

THREE COMMERCIAL SPACES



32 Chalkis Street, Patriarchika – Pylaia, Thessaloniki

Key Benefits

- Within the newly developed office space area in Eastern Thessaloniki
- Easy access through the National Road
- In proximity to Mediterranean Cosmos Shopping Center, Florida Retail Park and “Macedonia” Airport



Google Coordinates: [40.562359, 22.987326](https://www.google.com/maps/place/40.562359,22.987326)

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Property

Three commercial spaces available for sale with a total gross surface of 1,607.38 sq.m.. The properties are located within a two-building industrial / office complex, on Chalkis Street, in Pylaia, Thessaloniki, which was constructed in 2004 within a plot with total surface area of 5,550 sq.m.. One unit is located at the basement floor, identified as property Y2, with total gross surface of 832.15 sq.m., including one surface car parking space. On the ground floor level there are two available commercial spaces identified as I3 and I4, with total gross surface areas of 399.95 and 375.28 sq.m. respectively. Office use is allowed within the building and the properties can be acquired as a whole or individually.

Location

The properties are located on 32 Chalkis Street, in the Eastern section of Thessaloniki, in proximity to the National Road Thessaloniki – Nea Moudania. The Office units are located within the Mediterranean Cosmos Shopping Center, IKEA and Praktiker area. Since 2005, the area has shown a significant development of new office building complexes. As a result, there is a risen demand from multinational and regional companies for office spaces in the area. In addition, there is lack of available basement storage spaces in the area.

Transaction process

We are inviting expressions of interest for the available office spaces. The transaction process will be conducted through an electronic auction which is estimated to be held within **October 2023**. Atria Property Services SA, the CBRE affiliate for Greece and Cyprus, is the sole sale agent for this E-Auction process. Please contact us for information and clarifications.

Minimum Reserve Price (€): (Table 1 at page 2)

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Table 1: Three commercial spaces (32 Chalkis street, Patrarchika – Pylaia, Thessaloniki)

| Property | Surface (m ²) | Level | Minimum Reserve Price (€) |
|---------------------------|---------------------------|--------------|---------------------------|
| Y1 | 832.15 | Basement | Pending |
| I3 | 399.95 | Ground Floor | Pending |
| I4 | 375.28 | Ground Floor | Pending |
| Total Ground Floor | 775.23 | | Pending |
| Grand Total | 1,607.38 | | Pending |