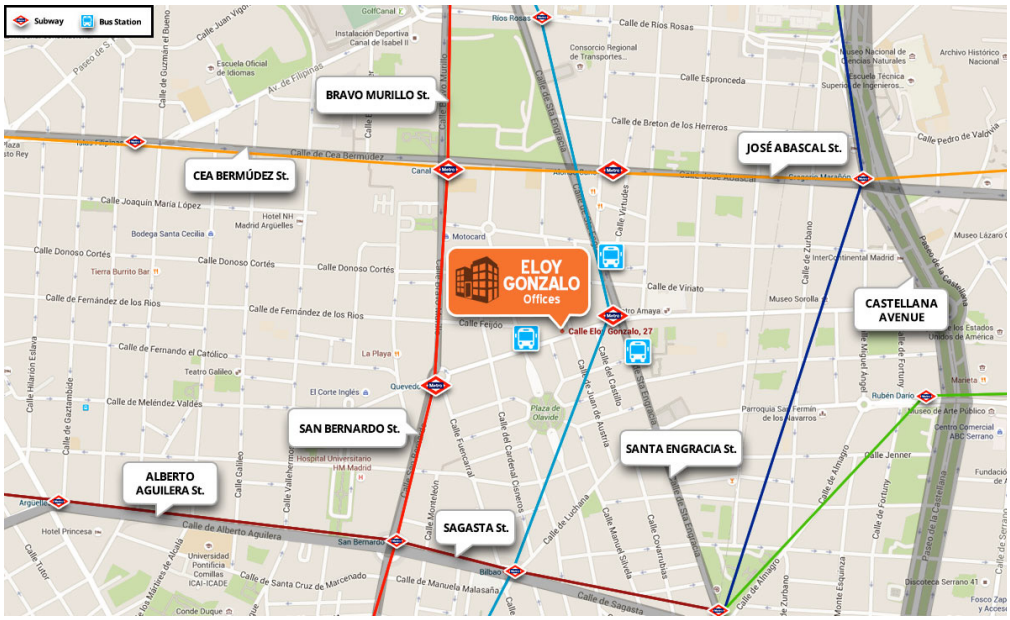
# Nine floor Offices, Eloy Gonzalo

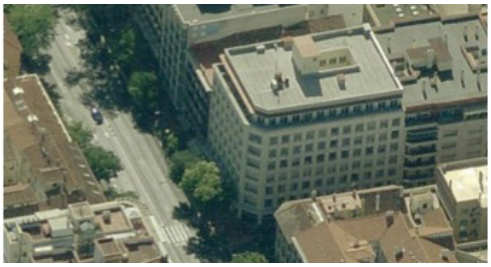
**Located less than 1 kilometer away from Paseo de la Castellana Avenue.**

The **excellent location**, design and visibility of this classic building, located less than 1 kilometer away from Paseo de la Castellana Avenue and within the M-30, ring road leading from the city, make it an attractive asset. Moreover, its central location also allows quick and easy access by public transport, existing exceptional communications by undergrund (Iglesia stop, line 1, 100 m way) and bus (lines 16 and 61).

The building, built in 60's, has **6,232 sqm** of gross leasable area (GLA), distributed over nine floors, of which more than 5,500 sqm are above ground. The **building´s flexible and ample distribution** allows the plants to be divisible up to seven independent modules, which makes accommodating multiple-tenant possible. The building has an occupancy rate over 95%.

The first seven floors as well as a space dedicated to office use, license allow for conversion to residential use. Besides, the ground floor and the basement, which represent 23% of the SBA, with 715 sqm per floor, are occupied by **commercial premises**.





## Data of Interest

### LOCATION
27, Eloy Gonzalo st, **downtown, Madrid**

### PUBLIC TRANSPORT
**Underground,** Iglesia, line 1 (100 m), Quevedo, line 2 (350 m)
**Bus,** 16, 61 Eloy Gonzalo st. 3, N23 Santa Engracia st.

### OPENING YEAR
1965

## Surface

### GROSS LETTABLE AREA (GLA)
**6,232 sqm**

### DISTRIBUTION
**7** floors

### OPERATORS
The building has an occupancy rate over 95%

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