

Innovative architecture
and state-of-the-art
workspaces, at the heart
of the 22@ district



BADAJÓZ60

22@
BCN

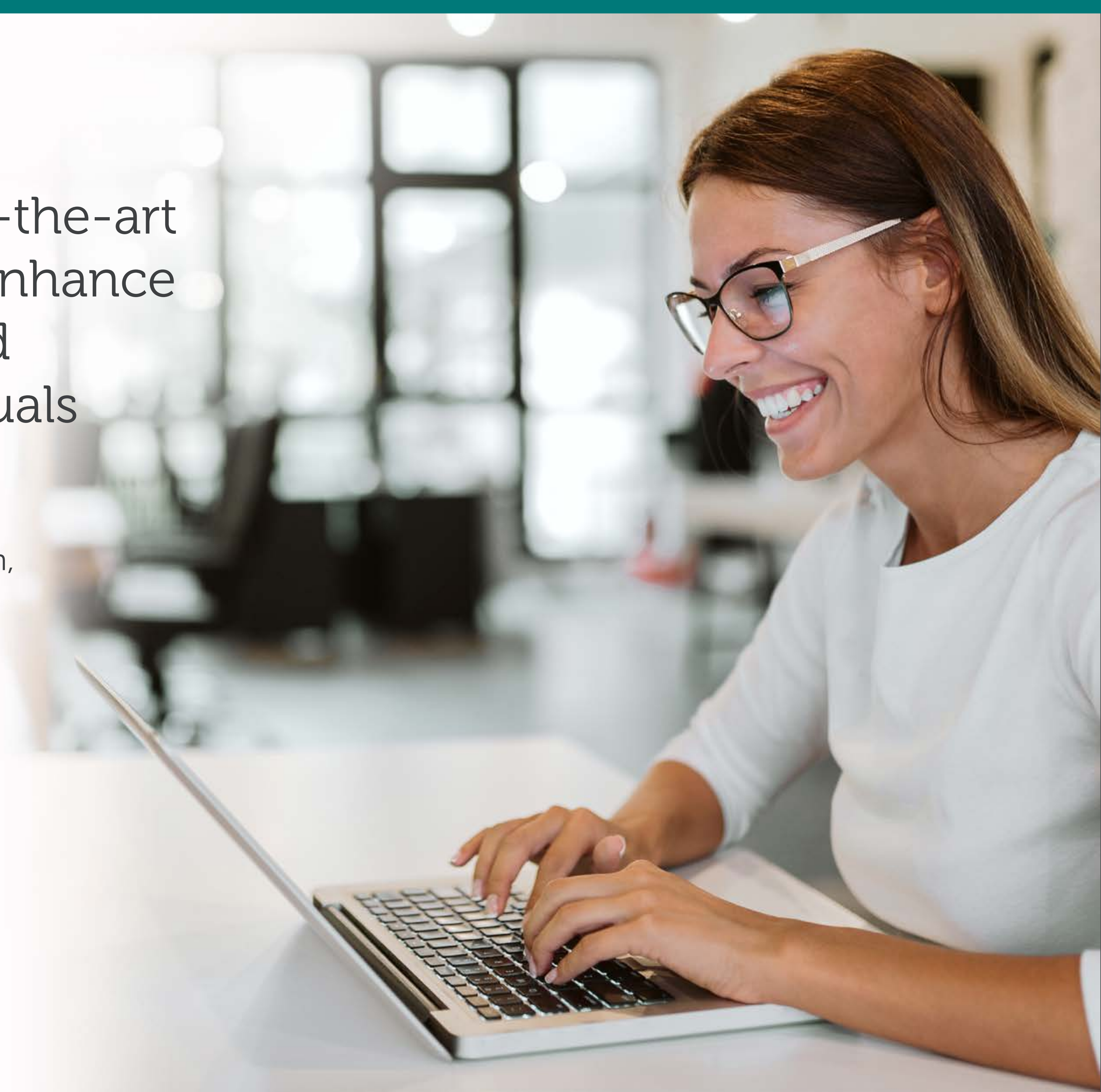




BADAJOZ60

7,904 sqm of state-of-the-art offices, designed to enhance people's comfort and well-being of individuals

Badajoz 60 offers an exceptional user experience, in a building with the highest sustainability certification, LEED Platinum, enjoying a privileged location in the central Badajoz area in district 22@.






Introduction

BADAJOS60


Badajoz 60 at a glance



 Year of construction
2023

 Car parking spaces
49

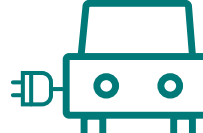
 Surface GLA (sqm)
7,904 sqm


 Motorbike parking spaces
22

 Architects
**Blanch+Conca
Arquitectura**

 Bicycle parking spaces
114

 Energy rating
A

 Electric vehicle parking spaces
5

 Standard floor
893 sqm

 Facility Manager

 Flexible workspace

 Exterior Views

Certifications



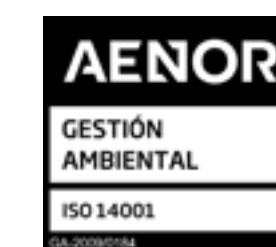
LEED Platinum



ISO 9001



ISO 45001

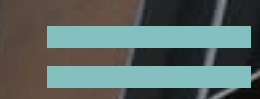


ISO 14001



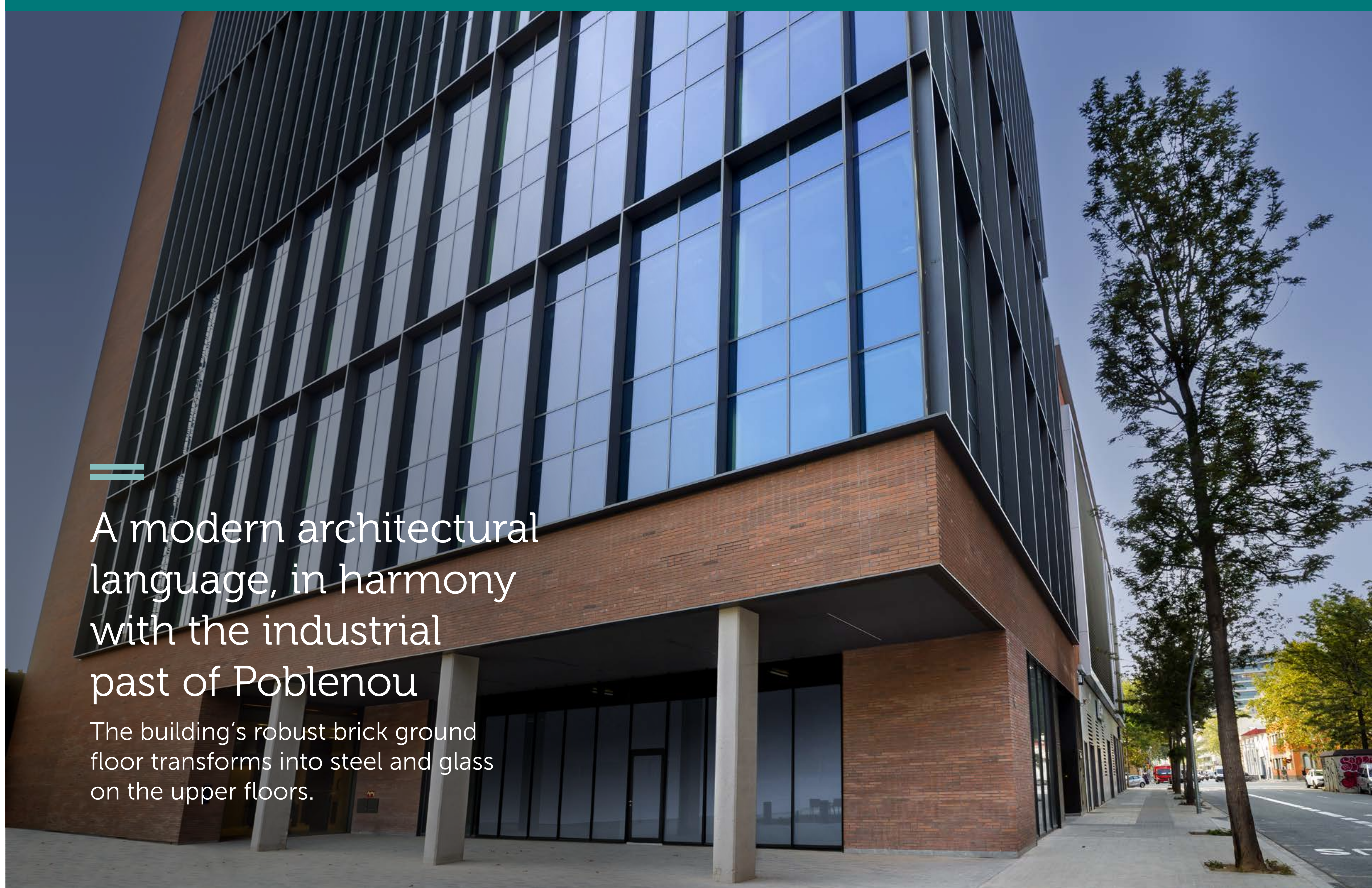
The Building

BADAJÓZ60



A modern architectural language, in harmony with the industrial past of Poblenuo

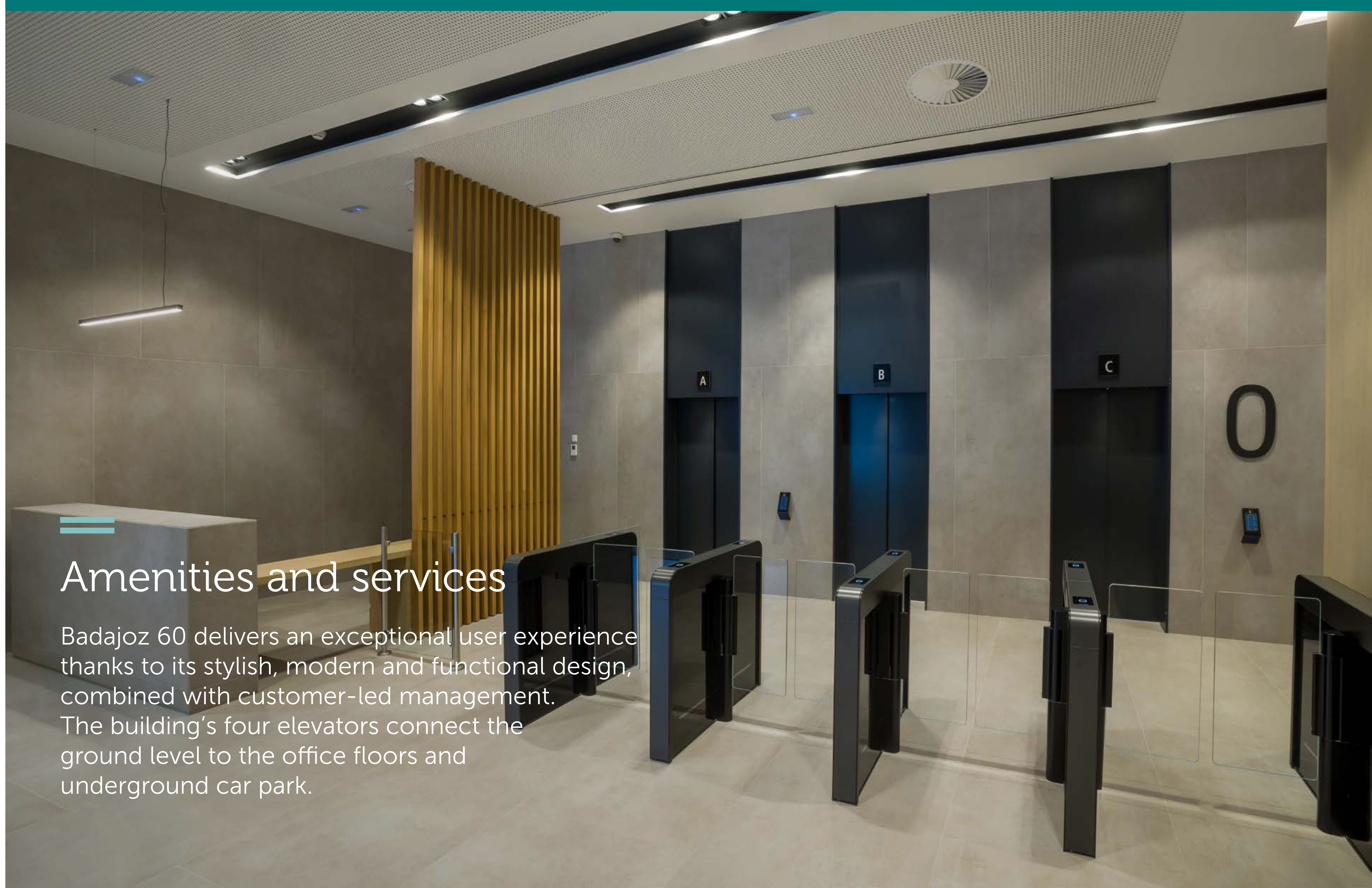
The building's robust brick ground floor transforms into steel and glass on the upper floors.





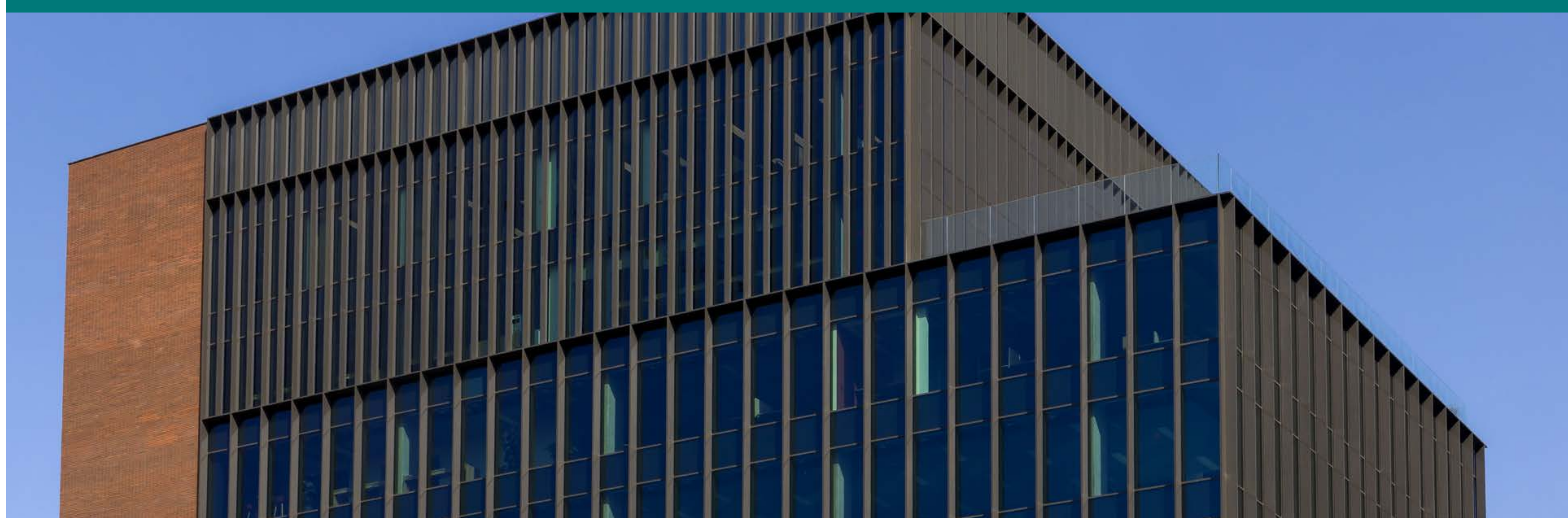
Amenities and services

Badajoz 60 delivers an exceptional user experience thanks to its stylish, modern and functional design, combined with customer-led management. The building's four elevators connect the ground level to the office floors and underground car park.





The Building



BADAJOZ60



Natural light

The building's volume and facade design, with floor-to-ceiling glass panels, provide the workspaces with high floors of natural light. Moreover, the upper levels have 360° views of the city of Barcelona, with a unique panoramic view of Poblenou and the Mediterranean sea.



The Building



BADAJOZ60

Facility manager

Badajoz 60 has an on-site Facility Manager, enabling direct and personalized communication with tenants.

It also provides reception staff in the lobby and a 24-hour security service.





The Building



BADAJOZ60

Sustainable mobility

Badajoz 60 enhances sustainable mobility through a parking facility with a generous provision of 185 parking spaces, of which 114 are allocated for bicycles, 22 for motorcycles, and 49 for cars, including 5 spaces for electric vehicles.





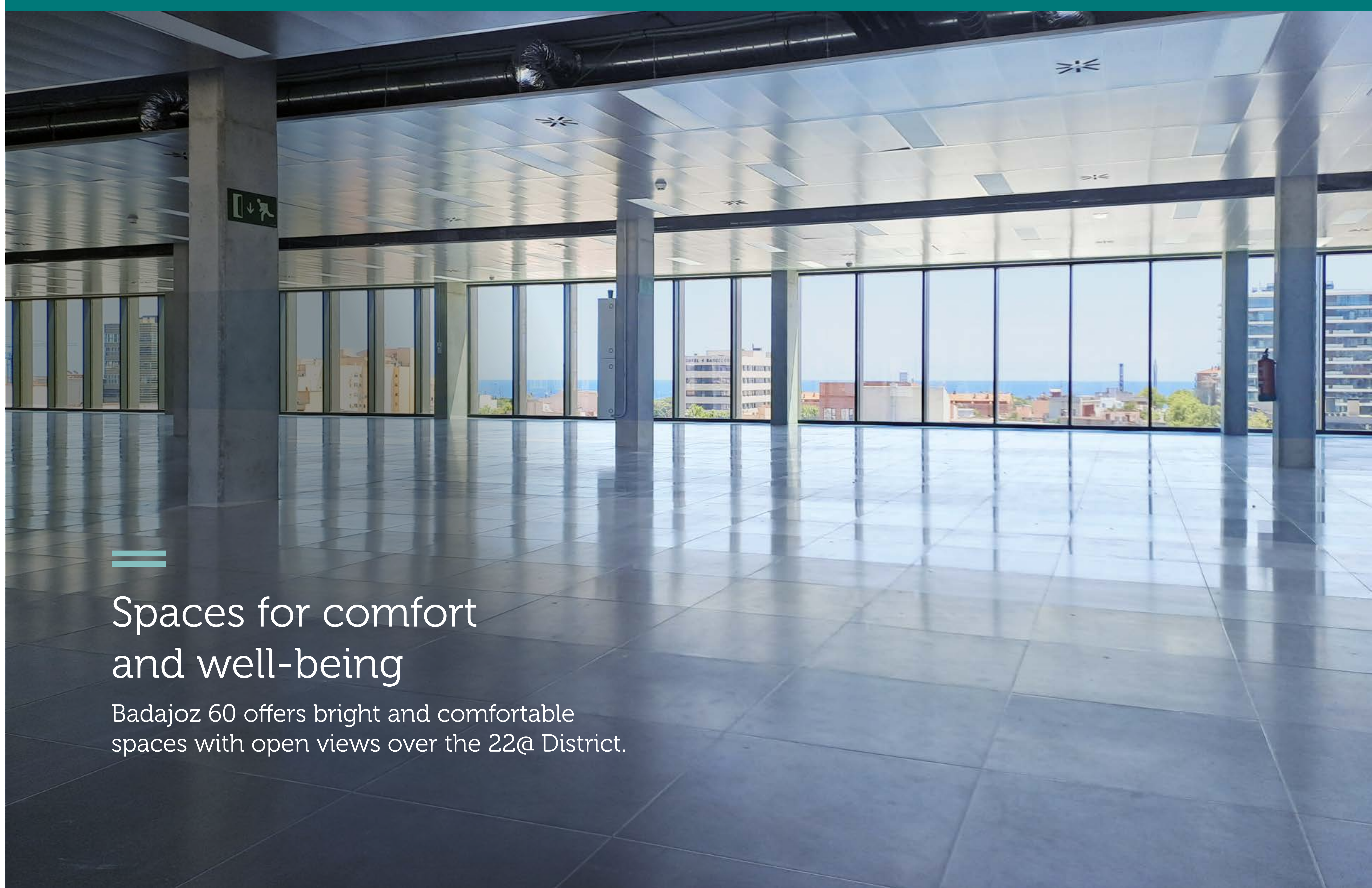
Workspaces

BADAJOS60



Spaces for comfort and well-being

Badajoz 60 offers bright and comfortable spaces with open views over the 22@ District.







Office floors

Clear height
of 2.70 m

Exposed
ceilings

Raised floor

4-pipe fan coils

LED lighting

4 elevator
core

Fire
prevention

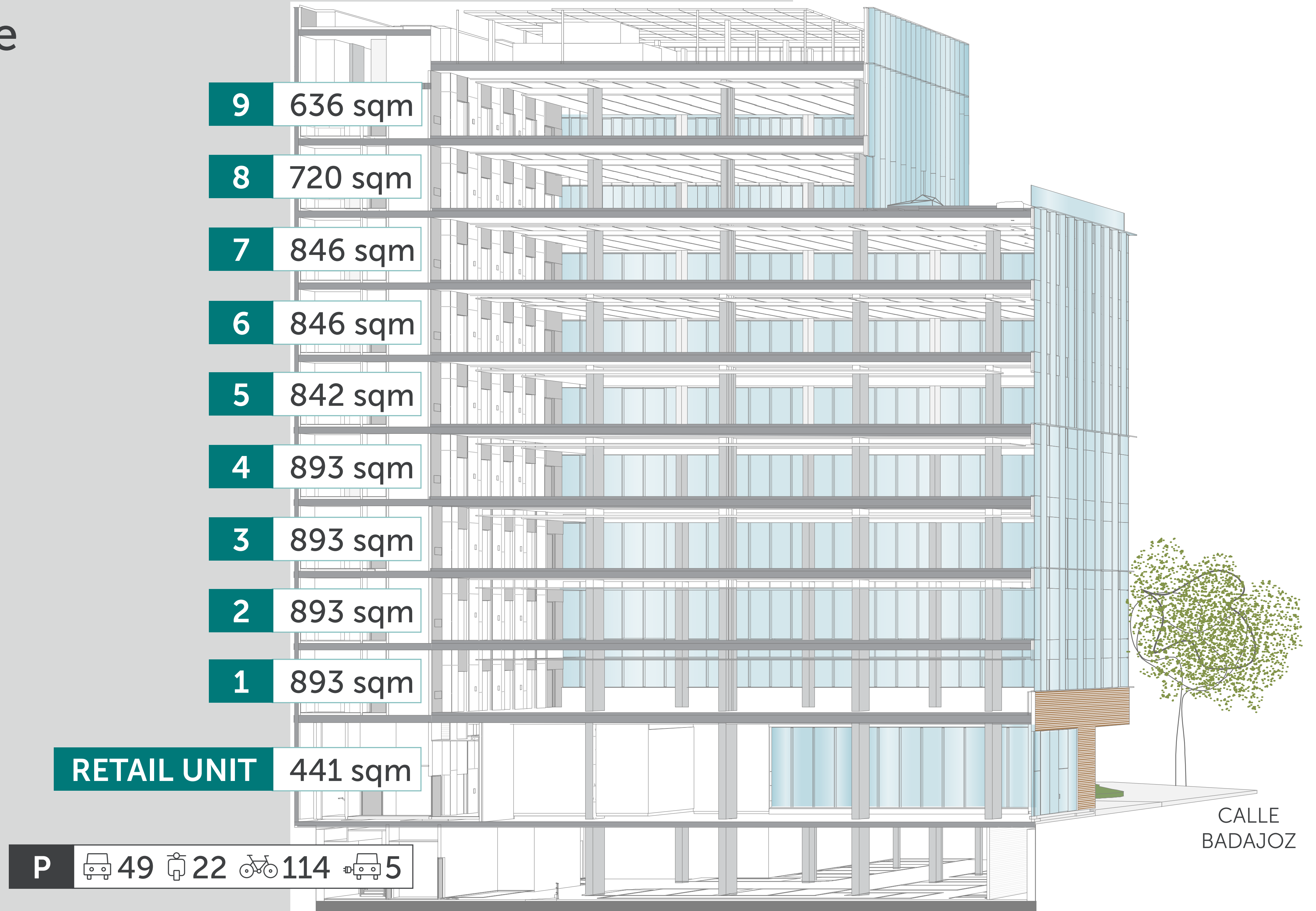




Floorspace

Floorspace

GLA: 7,904 sqm



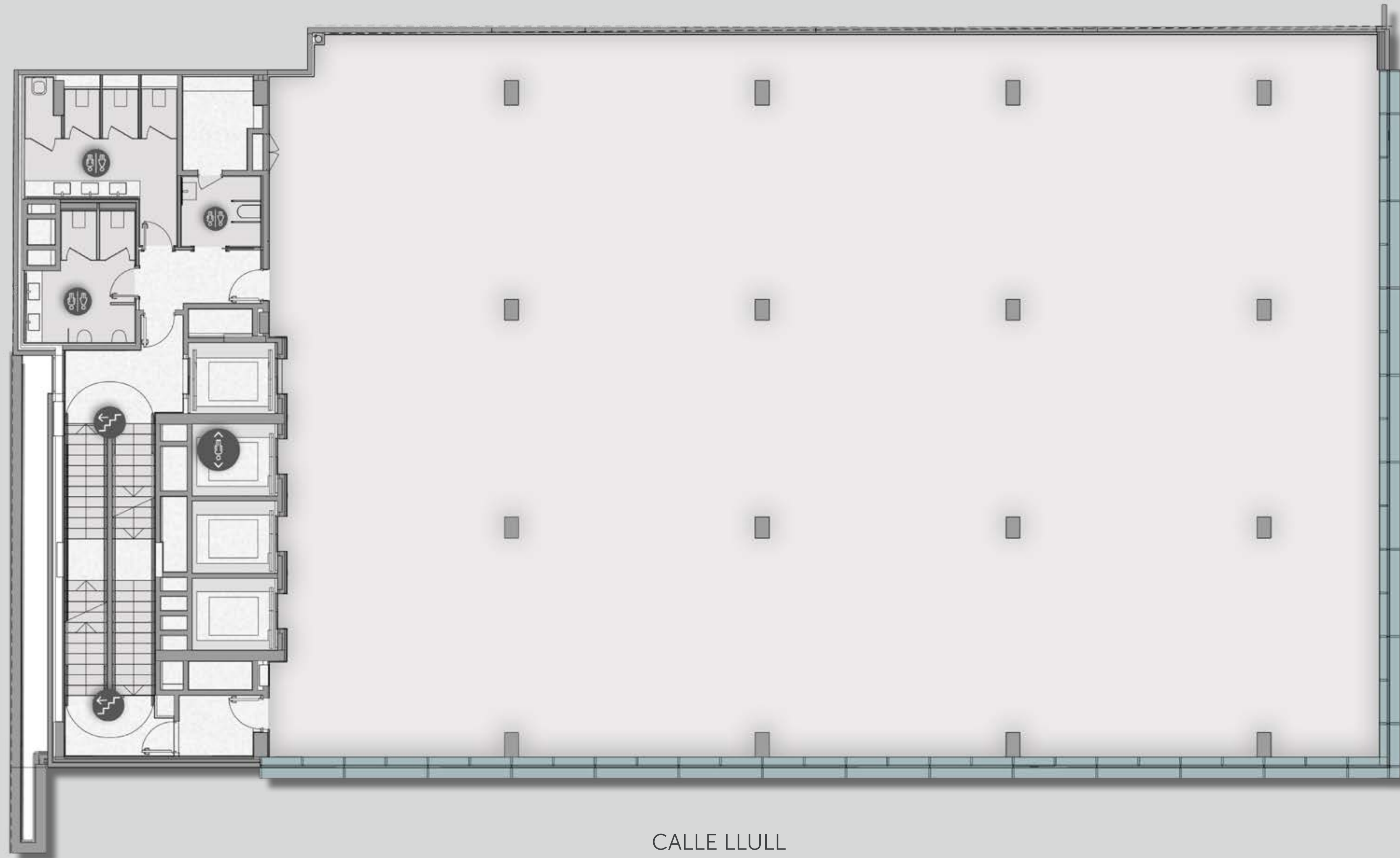
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Standard floor

893 sqm

Standard floor



BADAJOZ60

CALLE BADAJOZ

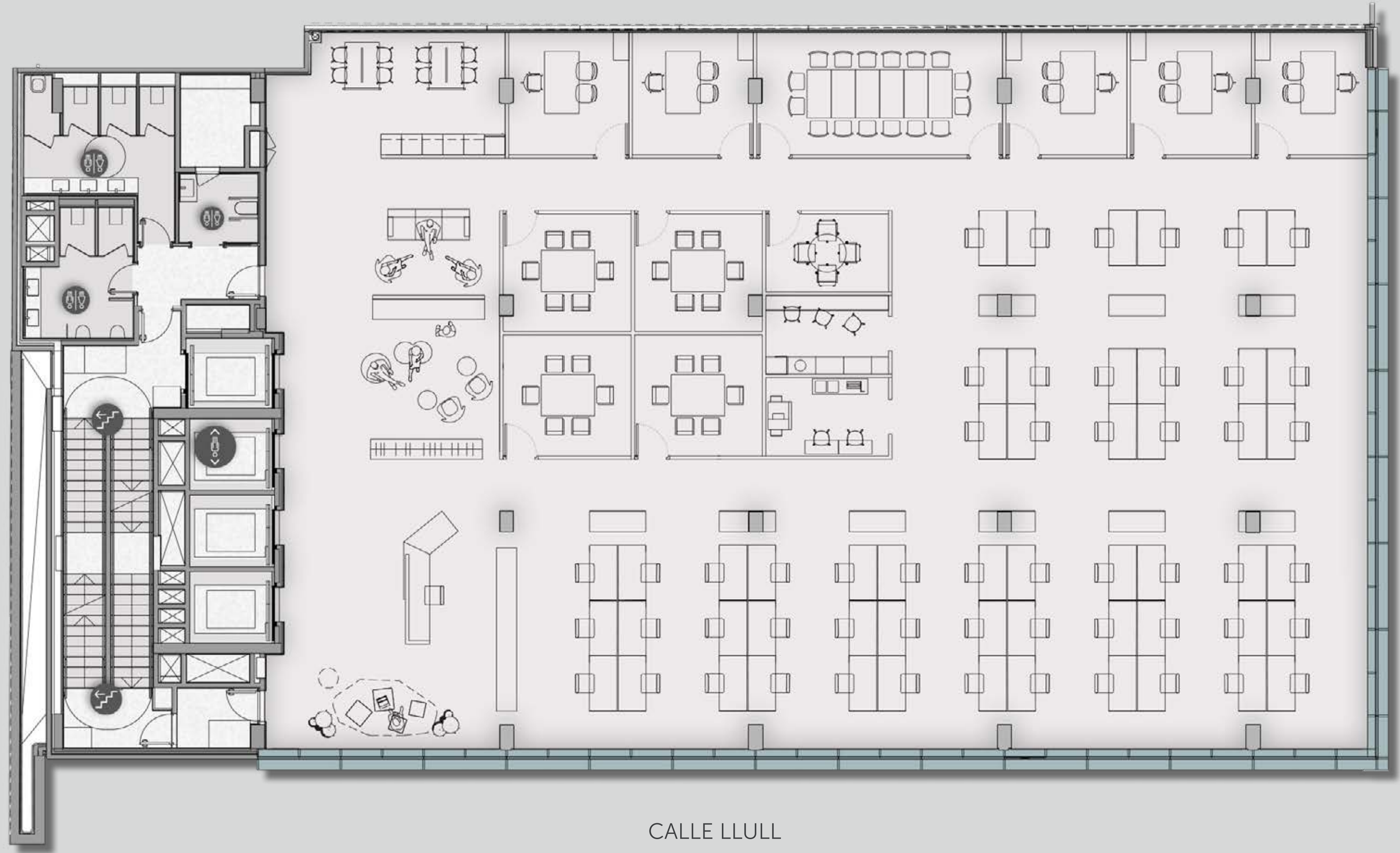
CALLE LLULL



Standard floor

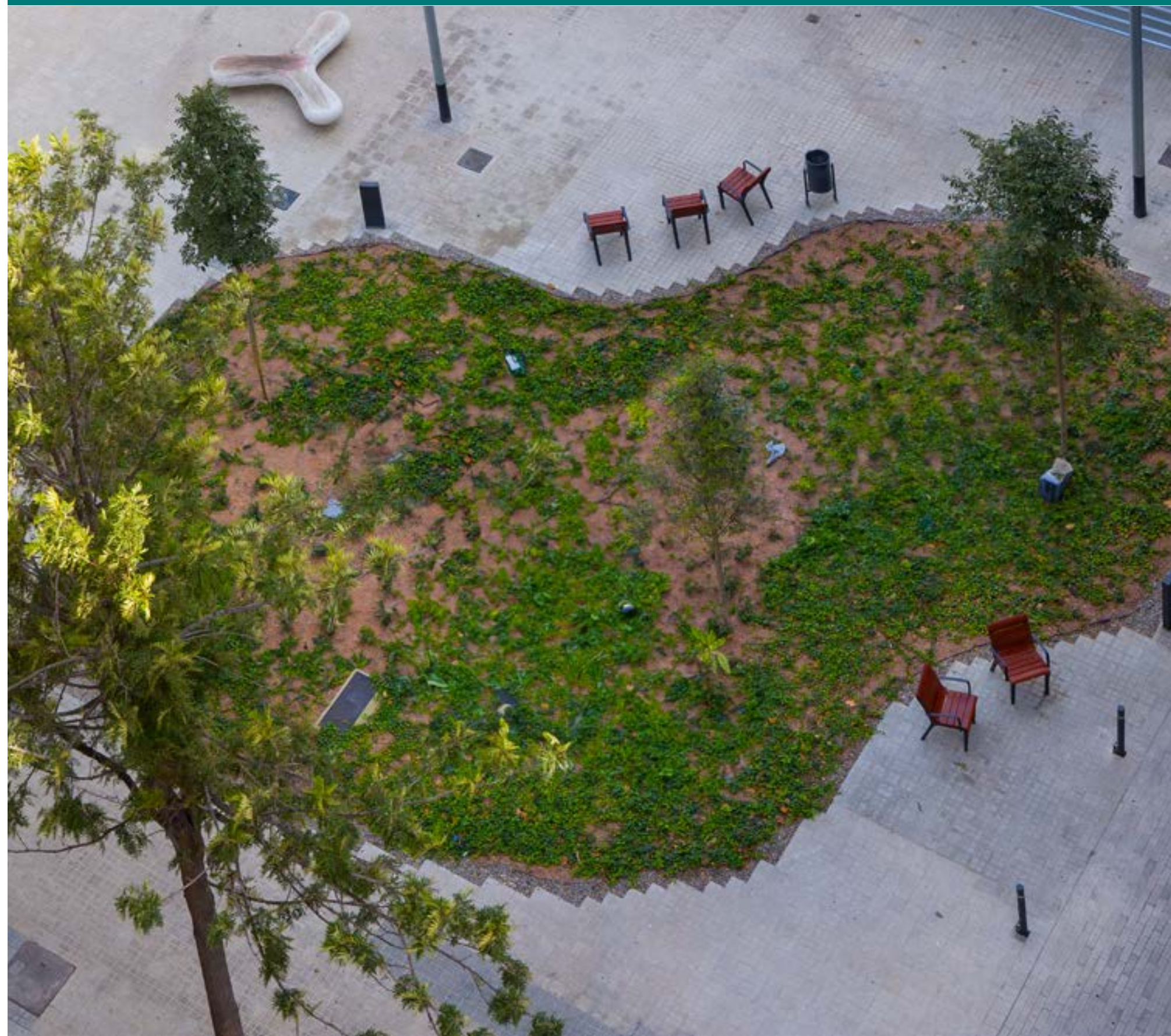
Example of office floor plan

Standard floor - Example of office floor plan





Retail space



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Retail space

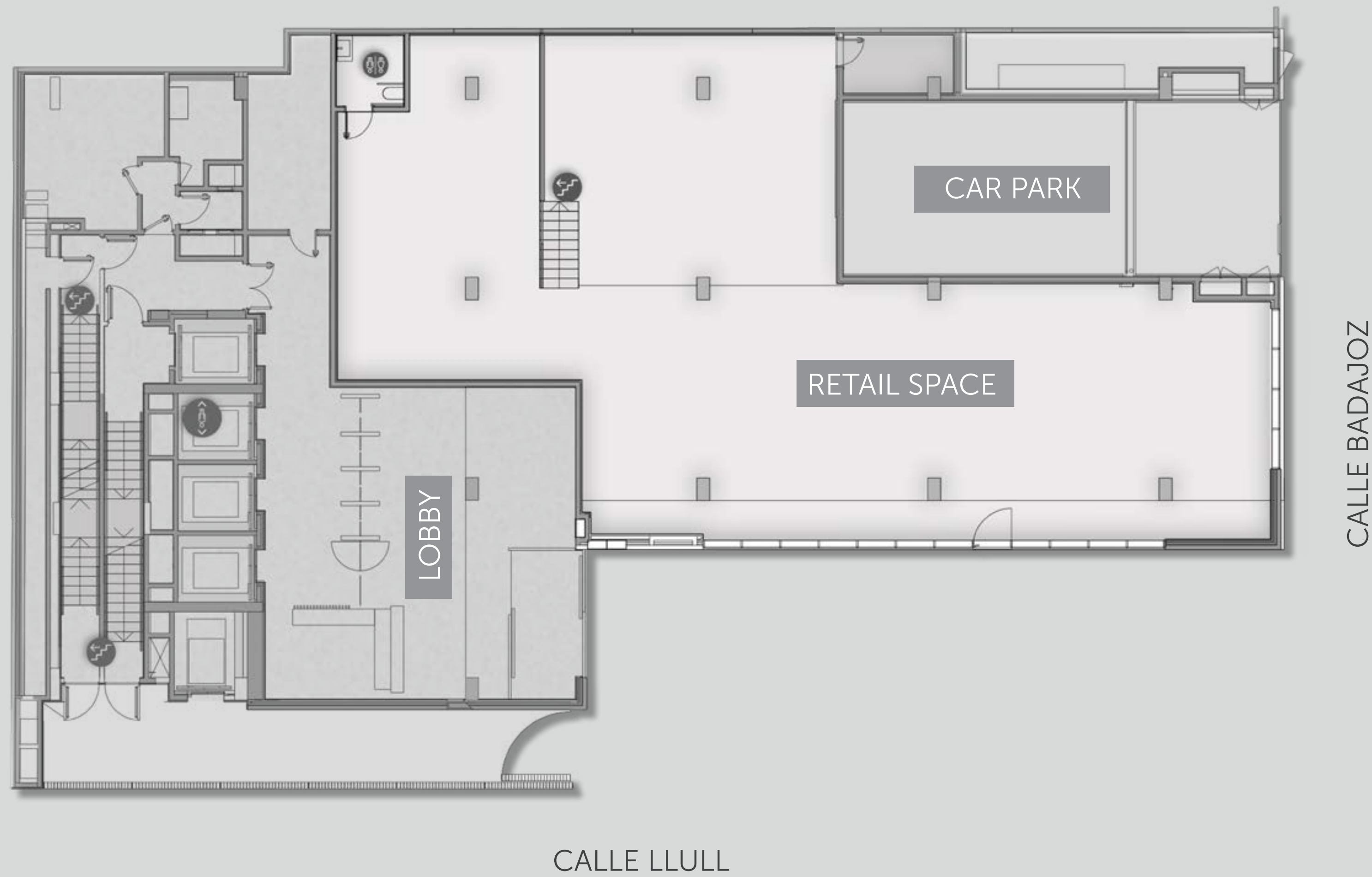
The building has a ground floor 441 sqm retail space with a large corner facade and floor-to-ceiling windows that provide great visibility. It also has direct access to a landscaped pedestrian.



Retail space

BADAJOS60

Retail space



CALLE BADAJOZ

—
Ground floor
441 sqm



Sustainability

Badajoz 60 has been awarded Platinum, the highest level of LEED certification, by the US Green Building Council (USGBC).

This ranking means the building has maximised all aspects environmental sustainability and delivers high levels of well-being and comfort to occupants.



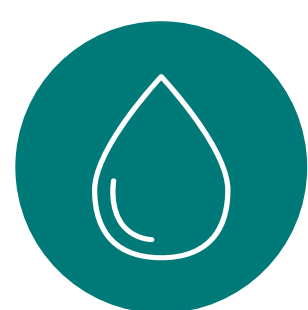
LEED is a world-leading green rating system for real estate properties.



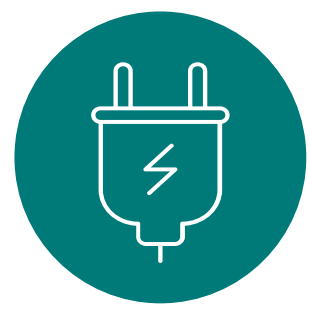
LEED Platinum

Projects that achieve LEED Platinum certificate save energy, water, and resources, produce less waste, and promote the health and well-being of users.

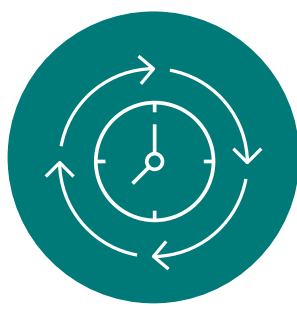
Detailed studies conducted during Badajoz 60's certification process demonstrate its commitment to environmental sustainability delivering the following ESG benefits:



58%
SAVING IN WATER
CONSUMPTION



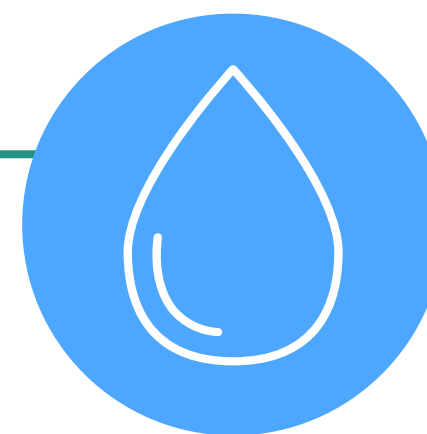
30%
SAVING IN
ELECTRICITY
CONSUMPTION



16%
IMPROVEMENT
IN PRODUCTIVITY



15%
REDUCTION OF
ABSENTEEISM



EFFICIENCY IN WATER CONSUMPTION

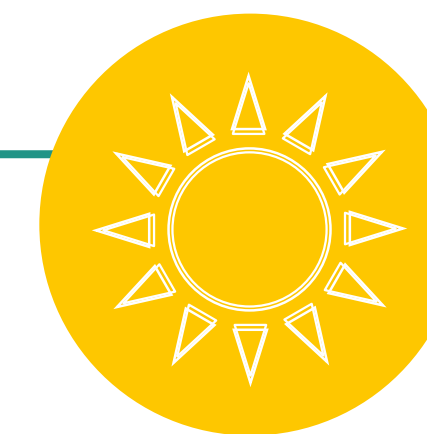
LOW-CONSUMPTION
TANKS AND CISTERNS



PLANTS WITH
LOW IRRIGATION



DRIP IRRIGATION
SYSTEM



ENERGY EFFICIENCY

PRODUCTION OF
RENEWABLE ENERGY



HIGH-EFFICIENCY
AIR CONDITIONING SYSTEM



DESIGN WITH
SHADED AREAS



VENTILATION AND AIR
RENEWAL SYSTEMS



HIGH-EFFICIENCY
AIR FILTRATION SYSTEM



LOW-EMISSION PAINTS
AND ADHESIVES



NATURAL LIGHT AND NATURE

HIGH PERCENTAGE
OF NATURAL LIGHT
IN WORKSPACES



VIEWS FROM
WORKSPACES



114 BICYCLE
PARKING SPACES



100% UNDERGROUND
CAR PARKING



PARKING SPACES
FOR ECO-FRIENDLY
VEHICLES

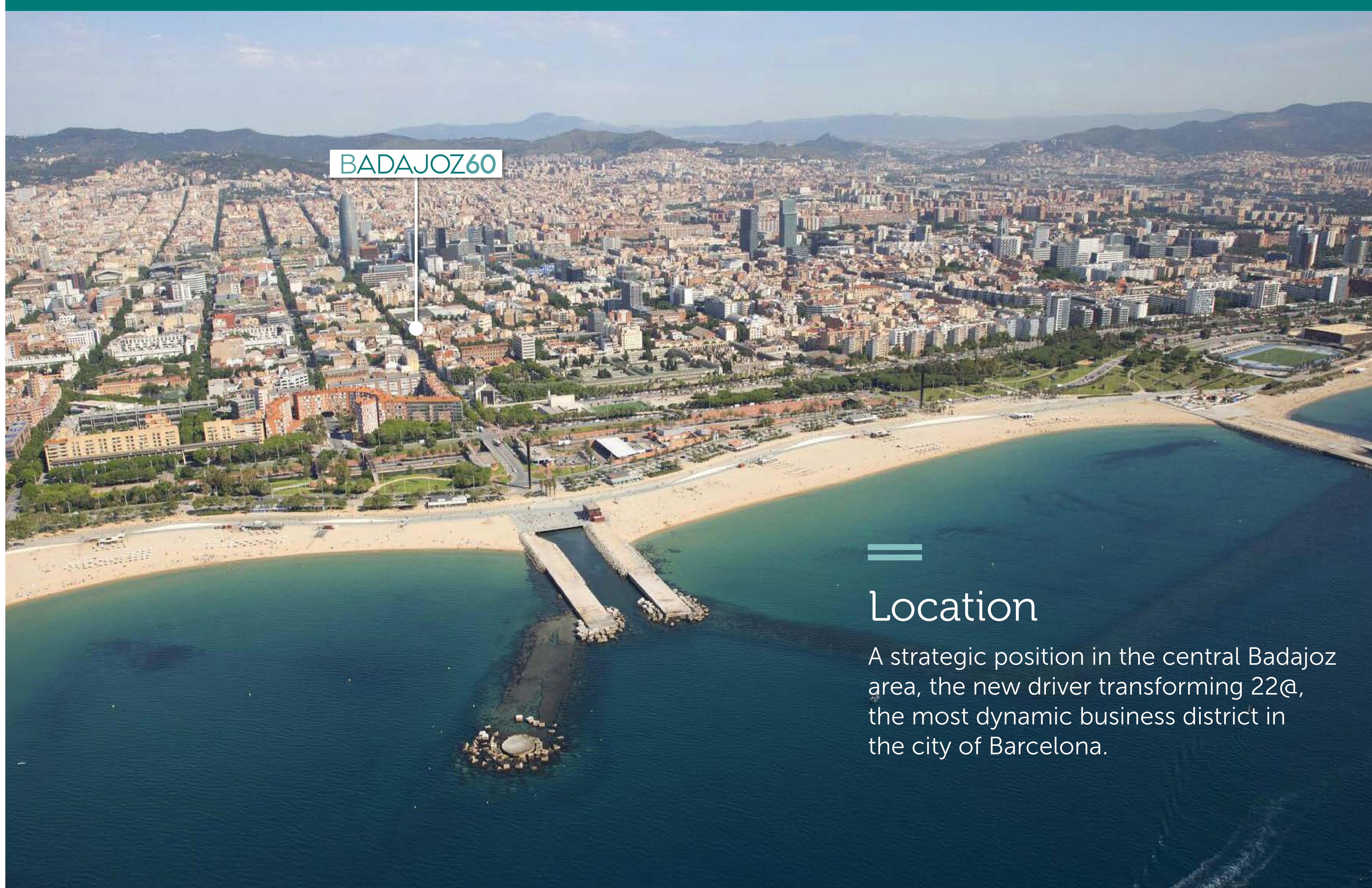


WASTE RECYCLING
AREA



Location

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BADAJOZ60



Location

A strategic position in the central Badajoz area, the new driver transforming 22@, the most dynamic business district in the city of Barcelona.



Location

BADAJOZ60



BADAJOZ60

RONDA LITORAL

TORRES MAPFRE

MARINA

BADAJOZ

DIAGONAL

TORRE GLÒRIES

MERIDIANA

GRAN VIA

GLÒRIES



Location

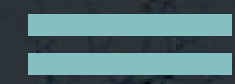
BADAJOZ60



The Badajoz axis

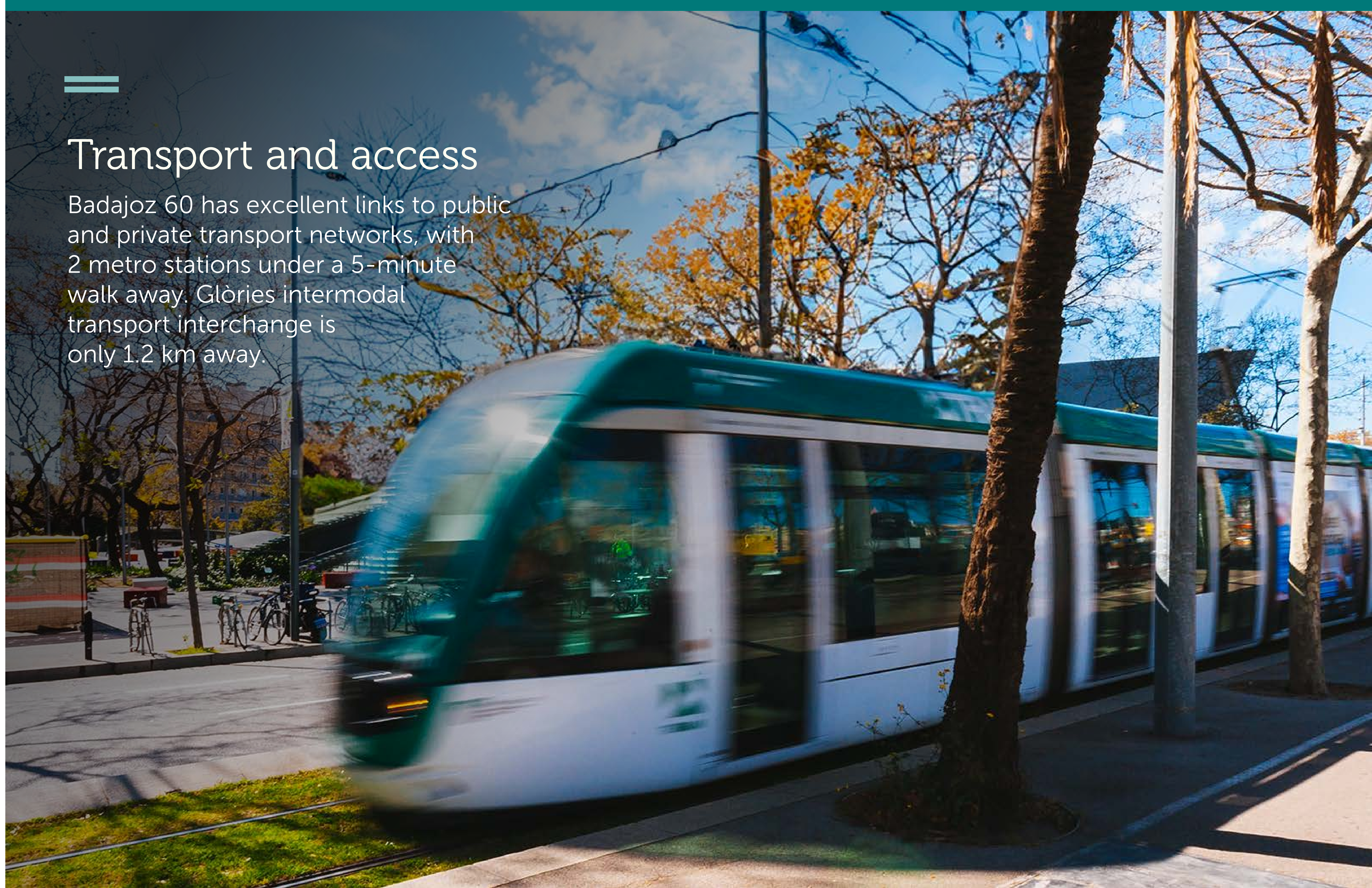
Over 50 national and international companies have located here.

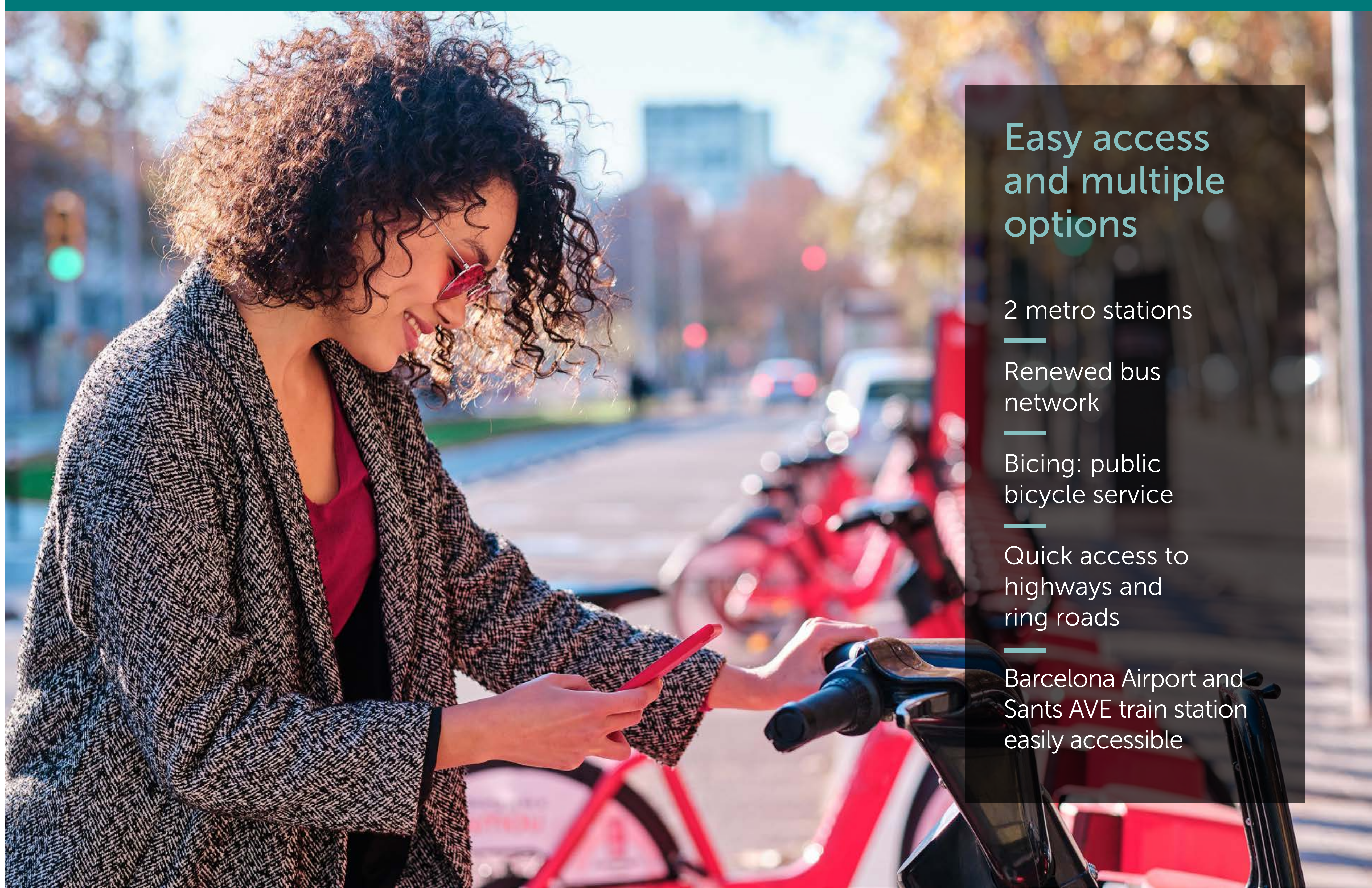
- | | |
|------------------------------|-------------------------------------|
| 1. Rakuten TV | 17. HP |
| 2. NTT Data | 18. Amazon |
| 3. Glovo | 19. Ogivily & Mather |
| 4. Vodafone | 20. King |
| 5. FX Animation | 21. Cuatrecasas |
| 6. Gaes | 22. WeWork |
| 7. Playground | 23. Indra |
| 8. UPC Barcelona | 24. RBA |
| 9. Valkiria | 25. Booking.com |
| 10. Emergia | 26. Freemap |
| 11. N26
WeWork | 27. Mediapro
Dolby |
| 12. Space
Teleperformance | 28. Facebook
Oracle
Dynatrace |
| 13. SGS | 29. Gartner |
| 14. Criteo | 30. Wojo |
| 15. Betevé | 31. WeWork |
| 16. Picharchitect | |



Transport and access

Badajoz 60 has excellent links to public and private transport networks, with 2 metro stations under a 5-minute walk away. Glòries intermodal transport interchange is only 1.2 km away.





Easy access and multiple options

2 metro stations

Renewed bus network

Bicing: public bicycle service

Quick access to highways and ring roads

Barcelona Airport and Sants AVE train station easily accessible



Transport and access

BADAJOZ60



Excellent connections

PUBLIC TRANSPORT	DISTANCE	
Bus 136, B20, B25, V23, 6, N6, N8	100 m	1 min.
Metro Llacuna, Bogatell L4	350/700 m	4/6 min.
Metro Glòries L1	1200 m	14 min.
Tram T5, T6 (Glòries-Gorg-Sant Àdria)	1200 m	14 min.
Tram T4 (Vila Olímpica - Sant Àdria)	1200 m	14 min.
Train Station Clot-Aragó	2000 m	26 min.

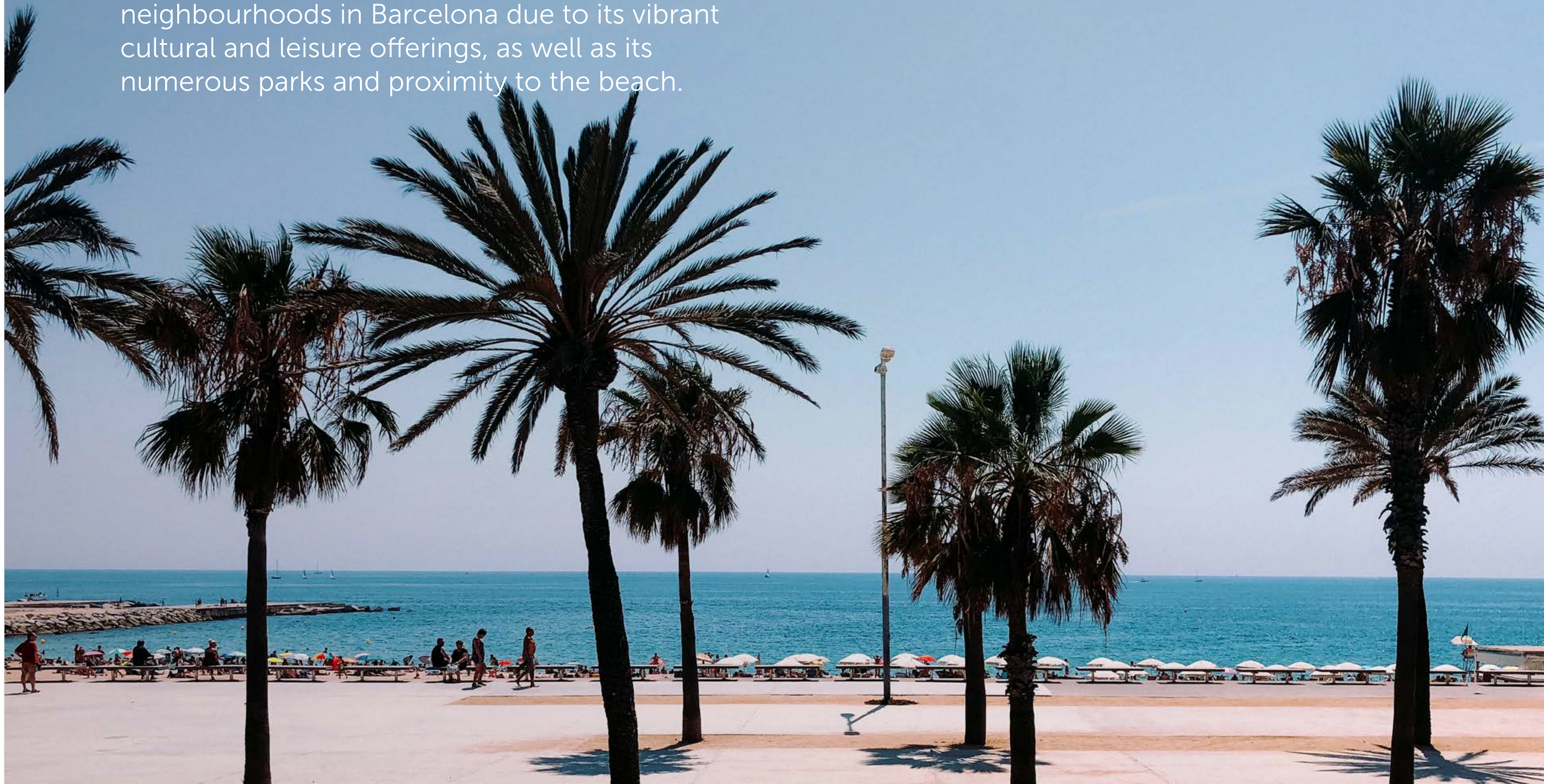
DESTINATION	DISTANCE			
Plaza Catalunya	3,3 km	13 min.	23 min.	19 min.
Sants Train Station	6,6 km	18 min.	37 min.	35 min.
El Prat Airport	17,2 km	25 min.	1 h.	53 min.





Lifestyle

Poblenou is one of the most sought-after neighbourhoods in Barcelona due to its vibrant cultural and leisure offerings, as well as its numerous parks and proximity to the beach.





Lifestyle



BADAJUZ60



Gmp owns and manages Badajoz 60.

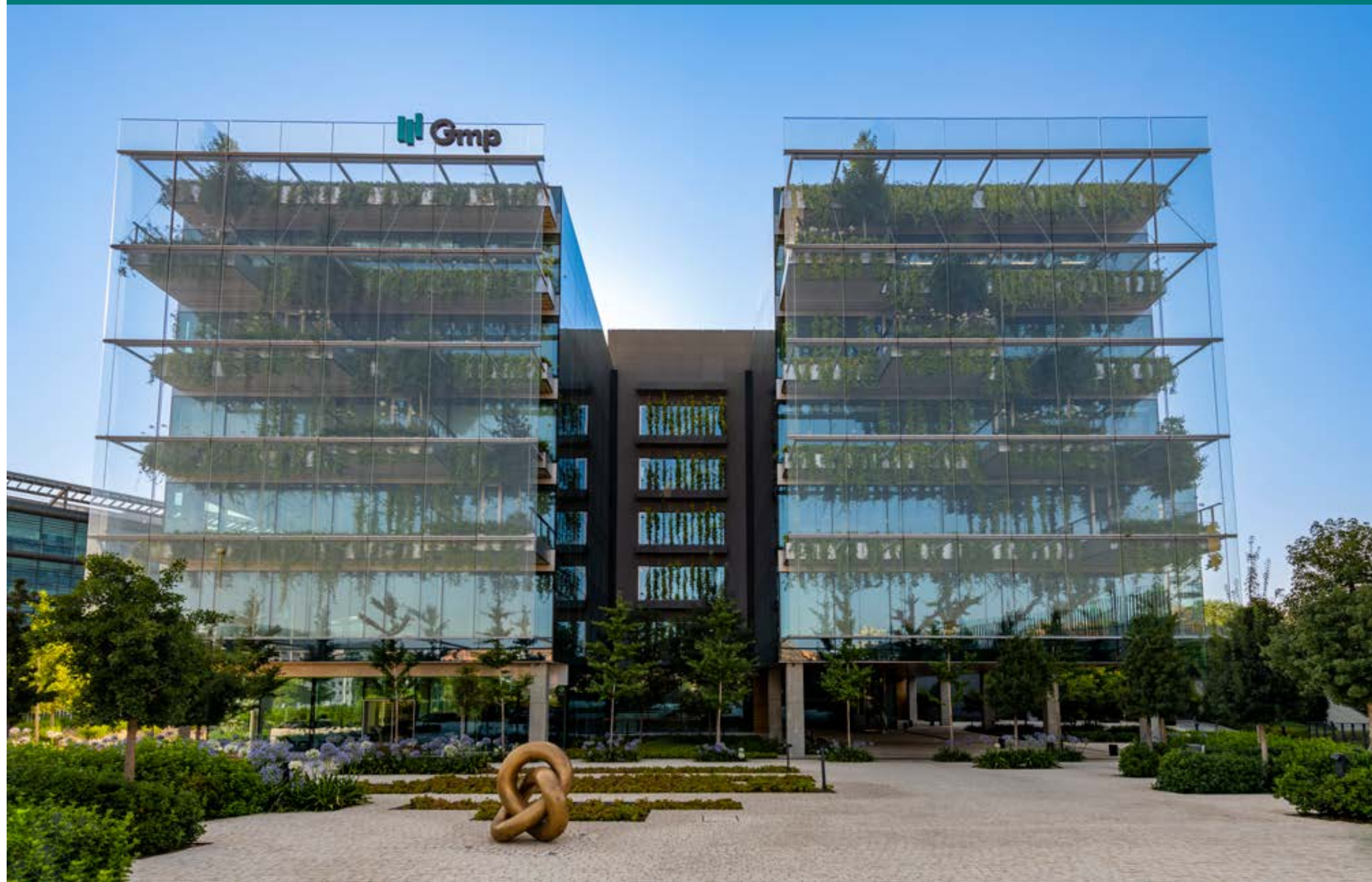
Founded in 1979, Gmp is a real estate company with a strong position in the development, investment, and management of high-end office buildings and business parks.

Gmp owns 25 office buildings, totalling nearly 500,000 sqm, situated in prime locations in Madrid and Barcelona.

Gmp's vision incorporates sustainability as a strategic value, with a special focus on environmental and operational efficiency, customer experience, and promoting people's health and well-being.

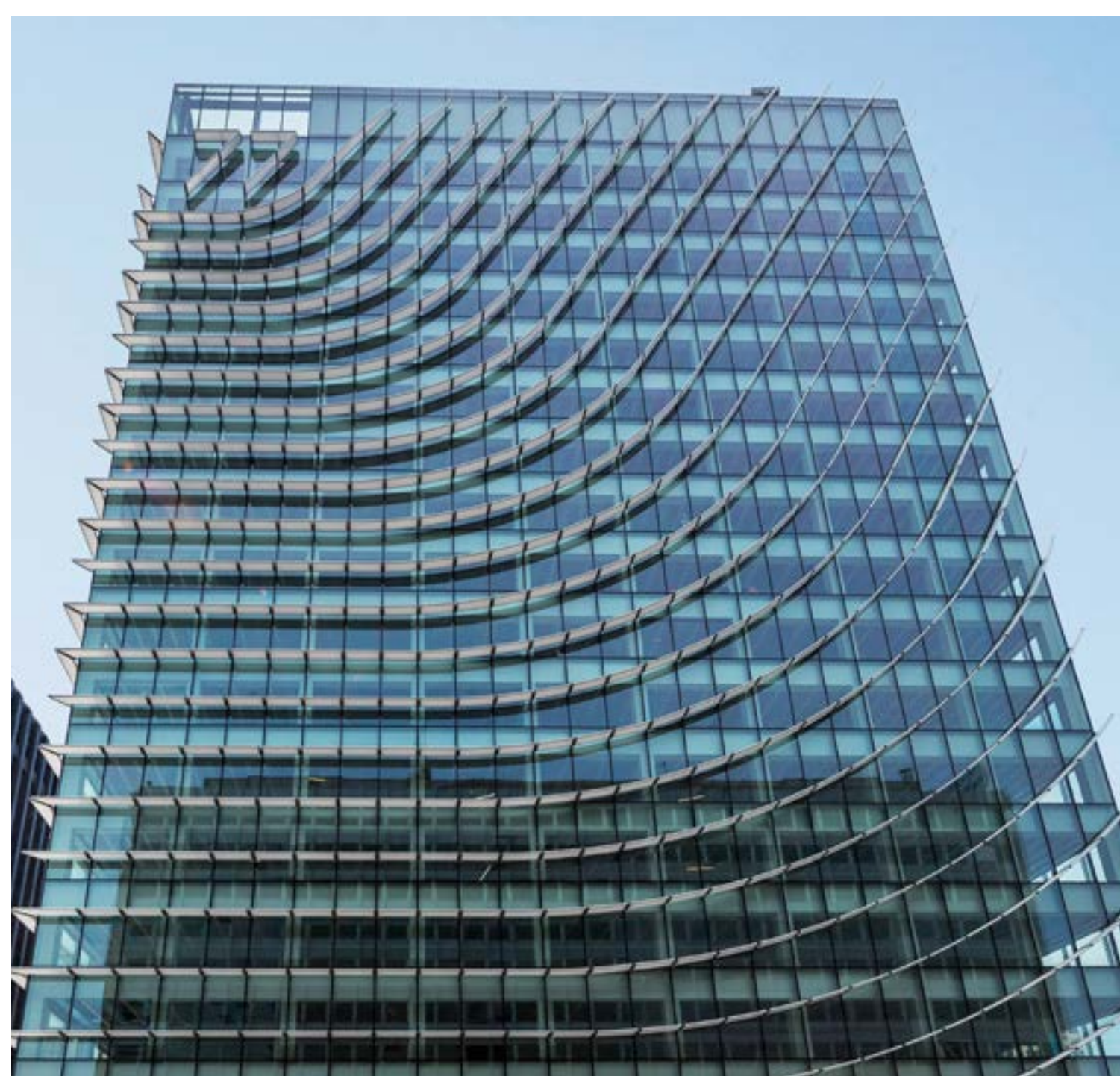


About us



CUSTOMER-EXPERIENCE-LED MANAGEMENT

Gmp's strategic Customer department comprises a team of professionals dedicated to optimizing the experience of companies and individuals who carry out their professional activities in their buildings. Each property is assigned a Manager, as well as an on-site Facility Manager who ensures personalised and efficient day-to-day interactions with customers at the building. Additionally, the Customer Experience area promotes an optimal Customer Journey.



INTEGRATED MANAGEMENT SYSTEM

Gmp is the only Spanish real estate company to be awarded triple AENOR certification for its Integrated Management System of Quality, Environmental, and Occupational Health and Safety. This confirms the company's commitment to continuous improvement, environmental good practice in the buildings, and customer satisfaction through sustainable quality management.

BADAJOS60



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The information contained in this dossier is purely informative and does not constitute a contractual document. While its aim is to provide an accurate description of the Badajoz 60 building, the content does not represent any guarantee regarding any specific aspect of it. The floorplans and measurements are for guidance purposes and may undergo modifications. The furniture and fixtures shown in the plans and images are purely decorative and are not included.