

Office for rent in Roma

Price on Application

Ref. 1090



2.000 sq.m. | Bathrooms: 20 | Rooms: 100

In the historic center of Rome, in Via Flaminia, between the elegant Piazza del Popolo and the entrance to Villa Borghese, on one side, and the Palazzo della Marina and Borghetto Flaminio, on the other, Studio Molinaro RE offers several large offices for rent.

All the properties are located inside an elegant early twentieth-century building, which houses exclusively offices (A/10). The building rises nine floors above ground and has double entrances, one on Via Flaminia and the other on Via degli Scialoja; it is equipped with double elevators and there is a 24-hour security service.

The exclusive destination of all office properties contributes to the creation of a dynamic professional hub, encouraging networking, commercial and professional exchanges and business opportunities.

The urban area in which the property is located is characterized by the concentration of professional firms (notaries, lawyers, accountants), by the proximity to the subway (line A, Flaminio metro), and the FS station of the Rome-Civita Castellana-Viterbo line.

Crossing the Matteotti bridge you can reach the forensic district in just a few minutes on foot.

There are numerous headquarters of institutional bodies in the area: the Faculty of Architecture of the University of Rome

La Sapienza; the National Gallery of Modern and Contemporary Art; several Academies (National Academy of Santa Cecilia, Roman Philharmonic Academy, Belgian Academy, Romanian Academy, Egyptian Academy); the General Directorate of State Property; the Library of the Higher School of Public Administration; the National Notary Fund, well-known sports clubs (Circolo tennis Belle Arti, Villa Flaminia, Circolo dei Canottieri).

Strategic geolocation and context make the property perfect for the b2b supply chain or to set up the headquarters of national and international players, interested in a specific territorial positioning in this area of the city, a commercial and financial hub, but also a meeting point for corporate and public entities.

The building is located outside the ZTL: those who wish, despite the widespread public transport and connections, to reach their workplace with their own means of transport can use a paid garage in the immediate vicinity of the building as well as a large network of car sharing and taxi connections.

The offices have the following sizes:

floor I: 598 s.m. total (of which 576 s.m. offices; 22 s.m. terraces/balconies), €227,500 per year, €18,960/month

floor II: 588 s.m. total (of which 570 s.m. offices; 18 s.m. terraces/balconies), €225,150 per year, €18,770/month

floor III: 595 s.m. total (of which 570 s.m. offices; 25 s.m. terraces/balconies), €225,150 per year, €18,770/month

floor VIII: 340 s.m. total (of which 250 s.m. offices; 90 s.m. terraces/balconies), 98.750 € per year; €8.230/month

The brightness, the double exposure, the views over Rome contribute to making the property attractive for companies interested in offering their employees and collaborators a healthier as well as aesthetically pleasing working environment.

The presence of terraces represents, in particular, an exceptional added value considering the normal typological characteristics of properties located in the historic center of the city, generally devoid of external spaces and airy views.

The offices need to be completely renovated.

The considerable size and the absence of load-bearing walls allow for a complete rethinking of the spaces, currently divided by internal partitions.

For these reasons, the property is available to evaluate the modification, reorganization and customization of the premises in relation to the specific needs of the tenant and his brand identity.

Further details are reported in the property summary sheet, which you can download by framing the QR code in the photo gallery.

If you would like more information, you can send a request via email, attaching a company profile or a presentation of the company you are interested in.

Certification

Energy Class: G

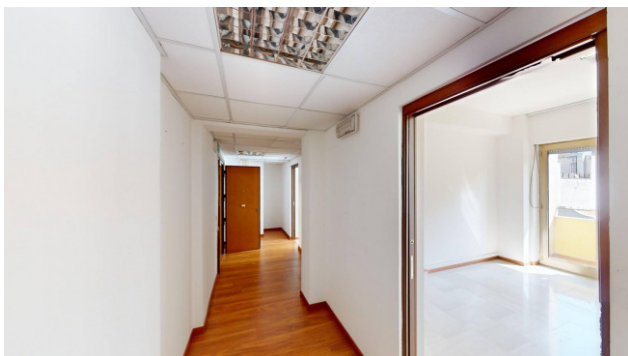
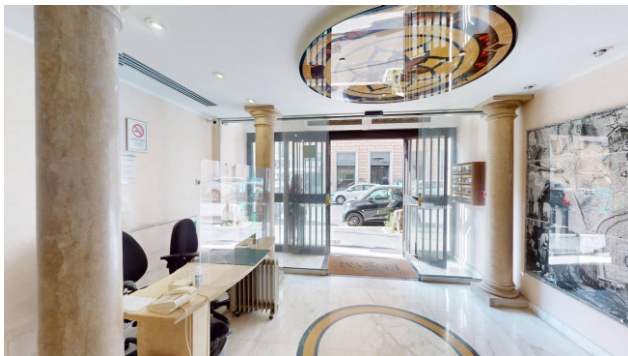
Features

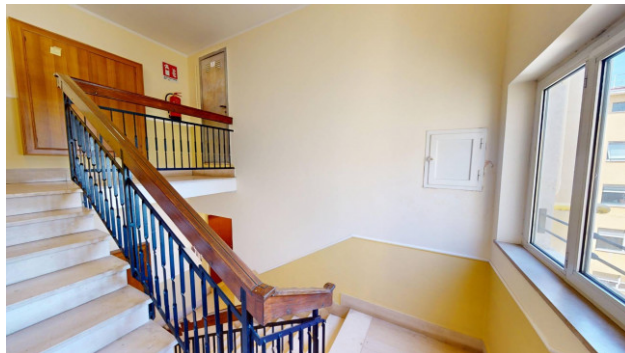
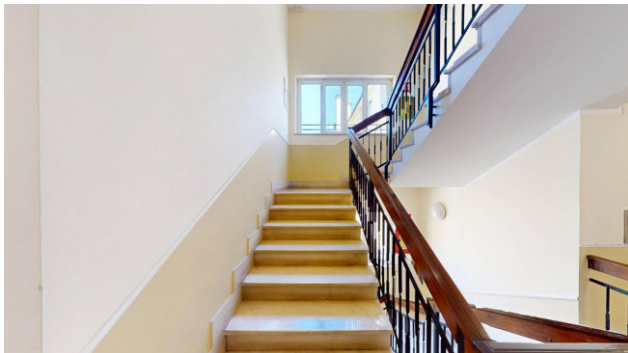
Code: 1090	Reason: Rent
Categoria: Office	Address: via Flaminia
Zip Code: 196	Municipality: Roma
Total Square Meters: 2.000 sq.m.	Bathrooms: 20
Rooms: 100	State of Preservation: Be Restored
Uncovered sq.m.: 376 sq.m.	Heating: Central Heating
Air-Conditioned	

Nearby

Gyms	Spa
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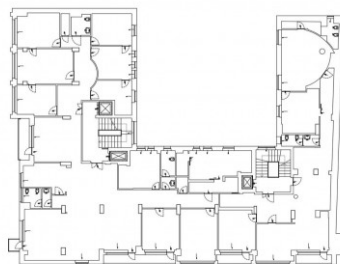
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Elementary Schools
Schools	High Schools
Cafe	Post Offices
Municipal Offices	





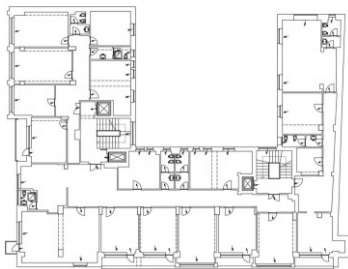
Via Flaminia, 53

Piano 1



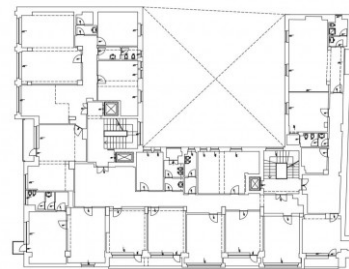
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Piano 2



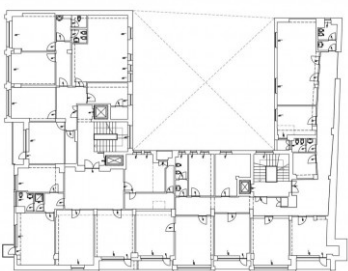
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Piano 3



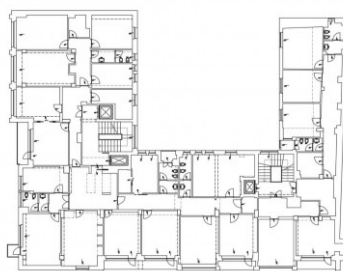
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Piano 4



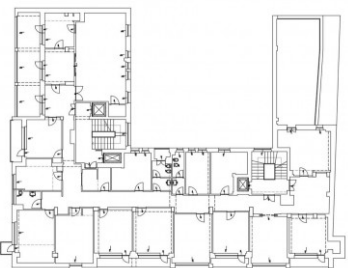
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Piano 5



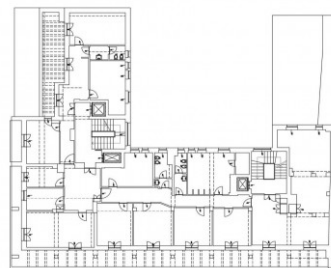
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Piano 6



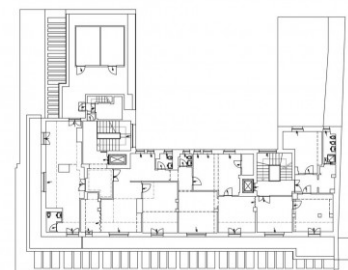
Via Flaminia, 53

Piano 7



Via Flaminia, 53

Piano 8



Via Flaminia, 53

Piano 9

