

UNIQUE
STAND ALONE
OFFICE
OPPORTUNITY

5,051 SQ M AVAILABLE
for LEASE/SALE

110 ATHINON AVENUE

ATHENS,
GREECE



CUSHMAN &
WAKEFIELD



PROPRIUS



Frontage in
two streets

STAND ALONE OPPORTUNITY **110** ATHINON

C&W Proprius, acting as exclusive advisor of the vendor, is pleased to offer the opportunity to acquire 110 Athinon Avenue, a 6-story modern self-contained office building finished to the highest standards. Completed in 2007, the property was purpose-fitted as a single-occupier HQ. Each floor provides just over 790 sq m of office accommodation and benefits from a generous on-site 4-story parking garage for 112 vehicles. The building is currently self-occupied by the vendor and will be delivered vacant after twelve months of occupation under a pre-agreed rent. The property is strategically located in the rapidly growing Akademia Platonos area, and ideally situated between the Athens Stock Exchange building, and OPAP HQ's. It is well suited for both owner occupation and investment.

5,051 sq m of unique office space

BUILDING HIGHLIGHTS

- 1** Move-in ready condition, high-quality existing finishes ready for immediate occupancy
- 2** Location convenient to major expressways for ease of access in all city directions
- 3** Growing city centre location with bulk of New residential stock in the vicinity
- 4** Combination of open plan & individual offices benefitting from excellent natural light
- 5** High specs including raised access flooring throughout, generator, sprinklers etc
- 6** Generous on-site car parking of 112 vehicles in four levels
- 7** Institutional quality cafeteria with interior and outdoor seating
- 8** Communal 6th-floor terrace with great views to Akropolis
- 9** Shared Conference on the ground floor and use of a courtyard garden
- 10** Multiple transport links, including metro, bus and trolley



ACCOMMODATION

Level	Use	Gross Size(sq m)	Parking slots
Attic	Ancillary areas	52.34	
+6	Office	409.15	
+5	Office	788.69	
+4	Office	789.59	
+3	Office	790.49	
+2	Office	791.47	
+1	Office	792.29	
0	Reception, canteen, conference	637.18	
Total overground		5,051.20	
-1		1,680	22
-2		1,680	29
-3		1,680	29
-4		1,680	32
Total underground		6,720	112
Grand Total		11,771.20	



Building reception



Conference room



Office floor



Akropolis views



LOCATION

The subject property, is located at the booming under regeneration Akadimia Platonos area, 2.5 km West of Omonia sq and 500 m North of the Athens Lamia National Road(E75). Multiple projects are currently being developed in the surrounding area including IQ Athens(47,000 sqm business park under development by Dimand, Panathinaikos Arena, New Archaeological museum.

Athinon Ave connects downtown Athens with the west city suburbs, E75 and the port of Piraeus. Key occupiers in 500 m radius, include Helix Group HQ, Opap NBG & Alpha Bank office buildings, Nova HQs, and Karelia Tobacco.



051, A15, B15

1.5 km from new **KTEL Elaionas**



M3 (Elaionas station, 20 min walk)



12, A13 (Armonia Station 14 min walk)



PART OF A BUSINESS PARK

The asset is part of a building complex of three independent buildings, developed by Diethnis Tehniki through the method of 'antiparohi' within a land of 7,903.30 sq m, owned by the Athens Stock Exchange SA. In 'antiparohi' system, the land owner agrees with a developer, to transfer under land owners' ownership a pre-agreed size of the total development as a compensation. Building A of 8,000 sq m superstructure has been transferred to Athens Stock exchange for self-occupation, Building B of 12,224 sqm superstructure has been sold to a fund and then to Opap and is self-occupied by Opap, and building C has been sold to today's building owner. Building C has a co-ownership percentage of 1,911 ten-thousandth on total land and exclusive use of 1,355 sq m garden outdoor area.





BREAKOUT AREA

PARKING



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