

COMMERCIAL SPACE FOR RENT 446 M² - ANFA DISTRICT

8 000 €

Ref 86583343A

Casablanca - Locaux Commerciaux/Bureaux 4801 sq ft



VANEAU
Luxury Real Estate

About this property

COMMERCIAL SPACE FOR RENT - ANFA DISTRICT 446 m² - Premium Location - Available Immediately Vaneau Maroc, a real estate agency in Casablanca and Marrakech, offers a wonderful commercial opportunity for rent in the heart of Casablanca's most sought-after business district. This prestigious space of 446 m², ideally positioned between Boulevard d'Anfa and Boulevard Ziraoui, provides a rare combination of prime location, versatile layout, and significant commercial potential to establish or expand your business. **STRATEGIC LOCATION:** Located in Casablanca's premium business center, this property benefits from an address synonymous with prestige and success for your company. The Anfa district, renowned for its concentration of leading businesses, professional offices, and luxury shops, offers an environment where business thrives. With excellent accessibility via multiple transport routes and a heavy pedestrian flow from an affluent clientele, this location ensures visibility and credibility for your enterprise. The neighborhood offers immediate proximity to banking services, gourmet restaurants, and secure public parking, while maintaining the refined atmosphere that defines this distinguished area. **IDEAL CONFIGURATION:** Spanning three levels, this space features 219 m² on the ground floor, complemented by 227 m² spread across a mezzanine and a basement. This smart layout provides remarkable flexibility: the generous ground floor serves as an impressive showcase or reception area with natural light and street presence, while the additional levels accommodate private offices, storage, archives, or specialized facilities according to your needs. The property requires renovation work, including floor coverings, providing the distinctive advantage of creating tailored interiors precisely suited to your corporate identity and operational requirements. This blank canvas opportunity allows discerning tenants to customize finishes, materials, and layouts that perfectly reflect their brand and functional needs, as agreed with the landlord. **IDEAL FOR DISTINGUISHED BUSINESSES:** This space is particularly suitable for professional firms seeking a prestigious address: law offices, architecture studios, financial consulting services, luxury showrooms, specialized medical centers, or corporate headquarters. The multi-level configuration perfectly meets the diverse needs of upscale businesses requiring both client-facing spaces and private operational areas. **STRATEGIC OPPORTUNITY:** Situated in one of the most dynamic

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Marrakech Agency

Marrakech - Marrakech

Price : 8 000 €

Surface : 4801 sq ft

Rooms : 3

commercial areas of Casablanca, this space offers a unique opportunity to establish your business in a sector demonstrating constant demand and sustained attractiveness. The established reputation of the Anfa district ensures an exceptional brand image for your professional activity. PROPERTY DETAILS: Total Area: 446 m² Ground Floor: 219 m² Mezzanine and Basement: 227 m² Configuration: Triple level Location: 27, Addami Al Kabir Street (between Boulevard d'Anfa and Boulevard Ziraoui) District: Anfa, Casablanca Condition: Renovation work required Availability: Immediate RENTAL TERMS Monthly Rent: 85,000 MAD Lease Type: Commercial (3+2 or negotiable) Charges: MAD/month Security Deposit: 3 months' rent, or 255,000 MAD Improvements: Negotiable based on tenant's project Note: Agency fees to be paid by the tenant: 1 month's rent, or 85,000 MAD

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1972

VANEAU LOCATION

Une équipe dédiée à Paris,
Neuilly et Boulogne

VANEAU VIAGER

30 ans d'expérience en vente
viagère

VANEAU C'EST AUSSI

VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

VANEAU PATRIMOINE

Dispositifs de défiscalisation,
SCPI, Assurances Vie

VANEAU DIGITAL NEUF

La plate-forme digitale 100%
immobilier neuf

COURTAGE CRÉDITS

Exell Crédit immobiliers
Assurances emprunteurs

GESTION LOCATIVE

GTF, plus de 7 000 lots gérés à
Paris

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés