



FOR RENT

CH-6900 Lugano, Via Nassa

Representative Offices with Lake View and Parking Space in the Heart of Lugano

CHF 16,000.-/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)

# Characteristics

Availability	<b>01.05.2026</b>	Location floor	<b>1st floor</b>
Type	<b>Office</b>	Useful surface	<b>330 m<sup>2</sup></b>
Reference	<b>3419</b>	Parking space	<b>1</b>

Object Price	<b>CHF 16,000.-/month + ch.</b>
<b>Number of parkings</b>	
1x Total (incl.)	
Charges	<b>CHF 6,000.-/year (Not included)</b>

# Exterior view



# Interior view













# Contact

## Sequoia Consulting Sagl

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## Your consultant

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# Notes

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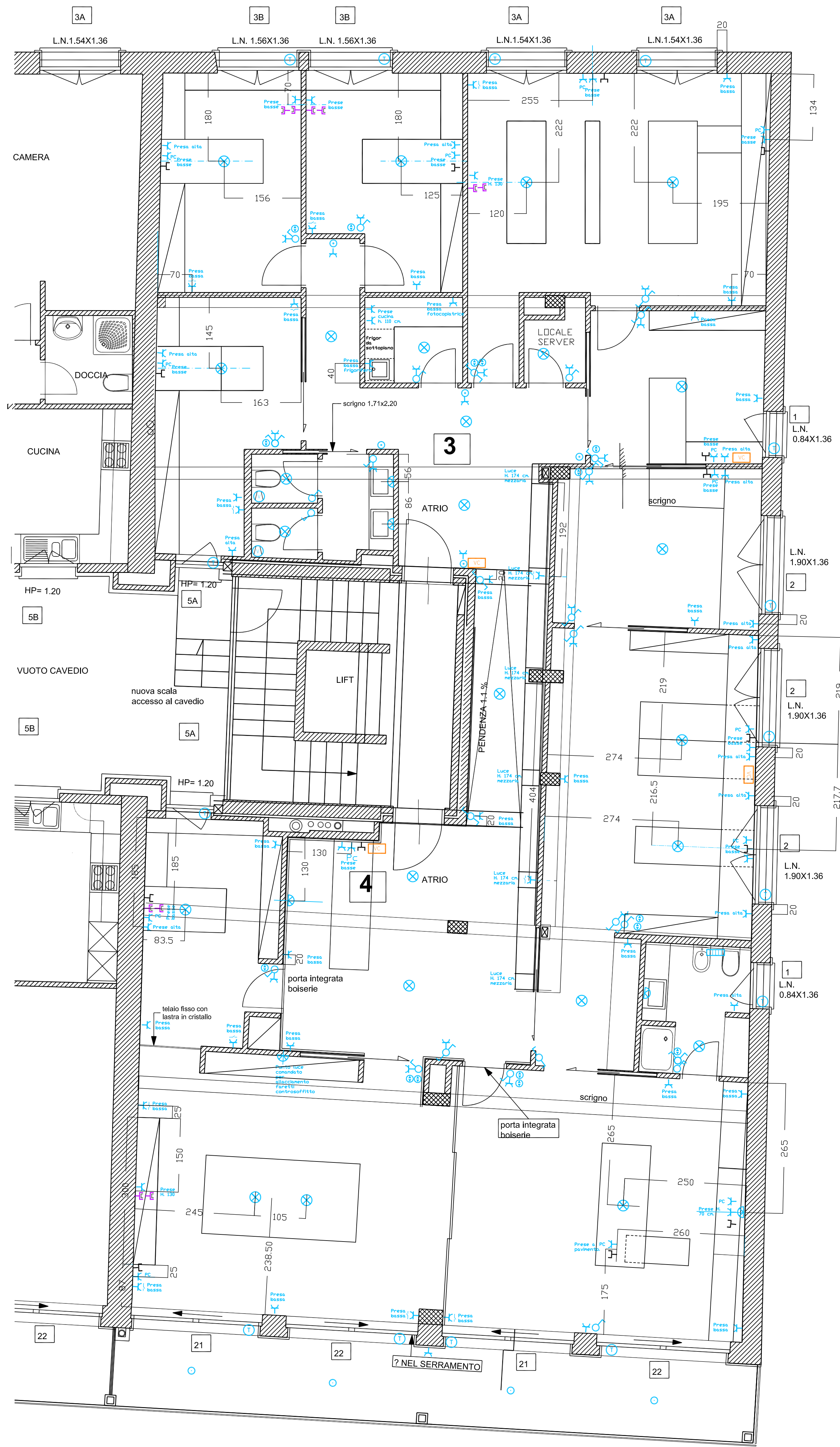
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LEGGENDA

- Interruttore
- Deviatore
- Pulsante
- Pulsante tapparelle
- Presa comand.
- Presa
- Lampada
- Appliques
- 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

RESIDENZA EXCELSIOR MAPP. 229 LUGANO

PIANTA PRIMO PIANO

Architetto Donatella Mauri  
 Piano Elettrico

SCALA  
 1:50  
 07.06.06

03

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