

## in rent a Parma Oltretorrente € 6.000 Ref. F 227



**525 sq.m. | Bathrooms: 4 | Rooms: 16**

### **Parma. Central Area, Barriera Bixio**

**In the heart of the city, in a strategic and highly visible location, we offer for rent a large 595 sq m office spread over two levels, plus a basement.**

The ground floor of the building opens onto a large and bright open-plan entrance, currently equipped with dedicated public desks, and is completed by two restrooms and an internal archive. An internal corridor leads to the mezzanine floor, where the main office area is located, comprising fourteen offices, a comfortable waiting room, an anteroom, and three additional restrooms.

In the basement, there is an additional archive, accessible externally from the communal staircase. The rooms are well-finished and functional, featuring double-glazed PVC windows, a pre-installed lighting system, and complete wiring throughout, making the property immediately operational.

Currently home to the Parma Employment Center, it is also ideal for medical practices, clinics, and executive or representative offices. It is also possible to evaluate the subdivision of the real estate unit based on needs.

**Available from September 1st, it is offered at a commercial rent of €7,000 plus VAT, with condominium fees of €4,500 per year, including water bills.**

## Property details

**Address:** strada nino bixio, 159

**Bathrooms:** 4

**Rooms:** 16

**State of Preservation:** Excellent

**Heating:** Heating





