



Office / Commercial Space for Rent

Professional rental

10 500 € / month
+ Service charges : 710 €

Product type Office	Num rooms 6
Building Les Lignes	District Jardin Exotique
Living area 260 m²	Total area 250 m²
Floor 4	Service charges 710 €
Rented Yes	Ref. PPMCV228B

Situated in a luxury residency, this very large space can be used as offices, a boutique, art gallery, etc. With two separate entrances, the lot can be divided into two independant activities.

LES LIGURES - Office / Commercial Space for Rent | Monaco

Available for rent: a **250 m² professional office** located on the **4th floor** of the prestigious **Les Lignes** residence, in the Jardin Exotique district. The building offers **24/7 concierge service**, a **gym**, **swimming pool**, **tennis court**, and beautifully maintained **gardens**.

Currently configured for administrative use, the office includes two entrance halls (one via the main reception, the other with direct outside/delivery access), a meeting room, five enclosed offices, storage, a kitchen/cafeteria, separate men's and women's restrooms, a technical room, and **reversible air conditioning**.

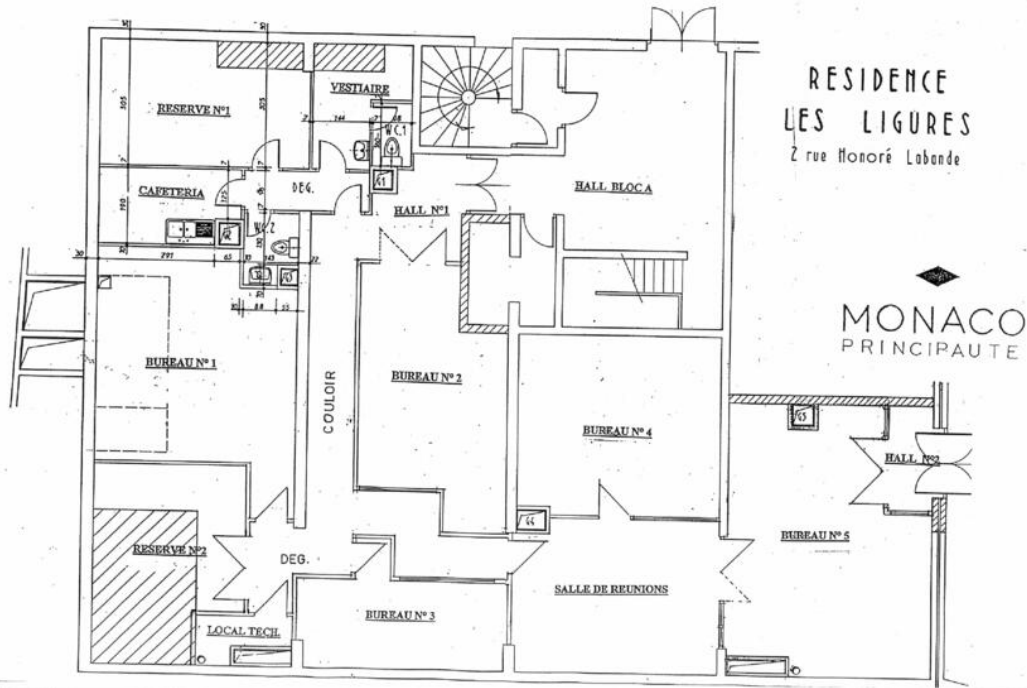


The space can be divided into two separate units, each with its own entrance:

- **Office 1 (115 m²):** exterior access - Monthly rent: **€7,590 incl. VAT and charges**
- **Office 2 (88 m²):** access via reception - Monthly rent: **€5,720 incl. VAT and charges**

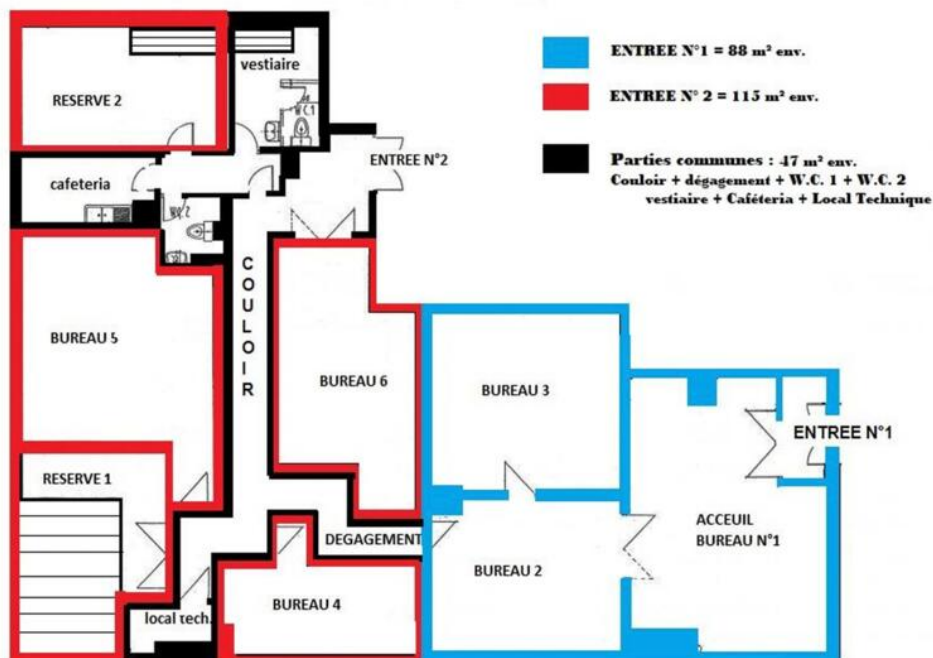
Shared areas include the restrooms, technical room, hallway, and cafeteria.





RESIDENCE
LES LIGURES
2 rue Honoré Labande

MONACO
PRINCIPAUTE



- ENTREE N°1 = 88 m² env.
- ENTREE N°2 = 115 m² env.
- Parties communes : 47 m² env.
Couloir + dégagement + W.C. 1 + W.C. 2
vestiaire + Cafeteria + Local Technique

