



File
for rent

Route de Chêne 36
1208 Genève 6

spg.ch
GENÈVE-NYON-LAUSANNE

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futur espace commercial



BRIGHT 70-SQUARE-METER OFFICE ON THE OUTSKIRTS OF THE OLD TOWN

BOULEVARD DES TRANCHÉES 4 , GENÈVE

CHF 357.-/sqm/year



Characteristics



5 year(s)

Lease duration



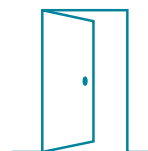
CHF 175.-/month (Not included)

Charges



Indefinite duration

type of lease



12 month(s)

Notice period



01.12.2026

Availability



Mezzanine floor

Floor

Price/m²: CHF 357.-/sqm/year

Price Month: CHF 2,264.-

Price Year: CHF 27,168.-

Service costs: CHF 175.-/month



Description

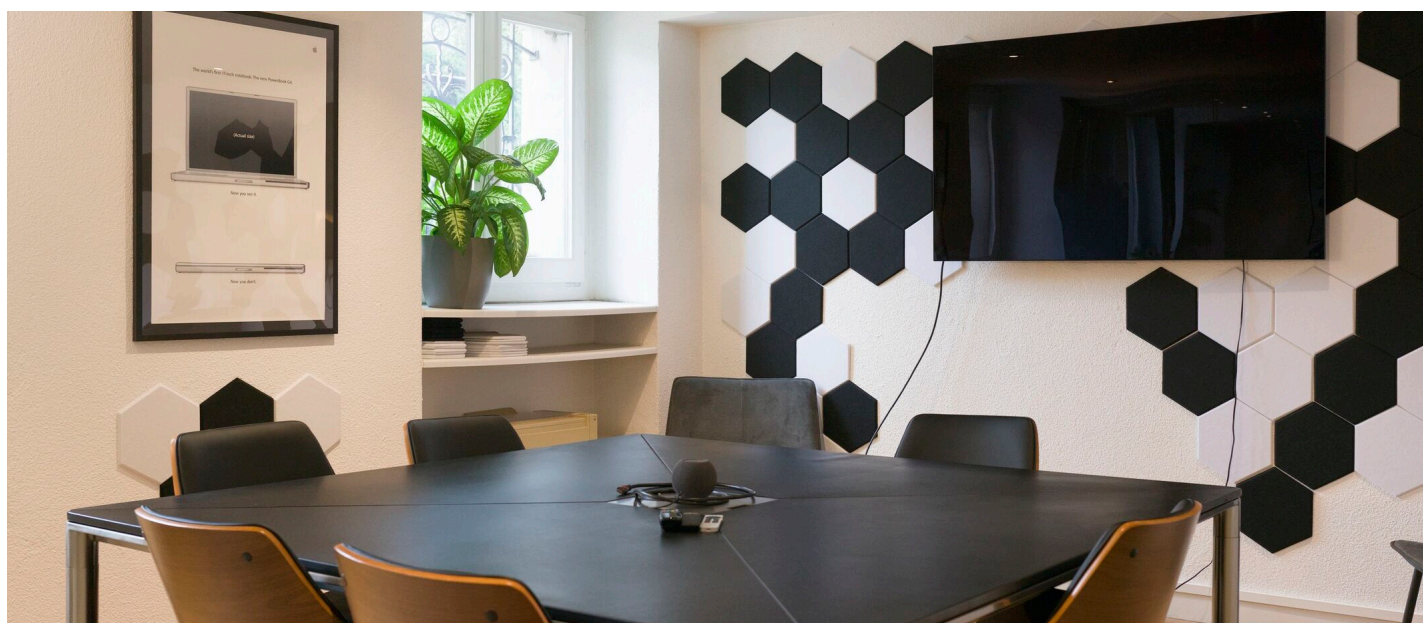
Located just a stone's throw from the **Old Town** and downtown Geneva, this office space of approximately **76 m²** enjoys a prime location within a building on Boulevard des Tranchées. Located on the mezzanine level and accessible via a few steps, it offers functional, bright, and immediately usable spaces, ideal for a small business looking for a central location.

Features:

- Area of approximately **76 m²**
- Located on the mezzanine level
- Accessible via a few steps
- Large central open area
- Two spacious, well-lit offices facing Boulevard des Tranchées
- Glass partitions
- An additional windowless space, ideal as a spare office or storage area
- A kitchenette
- A restroom
- A computer room
- High-quality finishes
- Public transportation right outside the building
- Amenities and restaurants in the immediate vicinity
- Saint-Antoine public parking lot just a few minutes' walk away

Information:

- **Annual rent:** CHF 27,168.–
- **Monthly rent:** CHF 2,264.–
- **Monthly service charges:** CHF 175.–, including CHF 45.– for heating and CHF 130.– in ancillary costs
- **Availability:** December 1, 2026



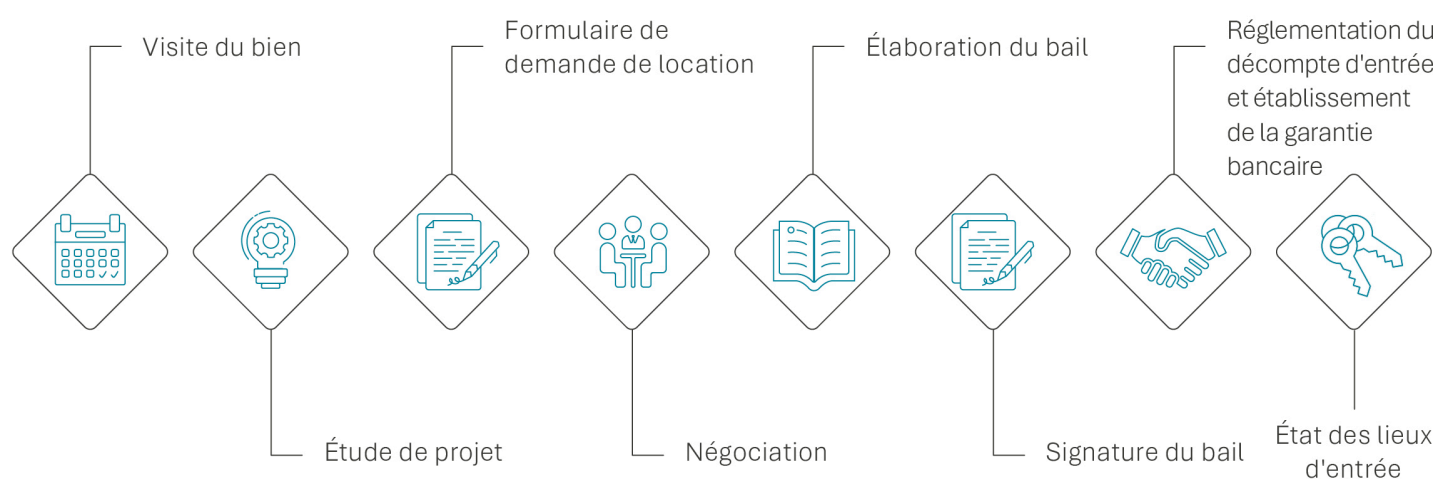


Pictures





Next steps





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Société Privée de Gérance

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