FOR RENT

CH-6900 Lugano, Via Nassa

Representative offices with lake view & parkings in Lugano center

CHF 11,000.-/month + ch.

SEQUOIA CONSULTING

Property description

In a strategic location in Lugano, we offer elegant office spaces for administrative use, perfect for companies, professional practices or service providers who want a functional and representative environment.

Located at Via degli Oliva 2, the property enjoys excellent accessibility and proximity to the main services, making it an ideal choice for clients and employees.

The spaces:
* Bright and well-distributed offices
* Located on the 1st floor
* Parking space included, a great added value in Lugano
* Ready-to-use spaces that are easily customizable

Contract duration:
* Rental start: 01.05.2026
* Duration: fixed-term contract until 30.04.2031
* Possibility of early termination with 6 months' notice (to 30.04.2030)

Rent:
* CHF 192,000.- per year (1st-3rd year)
* CHF 204,000.- per year (4th year)
* CHF 216,000.- per year (5th year)
* Payment: quarterly advance payments

Additional costs
* CHF 6,000.- per year (advance payment, with settlement)
* Include, among others: heating, water, electricity, maintenance of common areas, elevator, cleaning, etc.

Security deposit:
* CHF 99,000.- (escrow account or surety bond)

Non contractual document: 15.11.2026

Characteristics

Availability	**Immediate**
Type	**Office**
Reference	**3419**

Location floor	**1st floor**
Useful surface	**330 m²**
Parking space	**1**

Object Price	**CHF 11,000.-/month + ch.**

Number of parkings

1x Total (incl.)

Charges	**CHF 6,000.-/year (Not included)**

Non contractual document: 15.11.2026

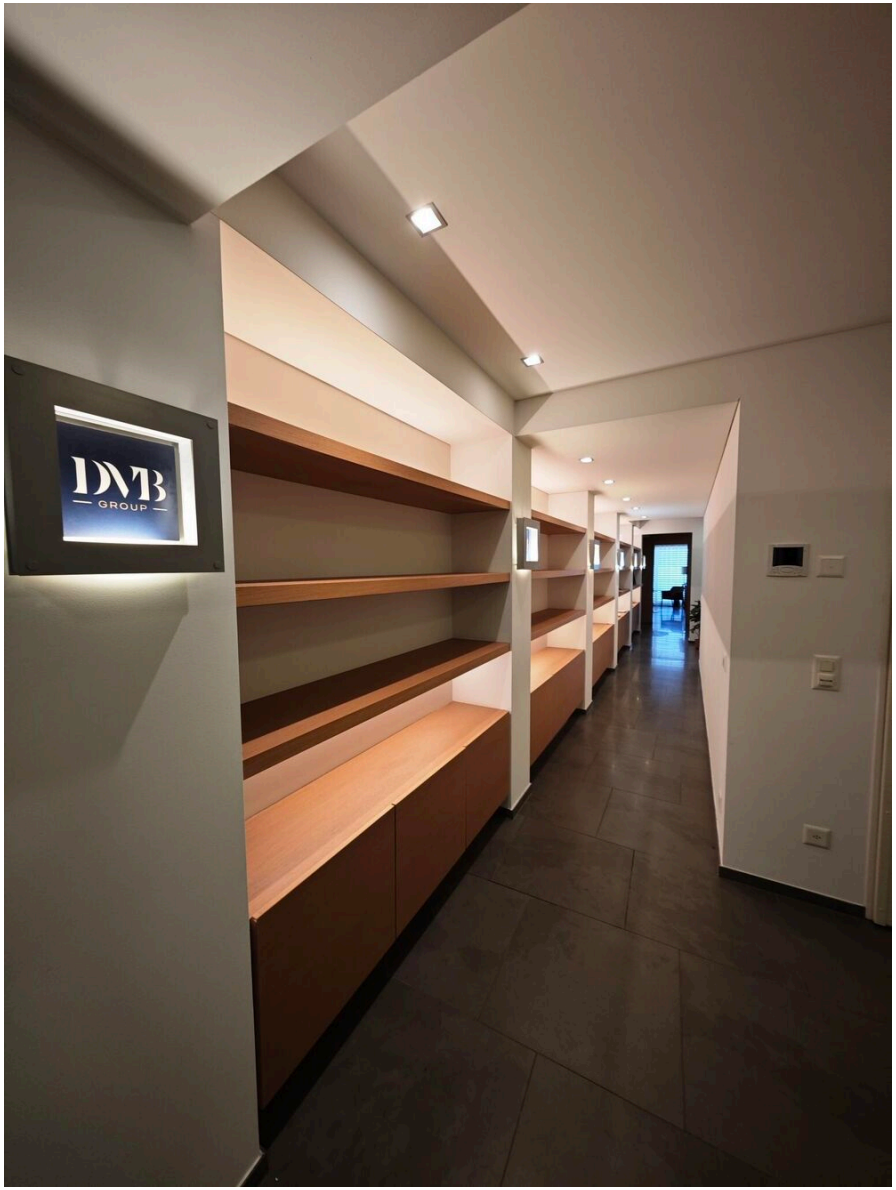
Exterior view

Non contractual document: 15.11.2026

Interior view

Non contractual document: 15.11.2026

Non contractual document: 15.11.2026


DMB
GROUP

Non contractual document: 15.11.2026

Non contractual document: 15.11.2026

Non contractual document: 15.11.2026

AKO
Aesop.

Exterior view

Contact

Sequoia Consulting Sagl

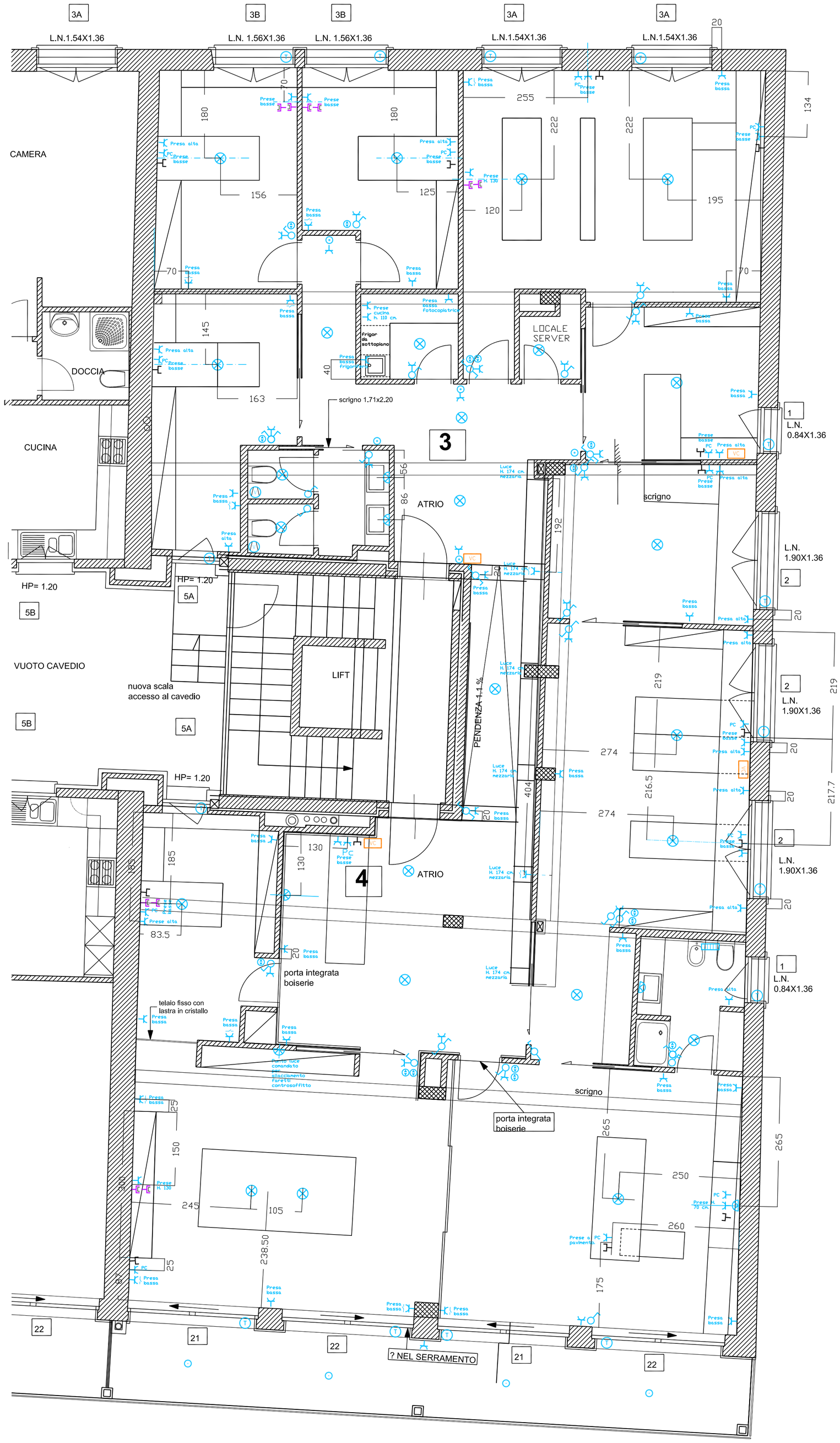
Via Vedeggi 66b
6983 Magliaso

Phone: +41 78 637 66 15
fabio@sequoiaconsulting.ch
http://sequoiaconsulting.ch

Your consultant

SEQUOIA CONSULTING SAGL
Mr. Ferrari Fabio
fabio@sequoiaconsulting.ch
Mob.: +41 78 637 66 15

Notes



LEGGENDA

- Interruttore
- Deviatore
- Pulsante
- Pulsante tapparelle
- Presa comand.
- Presa
- Lampada
- Apilques
- Spots
- Infrarosso
- Ventilatore

- **Presa cucina**
- **Presa LS**
- **Int. lavatrice**
- **Quadretto**
- Presa telefono
- Presa TV
- **Citofono o video**
- **Riv. allarme** Da definire
- Variatore
- Tapparella

Rete PC da definire

Elettrificazione porte da definire

luce netta
falsi telai

TUTTE LE MISURE SONO DA CONTROLLARE SUL POSTO
DALLE DITTE ESECUTRICI DEI LAVORI,EVENTUALI DISCORDANZE SONO
DA COMUNICARE IMMEDIATAMENTE ALLA D.L.

RESIDENZA EXCELSIOR MAPP. 229 LUGANO

PIANTA PRIMO PIANO

Architetto Donatella Mauri
Piano Elettrico

SCALA 1:50

07.06 .06

03