

# For Lease

44, Kifisias Avenue, Marousi  
Monumental Plaza complex



Ioanna Palivou  
Managing Partner  
+30 6973 340783  
[ioanna.palivou@cwproprius.com](mailto:ioanna.palivou@cwproprius.com)



# Class A Offices For Lease

44, Kifissias Avenue (Monumental Complex),  
Marousi, North suburbs

## 1.243sq.m. office floor, of unique location

### Property Description

The MONUMENTAL PLAZA office complex, located on the rise, just before the intersection of Attiki Odos with Kifissias Avenue, has excellent visibility and access, while it is directly opposite the suburban railway station. It primarily houses multinational companies, offers full management services (security, lighting, cleaning, maintenance etc.) and traditionally displays limited or zero availability.

The offered floor, is the 2nd floor with a surface of 1,243 m2 located in building C and has 18 parking spaces located in the 3<sup>rd</sup> basement.

### Property Highlights

- Strategically located, on the most predominant office Axis
- 150m from ISAP "Kifissias" bus stop
- 20 minutes drive to Athens National Airport (El.Venizelos)
- 30 minutes drive from the center of Athens
- Plenty of amenities in the area

*Leasing terms: Upon expression of interest*



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# Class A Offices For Lease

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Marousi, North suburbs

**1.243sq.m. offices + 18 parking slots**

## Basic Lease Terms

- Lease type: Direct lease
- Lease duration: To be discussed
- Minimum rent: 30.000€/ month (including 18 parking spaces)
- Re-adjustment: Minimum CPI + 1%
- Delivery status: As is (cold shell condition).
- Internal finishing: Will be performed by the lessee
- Rent-free period: To be discussed



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