



File
for rent

Route de Chêne 36
1208 Genève 6

spg.ch
GENÈVE-NYON-LAUSANNE

GREAT OPPORTUNITY



OFFICES WITH A TERRACE AND UNOBSTRUCTED VIEWS – CAROUGE, 290 M²

RUE BAYLON 2 BIS , CAROUGE GE

CHF 400.-/sqm/year



Characteristics



5 year(s)

Lease duration



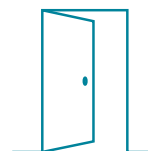
CHF 725.-/month (Not included)

Charges



Indefinite duration

type of lease



12 month(s)

Notice period



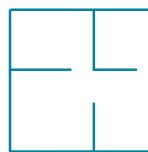
01.12.2026

Availability



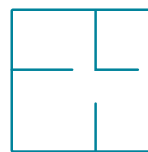
3rd floor

Floor



1

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3

Number of offices

Price/m²: CHF 400.-/sqm/year

Price Month: CHF 9,667.-

Price Year: CHF 116,004.-

Service costs: CHF 725.-/month



Description

STUNNING OFFICE SPACE WITH A TERRACE AND UNOBSTRUCTED VIEWS – CAROUGE

Located on the 3rd floor of a building just steps from the Rondeau de Carouge, this beautiful 290 m² space offers a bright and exceptionally pleasant work environment.

The space impresses with its generous dimensions, meticulous finishes, and exceptional natural light, enhanced by four skylights. A magnificent 40 m² terrace offering an unobstructed view of the PAV adds an extra touch of charm to the property.

Features:

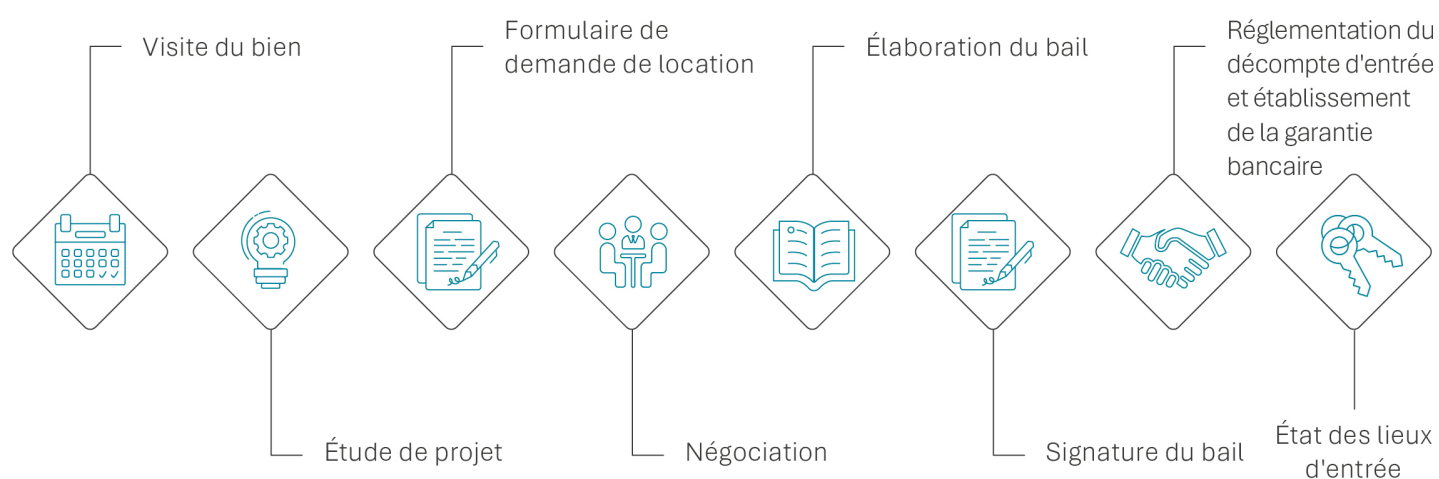
- A spacious, particularly bright open-concept area
- Three glass-walled offices
- A beautiful conference room
- Four skylights
- A 40 m² terrace with an unobstructed view of the PAV
- A fully equipped kitchen
- Two restrooms
- Hardwood floors and beige carpeting
- Air conditioning system

Information:

- Rent: CHF 400.-/m²/year terrace CHF 150.-/m²/year, for a total of CHF 10,167.-/month
- Utilities: CHF 30.-/m²/year, or CHF 725.-/month
- Available: November



Next steps





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Société Privée de Gérance

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