



File
for rent

Route de Chêne 36
1208 Genève 6

spg.ch
GENÈVE-NYON-LAUSANNE



OFFICE SPACE FOR RENT – 360 M² (DIVISIBLE)

RUE DE MALATREX 32, GENÈVE

CHF 375.-/sqm/year



Characteristics



5 year(s)
Lease duration



CHF 530.-/month (Not included)
Charges



Indefinite duration
type of lease



To agree
Availability

Price/m²: CHF 375.-/sqm/year

Price Month: CHF 11,250.-

Price Year: CHF 135,000.-

Service costs: CHF 530.-/month



Description

Ideally located between the lower end of Rue Voltaire and Cornavin Station, this office space of approximately 360 m², spanning the 3rd and 4th floors of a commercial building, enjoys a prime location, in close proximity to public transportation and all amenities. The space can be leased as a single unit of 360 m² or divided into two independent units of approximately 180 m². Each floor offers a functional layout including:

- a spacious open-plan area,
- two to three partitioned offices that can also serve as conference rooms,
- a kitchen,
- and two private restrooms.

The premises are well-maintained and feature the following amenities:

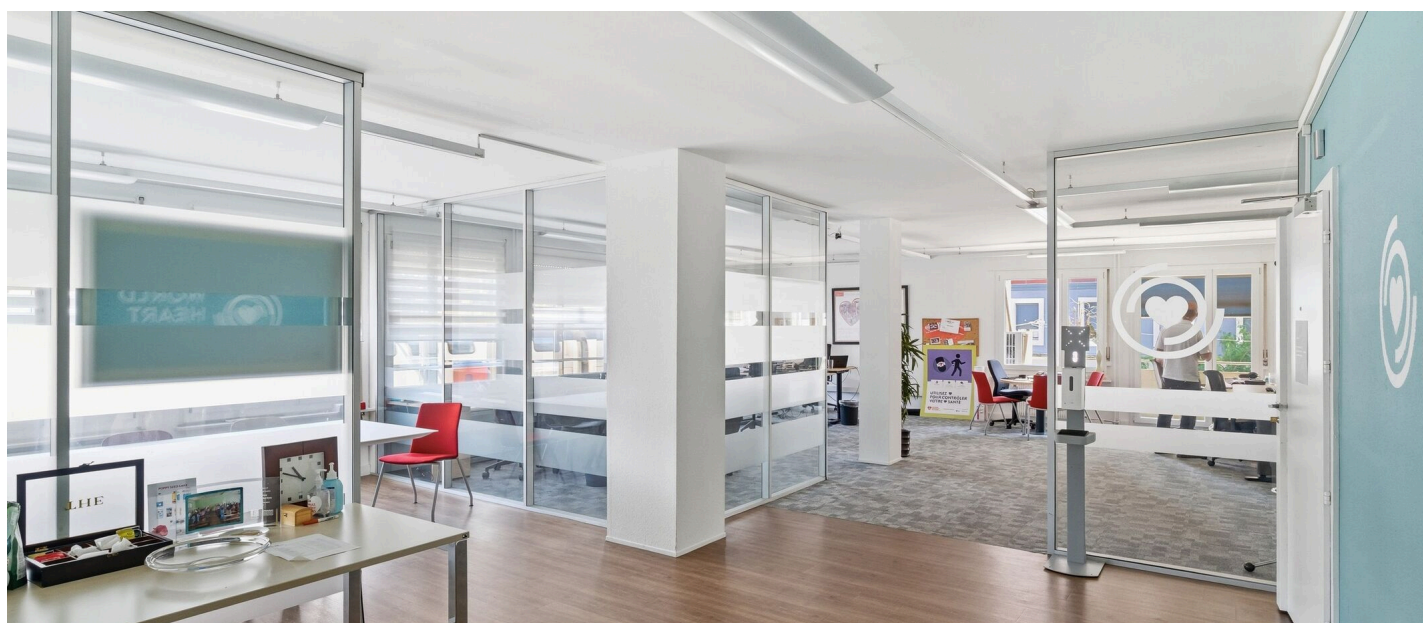
- air conditioning,
- carpeted floors,
- excellent public transportation access (tram stop right outside the building).

This listing offers excellent value for money for offices located in the immediate vicinity of downtown Geneva.

Lease terms:

- Area: 360 m² (divisible into two units of 180 m² each)
- Rent: CHF 375.-/m²/year
- Monthly rent: CHF 11,250.-
- Advance payment for utilities: CHF 530.-/month

Availability: to be agreed upon / immediate.





Pictures



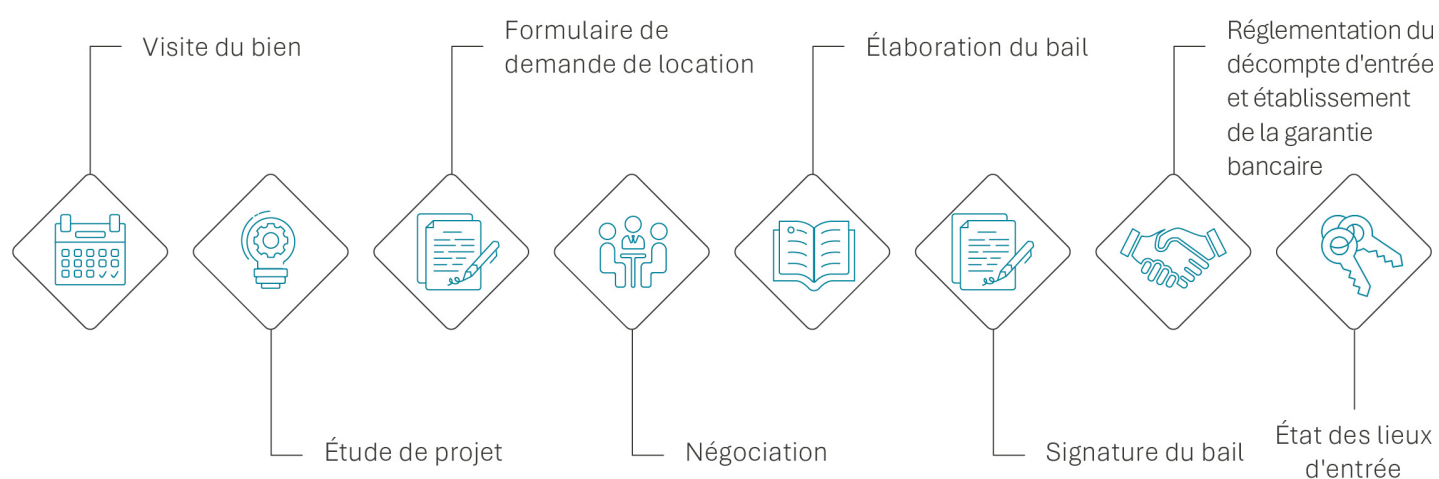


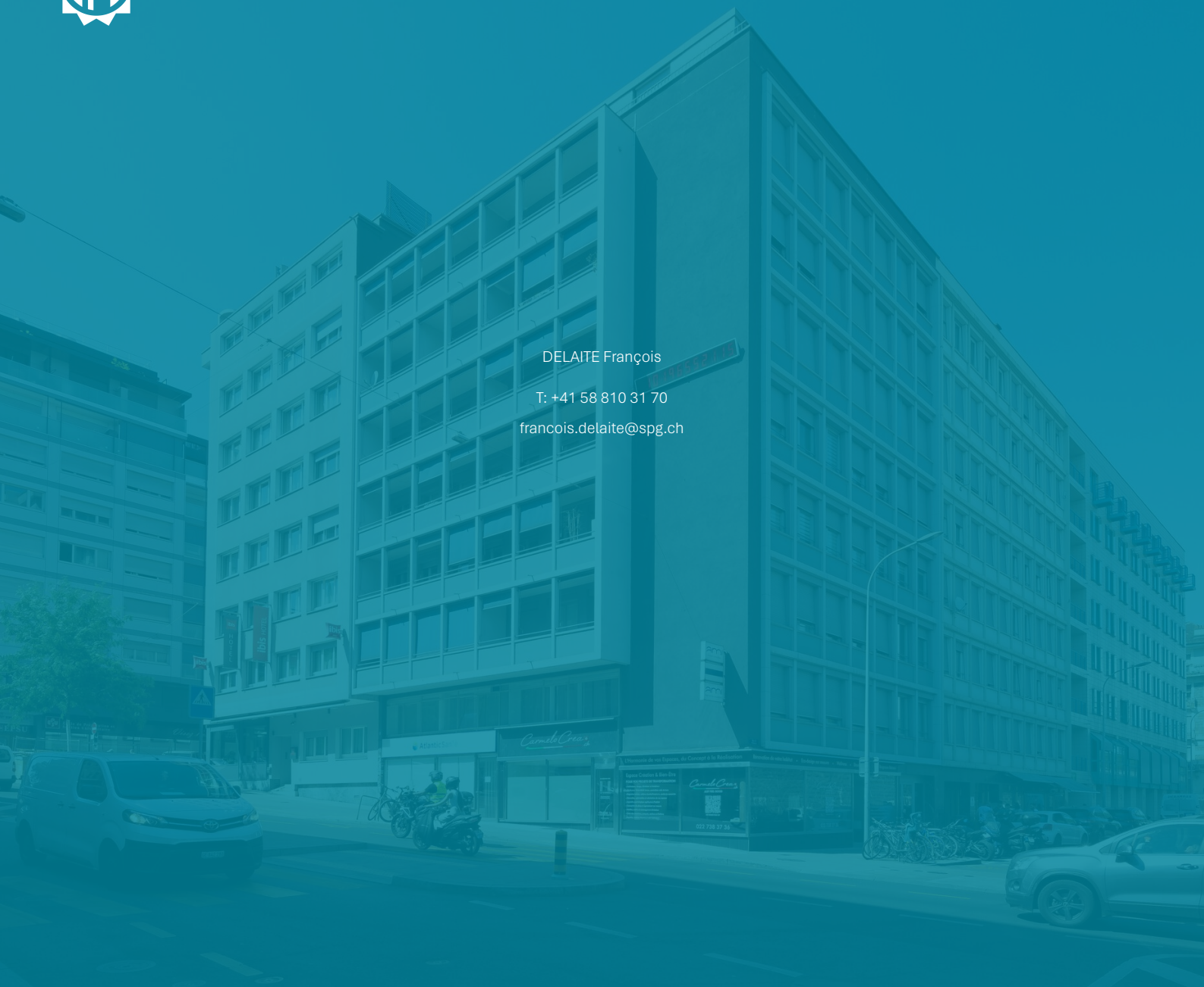






Next steps





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Société Privée de Gérance

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