

OFFICE BUILDING - KIFISSIAS AVENUE, MAROUSI, ATHENS

BRIEF PROPERTY REVIEW

The subject property is located at Kifissias Avenue in the Municipality of Marousi, Athens. It offers excellent access to the main roadways of the northern Attica, while it is served by the whole public transportation network in walking distance. Kifissias Avenue is one of the most important transportation arteries and one of the most significant business areas in Athens, offering an increasing supply of A class office buildings and combining the high quality construction characteristics and the strategic location advantages.

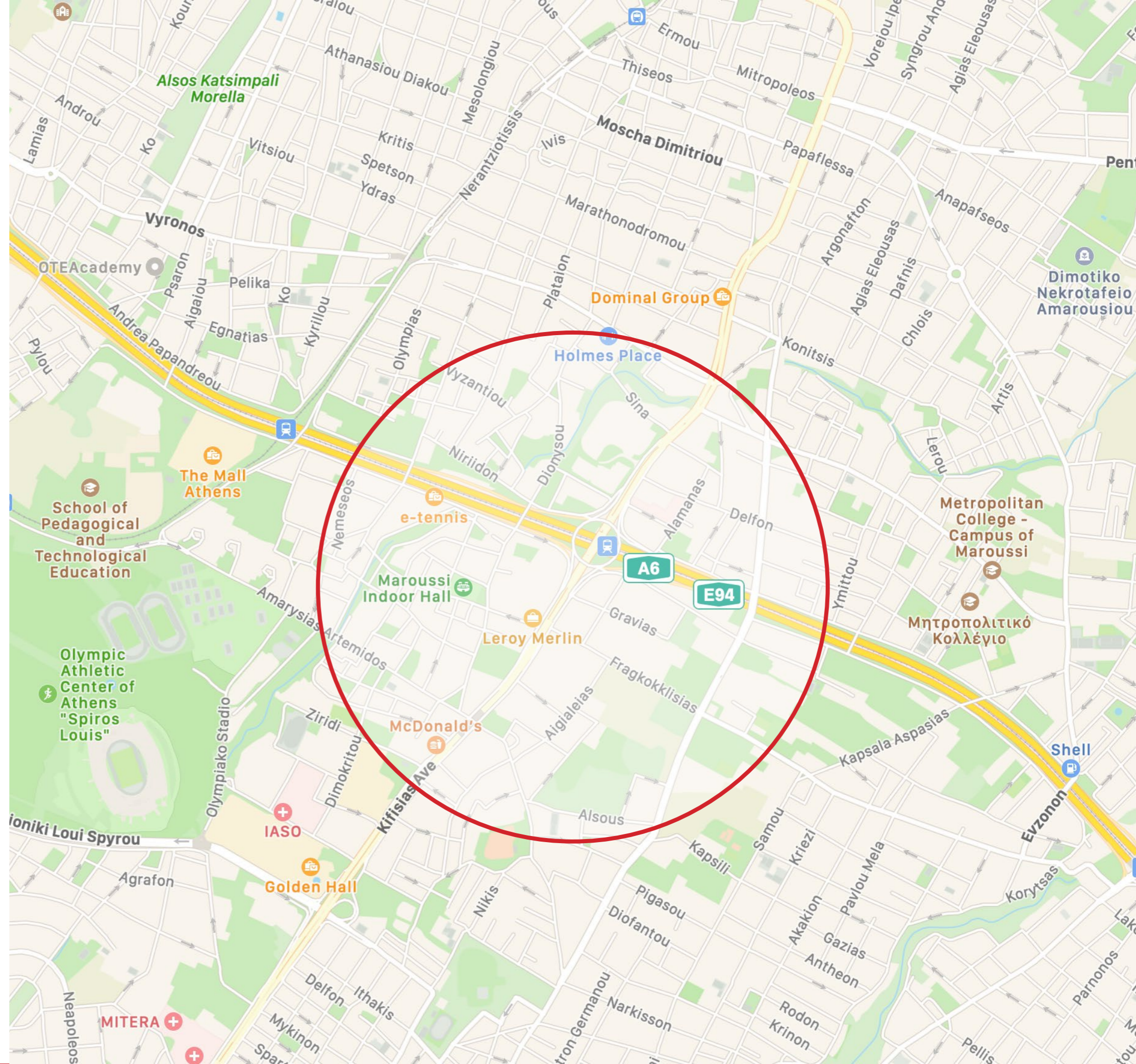
The building was constructed in 2000. In 2014 the internal spaces of the offices were renovated by the tenants. It is in a very good condition and all safety measures have been applied, according to current regulations. There is security at the entrance point on 24-hour basis and safety cameras have been installed throughout the building and the basements.

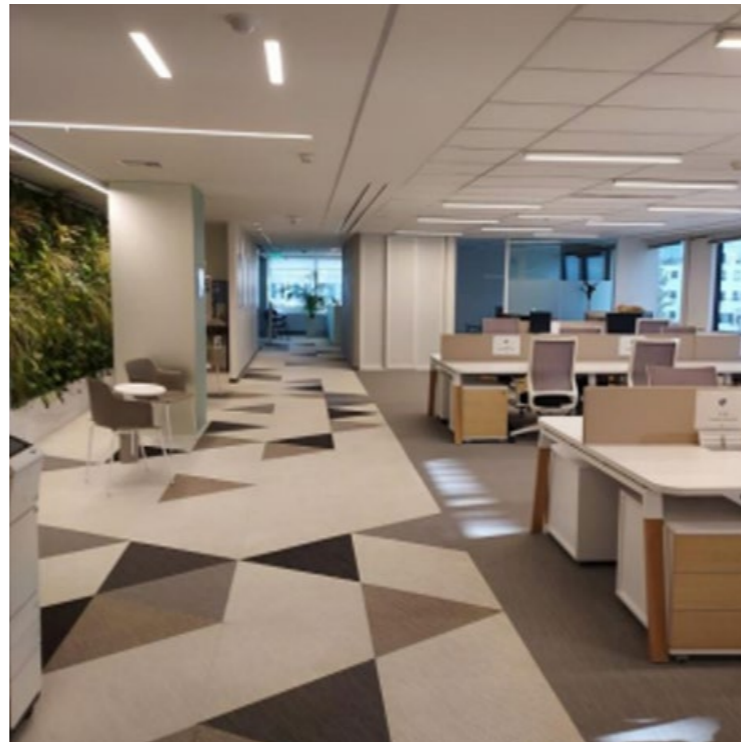
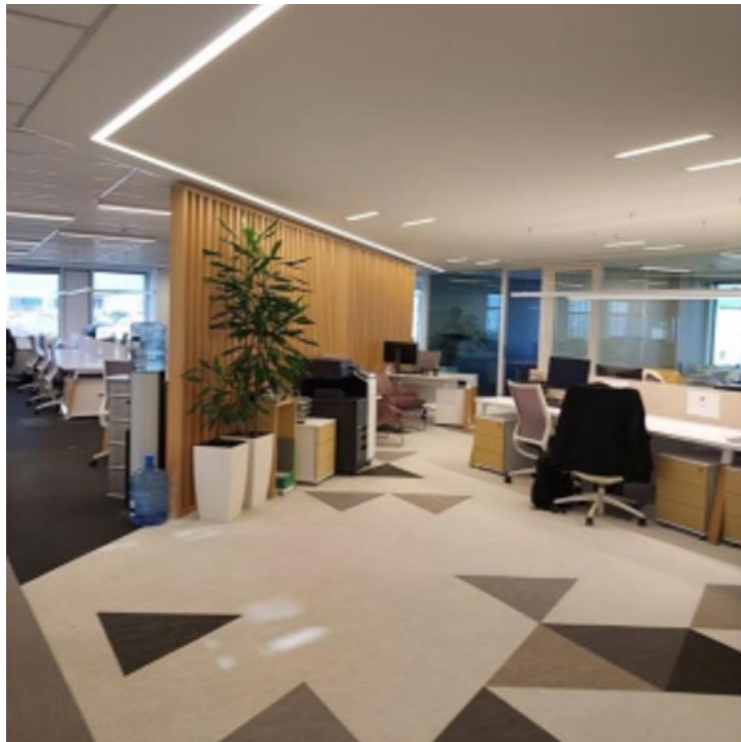
The building includes the ground floor (627m²) with retail, office areas and spacious lobby, four floors office spaces (627m²/each) and one basement with 73 parking spots and 300m² of auxiliary and storage area. In total there are 3.135m² above ground.

Currently there are two AAA tenants for the last four floors. They pay minimum monthly rent because their contracts were signed during the period of deep economical crisis and haven't renegotiated since. The one expired on September 2023 and the other on July 2025. The retail shop in the ground floor and 24 parking spots are currently untenanted.

Price : € 14.000.000

- **gross yield** with current tenants: **4.0%**
- **gross yield** with current tenants + retail + 24 parking spots leased : **5.4%**





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