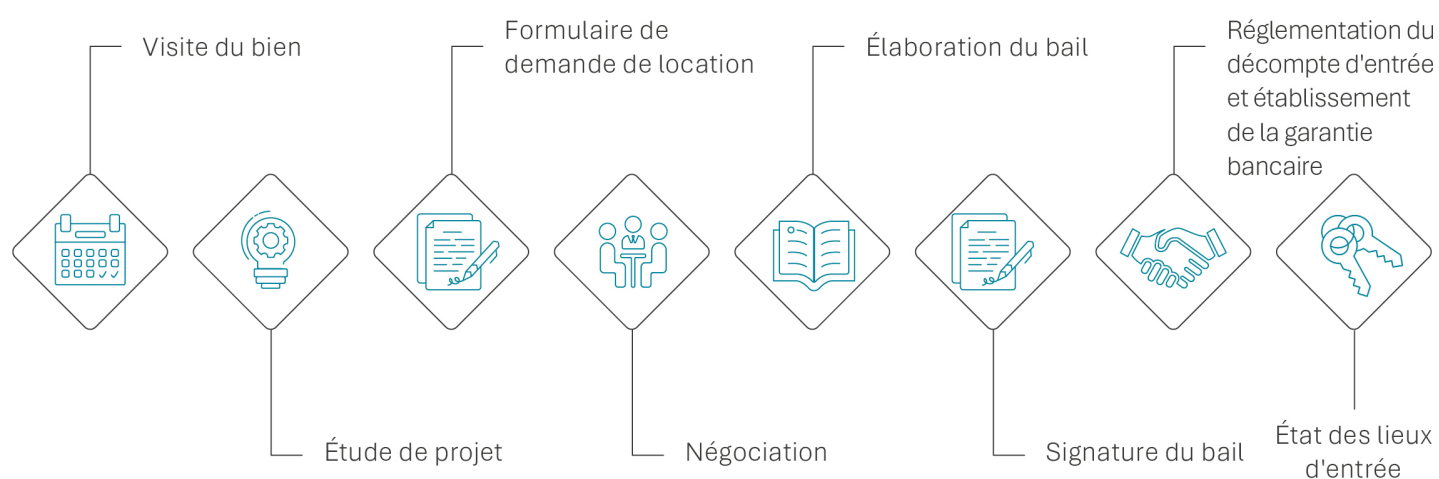
- A beautiful reception area
- A conference room facing the Salève
- A spacious office facing the Salève
- A large open-plan office
- A semi-partitioned central space that can serve as a meeting room or administrative area
- A high-end kitchen equipped with a wine cellar
- A bathroom with a walk-in shower
- A mezzanine providing additional space to be customized as needed
- A storage room

Information:

- Rent: CHF 400.–/m²/year
- Utilities: CHF 30.–/m²/year
- Availability: immediate



Next steps





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Société Privée de Gérance

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