



File  
for rent

Route de Chêne 36  
1208 Genève 6

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GENÈVE-NYON-LAUSANNE

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# BRIGHT 233-SQUARE- METER OFFICE SPACE ON THE OUTSKIRTS OF THE OLD TOWN

BOULEVARD DES TRANCHÉES 4 , GENÈVE

CHF 436.-/sqm/year

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# Characteristics



**5 year(s)**

Lease duration



**CHF 156.-/month (Not included)**

Charges



**Indefinite duration**

type of lease



**12 month(s)**

Notice period



**01.12.2026**

Availability



**Ground floor**

Floor

**Price/m<sup>2</sup>: CHF 436.-/sqm/year**

**Price Month: CHF 8,482.-**

**Price Year: CHF 101,784.-**

**Service costs: CHF 156.-/month**





# Description

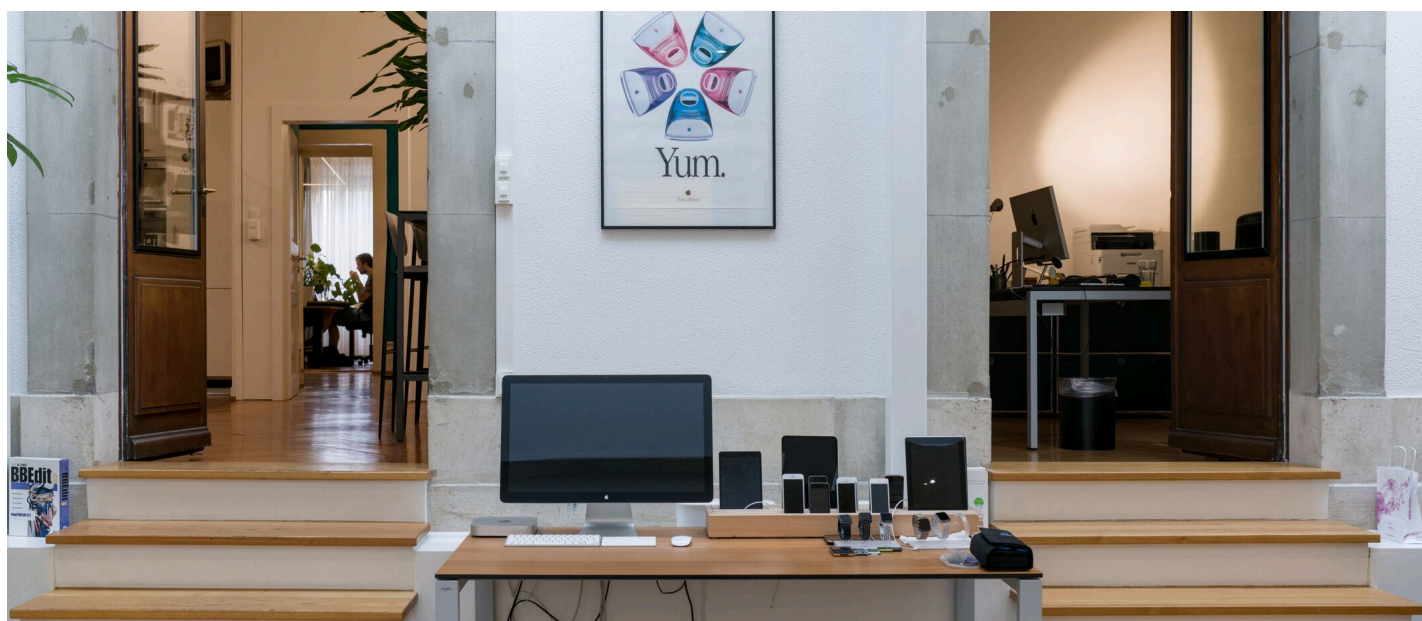
Located just a stone's throw from the **Old Town** and downtown Geneva, this unique office space of approximately **233 m<sup>2</sup>** boasts a prime location on Boulevard des Tranchées. Accessible via a flight of stairs, it elegantly blends the charm of the past with the comfort of a contemporary layout.

## Features:

- Area of approximately **233 m<sup>2</sup>**
- Located on the raised ground floor
- Accessible via a flight of stairs
- Spacious entry hall with high ceilings and original hardwood floors
- Two spacious, light-filled offices facing Boulevard des Tranchées
- An additional office on the courtyard side
- Large lounge area with a fully equipped kitchen
- Large, contemporary U-shaped open space
- Central atrium offering a pleasant outdoor space
- Two restroom facilities
- A computer room
- High-quality finishes
- Public transportation right at the building's doorstep
- Amenities, restaurants, and public parking in the immediate vicinity

## Information:

- **Annual rent:** CHF 101,784.–
- **Monthly rent:** CHF 8,482.–
- **Heating:** CHF 156.–/month
- **Additional fees:** amount to be confirmed
- **Availability:** December 1, 2026





# Pictures





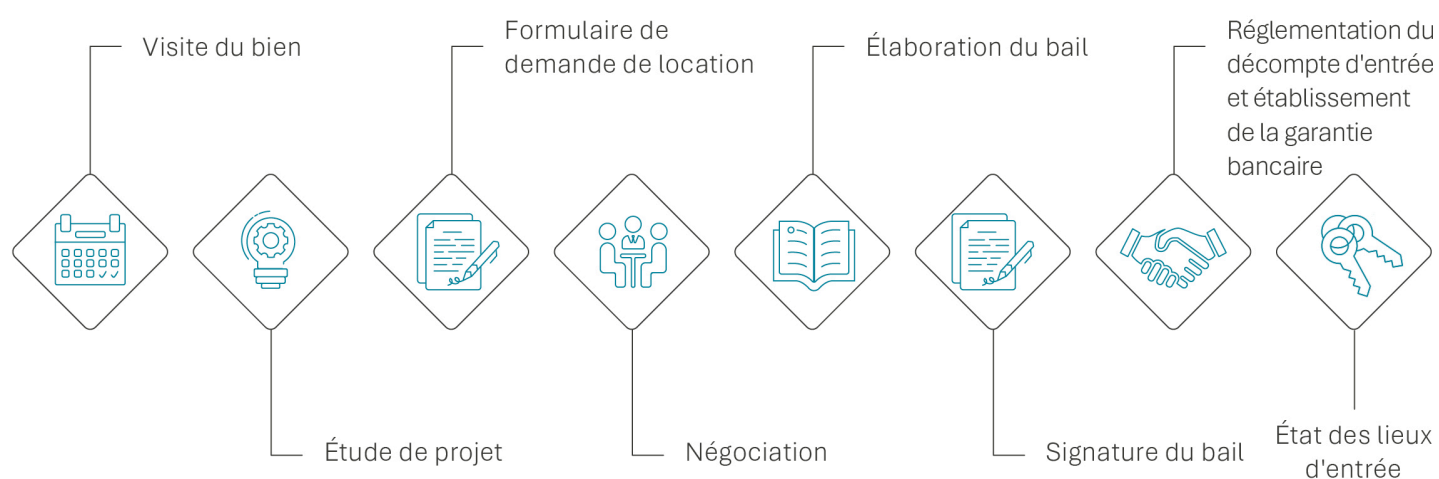








# Next steps







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**Société Privée de Gérance**

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