



For Rent, Office, Whole Floor, Nicosia, Strovolos, Agios Dimitrios, 412m²

(Ground Floor) AGIOS DIMITRIOS(Esperidon 5 Str.), STROVOLOS, NICOSIA

For Rent : **€ 6,200**

Description

For Rent Premium Ground-Floor Commercial Space with Retail Showroom & Offices in Nicosia Business District
G&P Lazarou Estate Agents proudly presents this exceptional ground-floor commercial property for rent in one of Nicosia's most prestigious business districts. Combining a highly visible retail showroom/shop with spacious office accommodation, this outstanding property offers businesses the unique opportunity to establish both their customer-facing operations and corporate headquarters within one impressive commercial space.
Occupying the entire ground floor of a modern six-storey commercial building, the property offers a total of 412 sq.m. of internal area, comprising a 252 sq.m. retail showroom/shop and an adjoining 160 sq.m. office space, both seamlessly connected and rented together as one unified commercial unit.
The retail section enjoys excellent street presence and visibility, making it ideal for businesses requiring a professional showroom, customer service centre, luxury retail outlet, medical showroom, or high-end commercial display space. The adjoining office accommodation provides the perfect environment for executive offices, open-plan workstations, meeting rooms, conference facilities, administrative departments, or customer support operations.
The office area includes a fully equipped kitchen together with separate men's and women's restroom facilities, while the generous layout allows businesses to configure the premises according to their operational requirements. Large windows throughout the property provide abundant natural light, creating a bright and productive working environment.
One of the property's most significant advantages is the provision of 20 dedicated private parking spaces, exclusively allocated to the ground-floor premises, offering exceptional convenience for both employees and visiting clients.
Situating within a prestigious commercial building occupied by established professional businesses, the property benefits from a corporate environment that enhances the profile of any organisation. Its strategic location offers immediate access to banks, government departments, restaurants, cafés, hotels, public transport, and major road networks, making it an excellent choice for companies seeking both accessibility and prestige.
Whether for a corporate headquarters with customer-facing facilities, a luxury showroom with administrative offices, a medical or educational organisation, a financial institution, or a technology company, this exceptional commercial property represents a rare opportunity in one of Nicosia's premier business locations.

Nearby Landmarks

Landmark Nicosia - approximately 900 m
Makarios Avenue - approximately 1.2 km
House of Representatives - approximately 1.4 km
Athalassa National Forest Park - approximately 1.8 km
Nicosia City Centre - approximately 2 km
Banks, cafés, restaurants, hotels, government offices and public transport - within 100-400 m
Easy access to Limassol Avenue and the motorway - approximately 600 m

To discover more options in this area, you can browse our complete portfolio of offices for rent in Nicosia directly from our website by clicking the following link: https://gplazarou.com/properties/office-for_rent/in/Nicosia/
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Office**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Whole Floor**
WC Bathrooms: **1**

Construction Stage: **Resale**
Floors Building: **5**

Construction Year: **2016**

Area

Covered Area: **412m²**



Further Details

Secure Door, Elevator, Water, Electricity, Air Condition



Gallery

