CH-6930 Bedano, Via alla Gerra 11

Modern 104 m2 office at the new BEDART Center in Bedano

CHF 270,400.-

SEQUOIA CONSULTING

Property description

At the new BEDART Center in Bedano, strategically located just a few minutes from the Lugano Nord highway exit, we are offering for sale a modern, open-concept commercial space measuring 104 square meters.

This newly constructed property stands out for its bright spaces, modern finishes, and high level of workplace comfort, making it ideal for both administrative and professional activities as well as an income-generating investment.

The spaces have been designed to ensure functionality, practicality, and efficiency within a modern and easily accessible commercial setting.

PRICE: CHF 270,400 (CHF 2,600/sq m).

Amenities and features:
- LED ceiling lights.
- Electrical outlets and internet connections pre-installed.
- Intercom.
- Fan coil system for heating and air conditioning.
- Exterior awnings for sun protection.

Available parking spaces:
- Outdoor parking spaces at CHF 15,000 each.
- Garage parking spaces at CHF 30,000 each.

Additional commercial spaces are also available:
- Open-plan office of **96 square meters** (unfurnished). PRICE: CHF 249,600.-
- Open-plan office of **84 square meters** (unfurnished). PRICE: CHF 218,400.-
- Entire commercial space of **330 square meters:**, consisting of 3 independent offices measuring 104 square meters, 96 square meters, and 84 square meters, plus a common area and separate men's and women's restrooms. PRICE: CHF 627,000

Contact us for more information or to schedule a tour.

Non contractual document: 18.11.2026

Characteristics

Availability	**Immediate**
Type	**Office**
Reference	**104**

Location floor	**3rd floor**
Useful surface	**104 m²**
Ceiling height	**3.50 m**

Object Price	**CHF 270,400.-**
Number of parkings	
1x Interior (not incl.)	**CHF 30,000.-**
1x Exterior (not incl.)	**CHF 15,000.-**
Total price	**CHF 315,400.-**

Non contractual document: 18.11.2026

Interior view

Non contractual document: 18.11.2026

Picture(s)

Interior view

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Exterior view

Non contractual document: 18.11.2026

Contact

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Notes