



# Stenbukken 1, 9000 Aalborg

164-184 m<sup>2</sup> office for rent





### **In the center of the city**

Good location In City Syd, the region's largest shopping center



### **Bright, inviting rooms**

The location on the 1st floor ensures good light



### **Parking spaces**

To you and your guests



### **Close to the highway**

Easy access to the motorway network

# Bright rooms

The lease is located in City Syd with great visibility towards trafficked Hobrovej. There are good access opportunities and from Hobrovej there are several bus lines.

Bright and well-appointed office rental located on the 1st floor of a distinctive building in City South.

On the ground floor is HTH køkkenforum and others. and in front of the building there is a large common parking space with good access conditions.

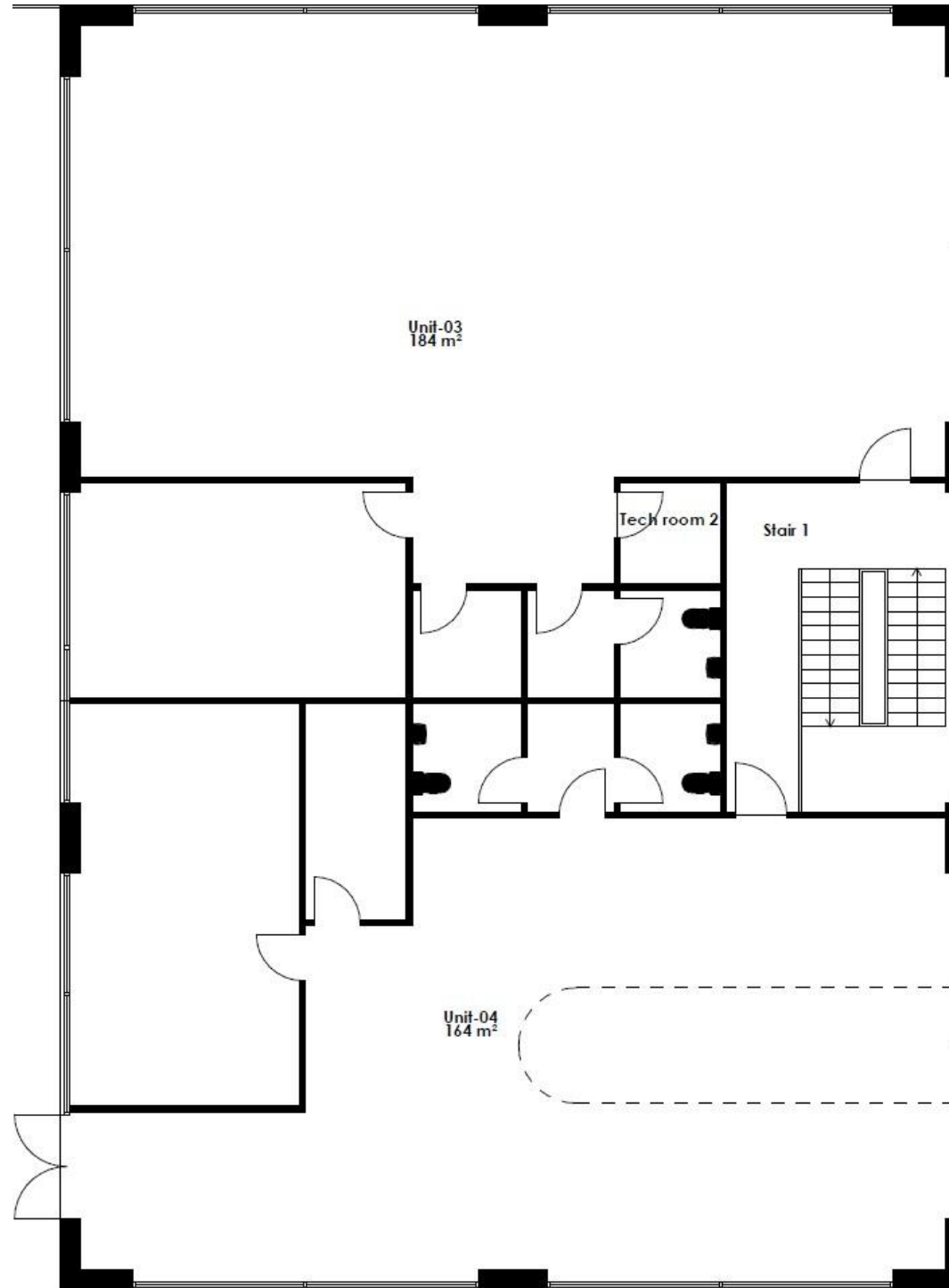
The tenancies are arranged as large, open and bright office landscapes with large windows, office and small meeting room, own kitchen and toilet facilities.

The premises are equipped with good fixed basic lighting and carpet covering, etc.

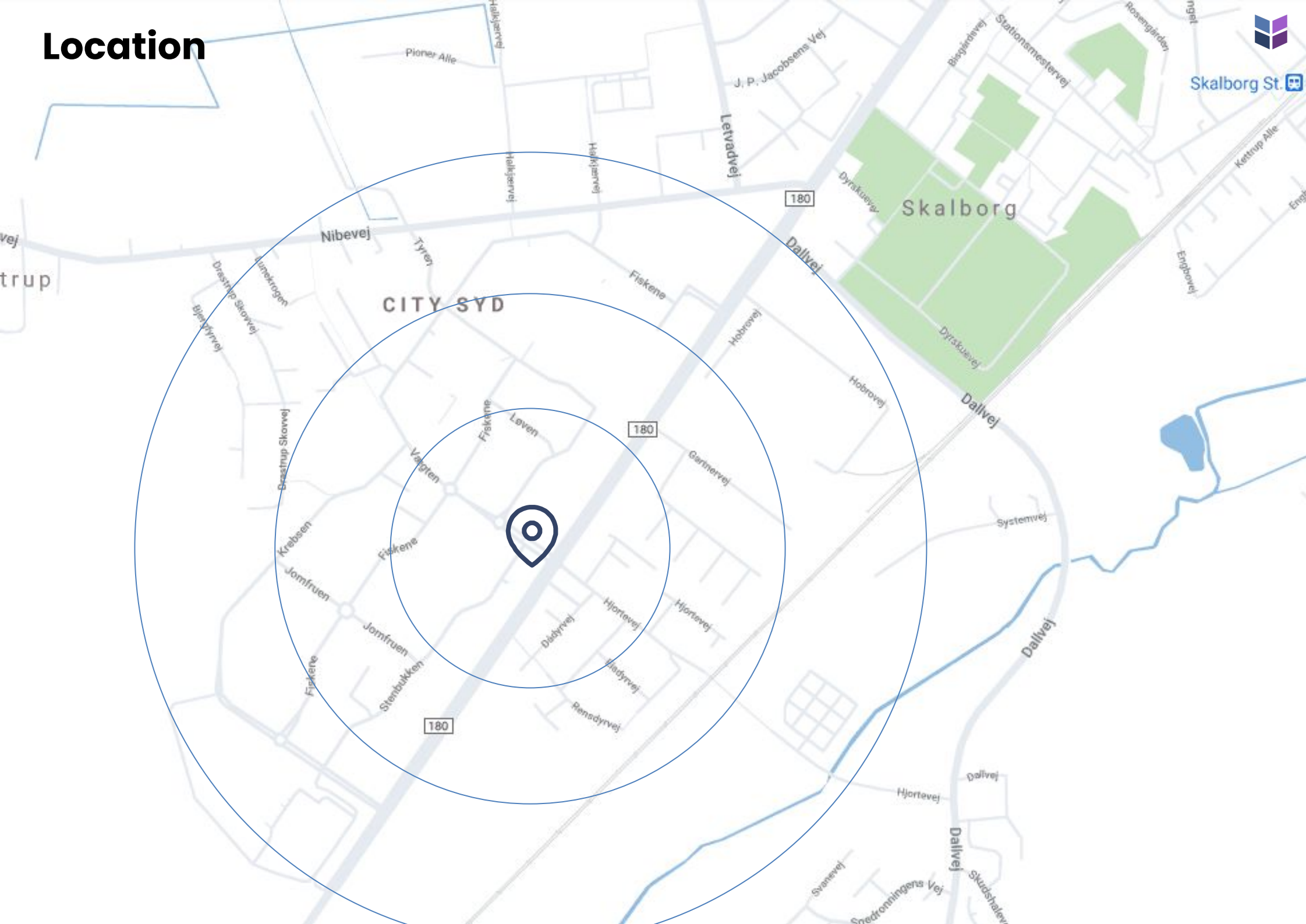




# Building layout



# Location









## Rental terms – 03

Size	184 m <sup>2</sup>
Energy label	G
Lease start	Flexible

Yearly rent/m <sup>2</sup>	DKK 850
Yearly rent	DKK 156.400

A conto operating expense/m <sup>2</sup>	DKK 137
A conto heating expense/m <sup>2</sup>	DKK 92
Total yearly rent	DKK 198.536

Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes





## Rental terms - 04

Size	164 m <sup>2</sup>
Energy label	G
Lease start	Flexible

Yearly rent/m <sup>2</sup>	DKK 850
Yearly rent	DKK 139.400

A conto operating expense/m <sup>2</sup>	DKK 137
A conto heating expense/m <sup>2</sup>	DKK 92

Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes





# Contact

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Spark Offices is part of the real estate investment company Park Street.