

a Milano
€ 2.300
Ref. 2726



150 sq.m | : 1 | : 3

MILAN ISOLA - BEAUTIFUL STORE/OFFICE WITH THREE WINDOWS AND CHARMING SPACES In the heart of the lively and sought-after Isola district, we offer for lease a charming commercial space with three large street-facing windows, featuring bright spaces, great versatility, and notable architectural details. The property enjoys an excellent corner position between via Medardo Rosso and via Boltraffio, a few steps from Piazza Fidia, between via Alserio and via Farini. The rooms are spread over three levels, connected by large and comfortable internal staircases, with a functional and articulated distribution. **GROUND FLOOR - VISIBILITY AND BRIGHTNESS** The entrance leads into a large, bright open space, flanked by an additional room that could be used as a shop or office. A storage room/kitchenette and a bathroom complete the floor. **MEZZANINE FLOOR - A BRIGHT AND FUNCTIONAL OFFICE SPACE** A comfortable staircase leads to a spacious and bright mezzanine used as an office, ideal for organizing workstations and private work spaces, while maintaining a direct connection to the commercial floor below. **BASEMENT - THE CHARM OF EXPOSED BRICK VAULTS** A wide and comfortable internal staircase leads to the basement, an area of great architectural charm, characterised by splendid vaulted ceilings in exposed brick, which give the spaces a particularly charming atmosphere. The floor, intended for storage, offers generous additional space for storage, archiving, and other activities compatible with its intended use. It can also be used occasionally for meetings, in compliance with current regulations. The property also has a service entrance from the communal courtyard and independent heating and cooling systems. **THE LOCATION - THE CHARM AND ENERGY OF THE ISOLA NEIGHBORHOOD** Isola is one of Milan's most dynamic and sought-after neighborhoods, where the character of old Milan coexists with a vibrant contemporary feel. Independent boutiques, showrooms, professional studios, creative businesses, and trendy venues enliven a neighborhood with a strong identity, increasingly appreciated for its quality of life and commercial appeal. The proximity to Porta Nuova and Garibaldi, combined with excellent public transport links, makes this location particularly attractive for businesses seeking visibility, representativeness, and functionality. A

CHARACTERISTIC SOLUTION WITH MULTIPLE POTENTIAL The corner location, the three street-facing windows, the presence of a mezzanine office and the large ancillary spaces make this property particularly interesting for showrooms, professional studios, commercial activities, communication agencies and design firms. An original and distinctive property offering, ideal for those seeking a standout location in one of Milan's liveliest neighborhoods. Catering, bar, and food and beverage service activities are not permitted. Please note that the rent is subject to VAT at 22%.

Property Informations

---> **Indirizzo** <---: Via Carlo Farini, 48

---> **bagni** <---: 1

---> **Locali** <---: 3







