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PROPERTIES



HIGH-END OFFICES – ICC BUILDING – ROUTE DE PRÉ-BOIS

plan | 1215 Genève | Reference : LM/SCH 2334/7

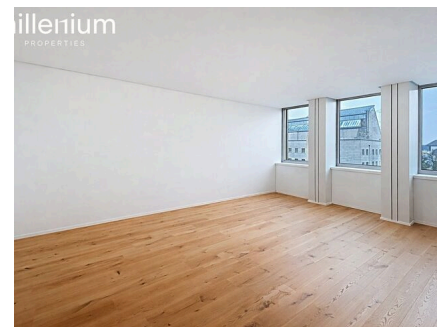
CHF 7,288.-/month

TABLE OF CONTENTS

Description page	3
Detailed characteristics and conveniences	5
Big pictures	6

HIGH-END OFFICES – ICC BUILDING – ROUTE DE PRÉ-BOIS

CH-1215 Genève | plan | **CHF 7,288.-/month**



Agency : Millenium Properties
Ref : LM/SCH 2334

Located in the prestigious ICCbuilding, these **high-end offices**, fully **renovated and modernized in 2024**, offer a stylish, functional and well-connected work environment.

Ideally designed to accommodate a **law firm**, a **trust company**, a **family office**, **consultants**, **traders**, **SMEs**, **start-ups** or any **liberal profession**, these premises benefit from a strategic location in the immediate vicinity of the international airport and the main transport routes.

With a surface area of approximately **265 m²**, the offices are composed as follows:

- An **entrance / reception area**
- **Seven closed offices**, including a large one that can be converted into an open-plan space
- A **conference room**
- A **fully equipped modern kitchen**
- **Three sanitary facilities**
- **A shower**
- **Two storage spaces**

There are also **parking spaces** available for rent (**CHF 190.- per space and per month**).

CHARACTERISTICS

Reference: **LM/SCH 2334/7**

Type: **Office**

Availability: **Immediate**

Rooms: **9**

Bathrooms: **3**

Location floor: **3rd floor**

Useful surface: **265 m²**

Latest renovations: **2024**

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These offices are attractive because of their **light, optimized volumes** and **unobstructed view of the Jura**. The services are complete and of high quality: **heating, ventilation, air conditioning, computer cabling, fiber optics**, white stretch ceilings, **light oak parquet flooring, modern lighting fixtures**, elegant kitchen and shower.

The building offers numerous services, including **elevators, freight elevator**, parking, **on-site post office and mailbox**, as well as **flexibility in terms of layout** allowing the spaces to be adapted to the needs of each activity.

The location is ideal, with **tram, bus, train station and international airport within 8 minutes on foot**, as well as immediate proximity to commercial or private terminal lines.

The immediate environment is particularly attractive, with the presence of **renowned hotels** (Marriott, Hilton, Mövenpick), **restaurants, shops and services**.

A **rare property for rent**, to be discovered without delay.

Rent: CHF 7'288 HT + Charges: CHF 1'767 HT

Service Locations

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CHARACTERISTICS

CH-1215 Genève | plan | **CHF 7,288.-/month**

CHARACTERISTICS

Availability	Immediate	Location floor	3rd floor
Type	Office	Latest renovations	2024
Reference	LM/SCH 2334/7	Condition of the property	Very good
Rooms	9	Standing	Upmarket
Bathrooms	3	Useful surface	265 m²

CONVENIENCES

NEIGHBOURHOOD

- City centre
- Industrial zone
- Business Center
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus station
- Tram stop
- Subway

OUTSIDE CONVENIENCES

- Parking

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PICTURE(S)



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