

# Teufenerstrasse 26 9000 St. Gallen

New-  
Office  
.ch

This **commercial space of approx. 680 m<sup>2</sup>** at Teufenerstrasse 26 impresses with its central location and excellent accessibility.

680 m<sup>2</sup> · 1<sup>st</sup> floor



## FACTS

<b>Space</b>	680 m <sup>2</sup>
<b>Price</b>	125.00 CHF m <sup>2</sup> p.a. (excl. add.c.)
<b>Move in</b>	01.10.2024
<b>Fit out</b>	fitted out
<b>Kind</b>	Office space
<b>Location</b>	very centrally located
<b>Parkingplace</b>	Parking spaces optional
<b>Public Traffic</b>	walking distance

**INFO** 1<sup>st</sup> floor | fitted out | very centrally located

Ideal as an office, showroom, gallery, studio – centrally located in St. Gallen

**Located close to the Neumarkt and the Kaufmännischer Verband Ostschweiz (Commercial Association of Eastern Switzerland), this office building is just eight minutes on foot from the train station.**

At Teufenerstrasse 26, near St. Gallen station, we are renting out a service area of approx. 680 m<sup>2</sup> for a comparatively attractive rent. The space can be flexibly subdivided and used in a variety of ways.

Whether you want a classic layout with individual offices and meeting rooms, just an open space or a modelable creative space – there are any number of options. This versatility makes it an ideal space for a wide range of uses, including offices, commercial companies, agencies, galleries or studios.

It is accessible via the main entrance as well as via a separate direct entrance. Inside, there is a welcoming atmosphere thanks to the large windows facing the inner courtyard. The rear part of the space is below street level and would be ideal as a quiet meeting room, back office or showroom where objects could be staged effectively with artistic lighting. This area also offers a pleasant room temperature all year round. Bathroom facilities and a small cleaning room complete the features offered. There are also optional parking spaces and storage areas available, which ideally complement the offer on Teufenerstrasse.

## CONTACT

### For information and visits:

Daniel Hanhart  
Phone + 41 79 284 14 14

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