

GLORIOUS CREW

INTERNATIONAL REAL ESTATE

CODE: 3468

€ 9.100,00

Prestigious Office Space in Contrada Santa Croce, Brescia We are delighted to offer for lease a significant **executive office space** located within a meticulously **restored historic palazzo**, nestled in the very heart of Brescia's city centre.

The premises are situated on a single level on the **piano nobile** (main floor) of the building, accessible via both a **grand ceremonial staircase** and a lift. The substantial floor area is perfectly suited to accommodate a large team of professionals.

The current configuration offers the flexibility to **subdivide the office space into two entirely self-contained units**, providing exceptional versatility for your operational needs.

This solution is **immaculately maintained and finished to the smallest detail**, making it **immediately ready for occupancy** with no renovation work required. The property has been consciously designed to ensure optimal **functionality, comfort, and elegance**, featuring bright environments equipped with **all modern technical amenities**.

The ambience is defined by a palpable sense of **refinement and prestige**, highlighted by elements such as perfectly polished seminato (terrazzo-style) flooring, ornate and timber ceilings, a magnificent **helical staircase**, and exquisite **boiserie** panelling. Adding to the property's practicality and discretion, **two exclusive parking spaces** within the palace courtyard are provided for the convenience and privacy of clients. Historically, this palazzo has served as a benchmark location, having previously housed prominent offices in the **Private Banking and Wealth Management sectors**. This legacy firmly establishes the premises as the ideal address for high-level professional consultancy, supporting substantial growth in both business volume and advisory capacity.

Reason: rent

Type: Study/Office

Address: Contrada Santa Croce

Region: Contrada Santa Croce, 13

Province: Brescia

Municipality: Brescia

Total Square Meters: 473

Bedrooms: 0

Bathrooms: 4

Rooms: 11

Age Construction: -

Box: -

SQ.MT. Covered: -

SQ.MT. Not Covered: -

State Of Preservation: Excellent

Level: 1

Total Floor: 3

Lift: Central Heating

Address: No

Current Status: Excellent

Condominium Cost: 355

Exposition: -

Balconies: -

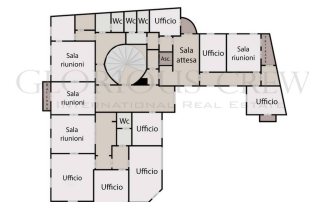
Kitchen: -

Terrace: -

Garden: -



PIANO PRIMO



EPI: -

Cellar: -