

# Office And Commercial Space For Rent in Lugano



**852 mq | Bathrooms: 6 | Bedrooms: 0 | Rooms: 23**

In the **center of Lugano**, we rent a **prestigious HISTORICAL BUILDING**, located in Via Pretorio / corner with Piazza Dante, a stone's throw from the Manor, the central post office, the main office of the UBS bank, the bus shelter and **just 100 meters from the lake**. The recently renovated building consists of 5 floors above ground in addition to the basement. The building, of architectural value as far as the facade is concerned, has also been completely renovated internally with a standard of finishes far above the average, in a modern and refined style with extensive use of glass and exposed concrete. The internal subdivision is as follows. **Basement:** undivided area for customer reception, vault, archive, server room, technical rooms. **Ground Floor:** reception, undivided area for customer reception. **First Floor:** a large undivided area, 3 offices, a large separate open-space office area, service area, storage / utility room. **Second Floor:** a large undivided area, 4 offices, service area, storage / utility room. **Third Floor:** large open space, office / meeting room, office area on two small floors, bathroom and kitchen / storage room. **Fourth Floor:** large meeting room enclosed in a glass case, the same space can eventually become an operational open-space area or a presidential office with meeting room and lounge. **A highly representative property ideal as the headquarters of**



**a company of primary importance.** Annual rent of Chf 320'000.- (approx. Chf 375 .- / sqm / year).

### Property detail

<b>Code:</b> DR2239	<b>Contratto:</b> FOR RENT
<b>Type:</b> Office and Commercial Space	<b>Region:</b> Ticino
<b>Province:</b> Distretto di Lugano	<b>Municipality:</b> Lugano
<b>ZIP:</b> 6900	<b>Price:</b> 26,670 CHF
<b>Total Sqm:</b> 852 sq.m	<b>Bedrooms:</b> 0
<b>Bathrooms:</b> 6	<b>Rooms:</b> 23

### Features

Air-Conditioned	Baths	Lift
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### Nearby

Banks	Spa	Football Fields
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