

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



BADAJÓZ60

22@
BCN

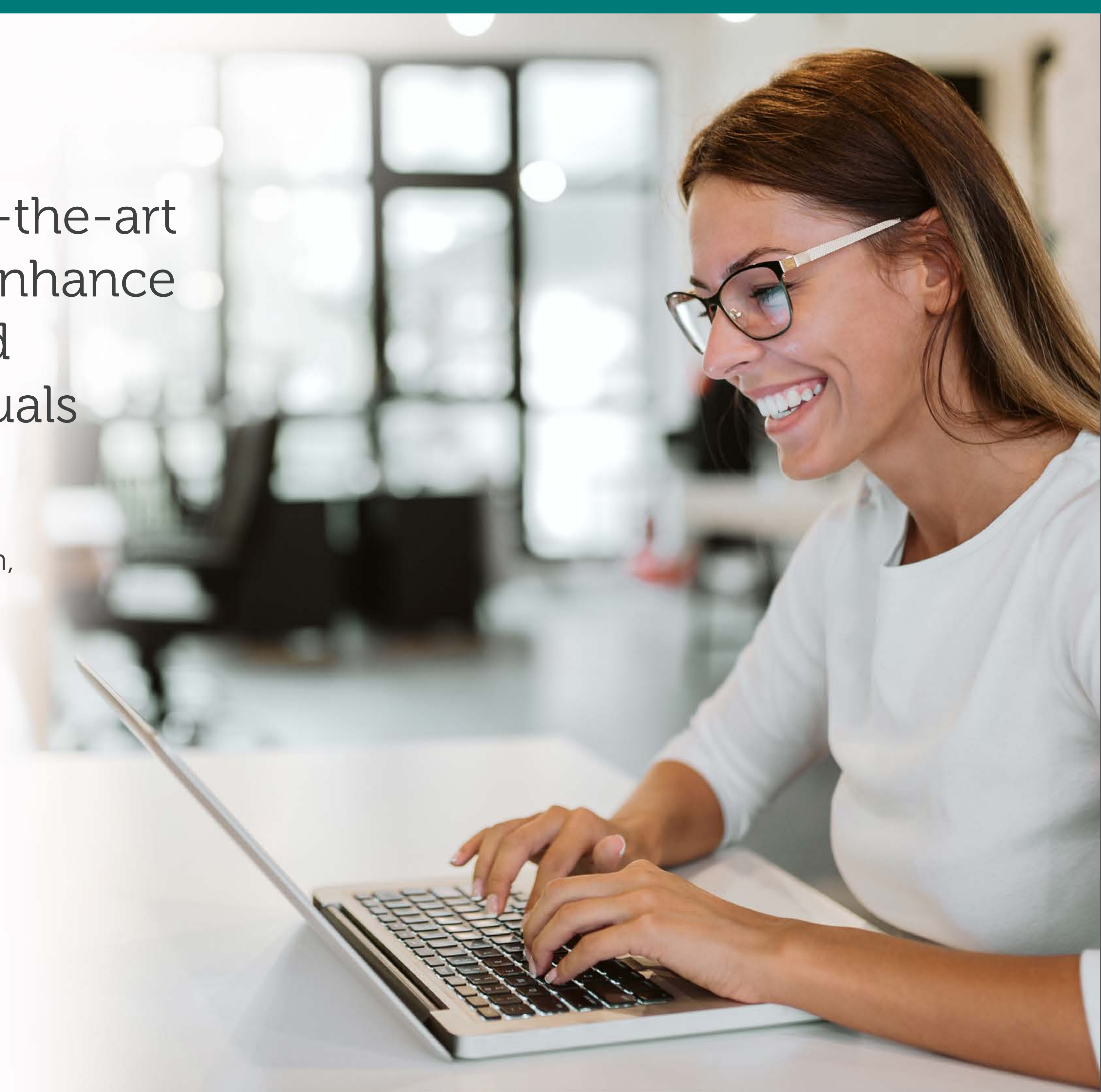




BADAJOZ60

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@.





Badajoz 60 at a glance



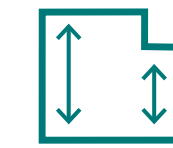
Year of
construction
2023



Typical floor
893 sqm



Architects
**Blanch+Conca
Arquitectura**



Occupancy
rate
1:7



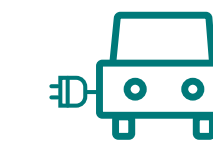
Surface
GLA (sqm)
7,904 sqm



Car parking
spaces
49



Energy
rating
A



Electric vehicle
parking spaces
5



Services
**Facility
Manager**



Motorbike
parking spaces
22



**Exterior
Views**



Bicycle parking
spaces
114

Certifications



LEED Platinum



ISO 9001



ISO 45001



ISO 14001

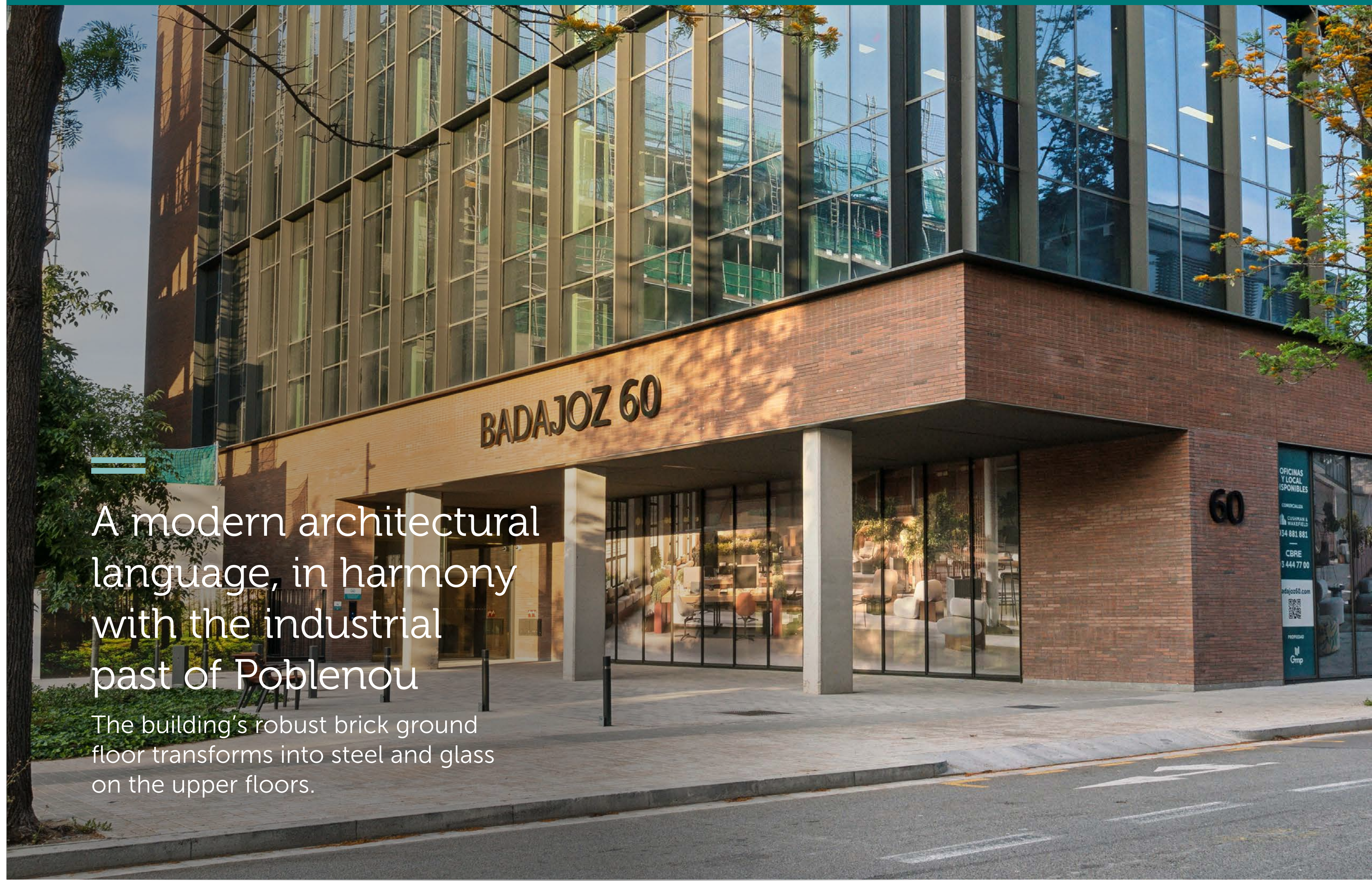


The Building

BADAJOS60

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

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



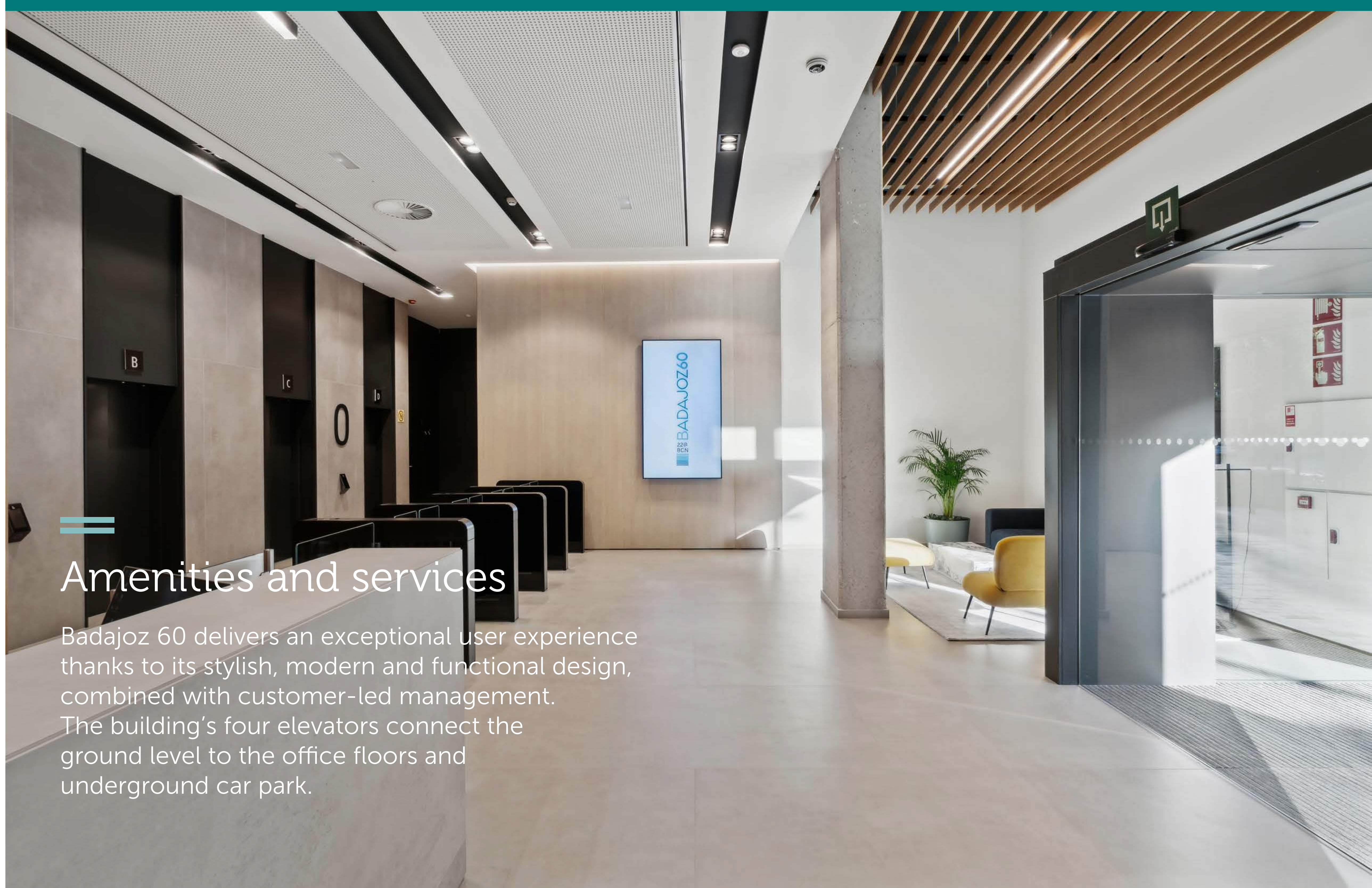


The Building

BADAJOZ60

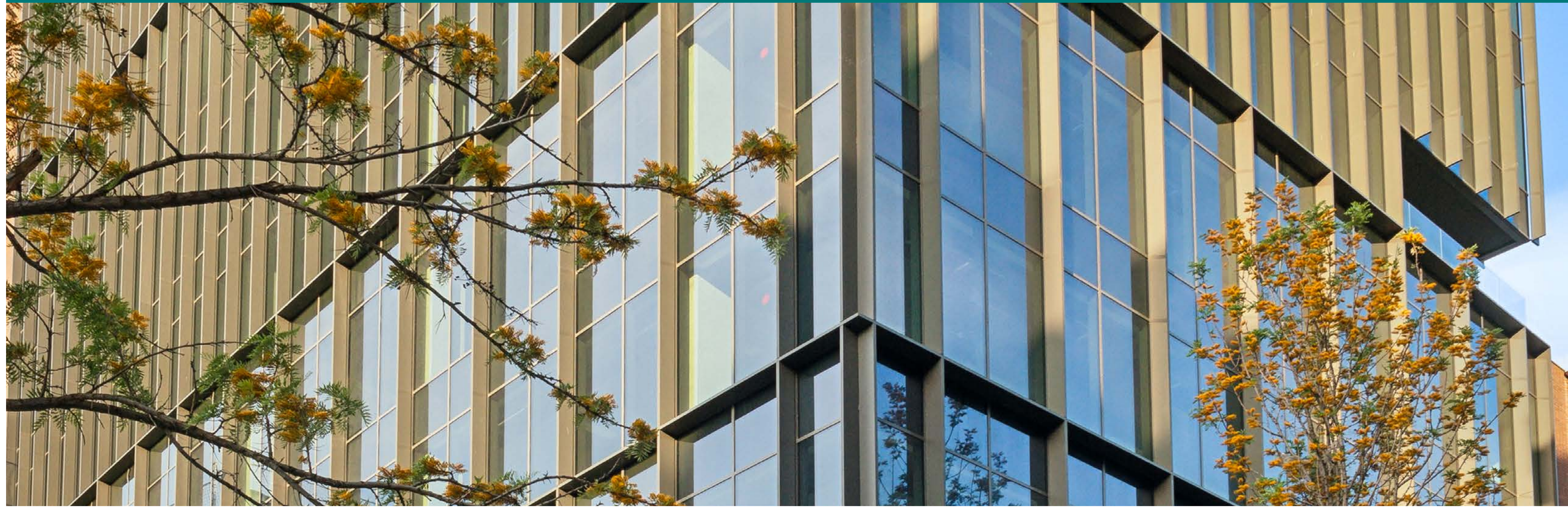
Amenities and services

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.





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.



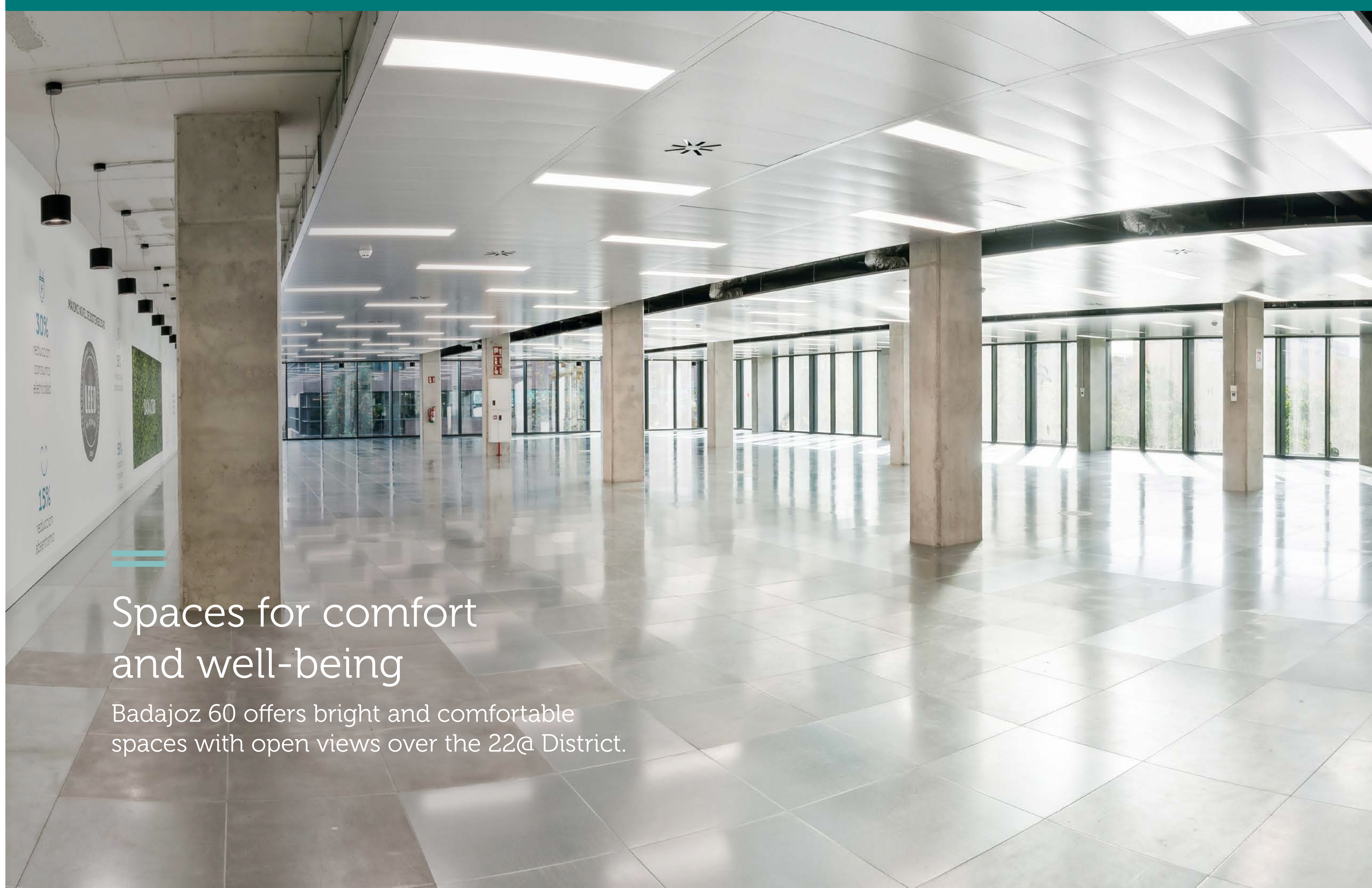


Workspaces

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



30%
Reducción
consumo
energía
eléctrica



16%
Reducción
consumo
energía
eléctrica

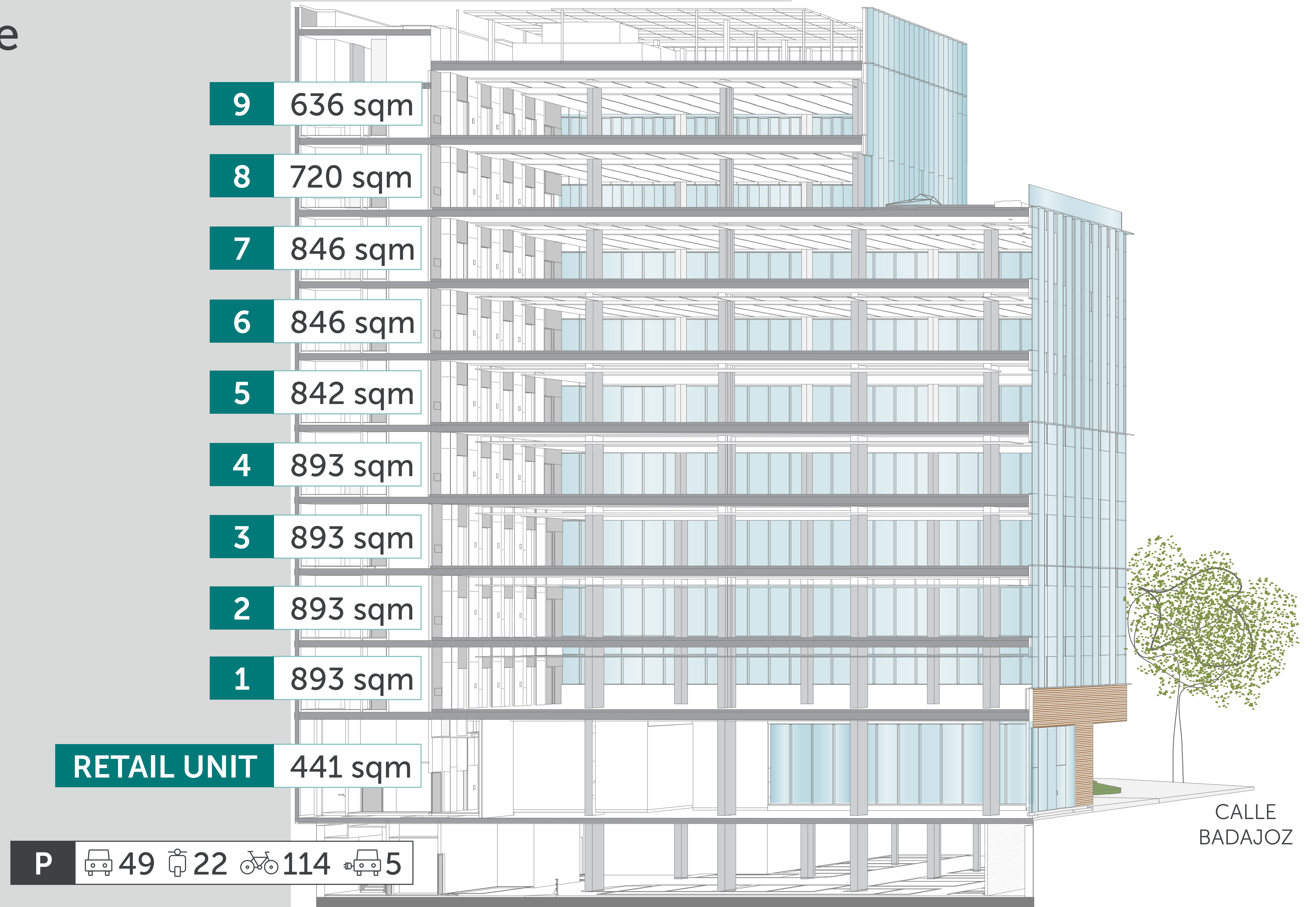
BADAJÓZ60

58%
Reducción
consumo
energía
eléctrica



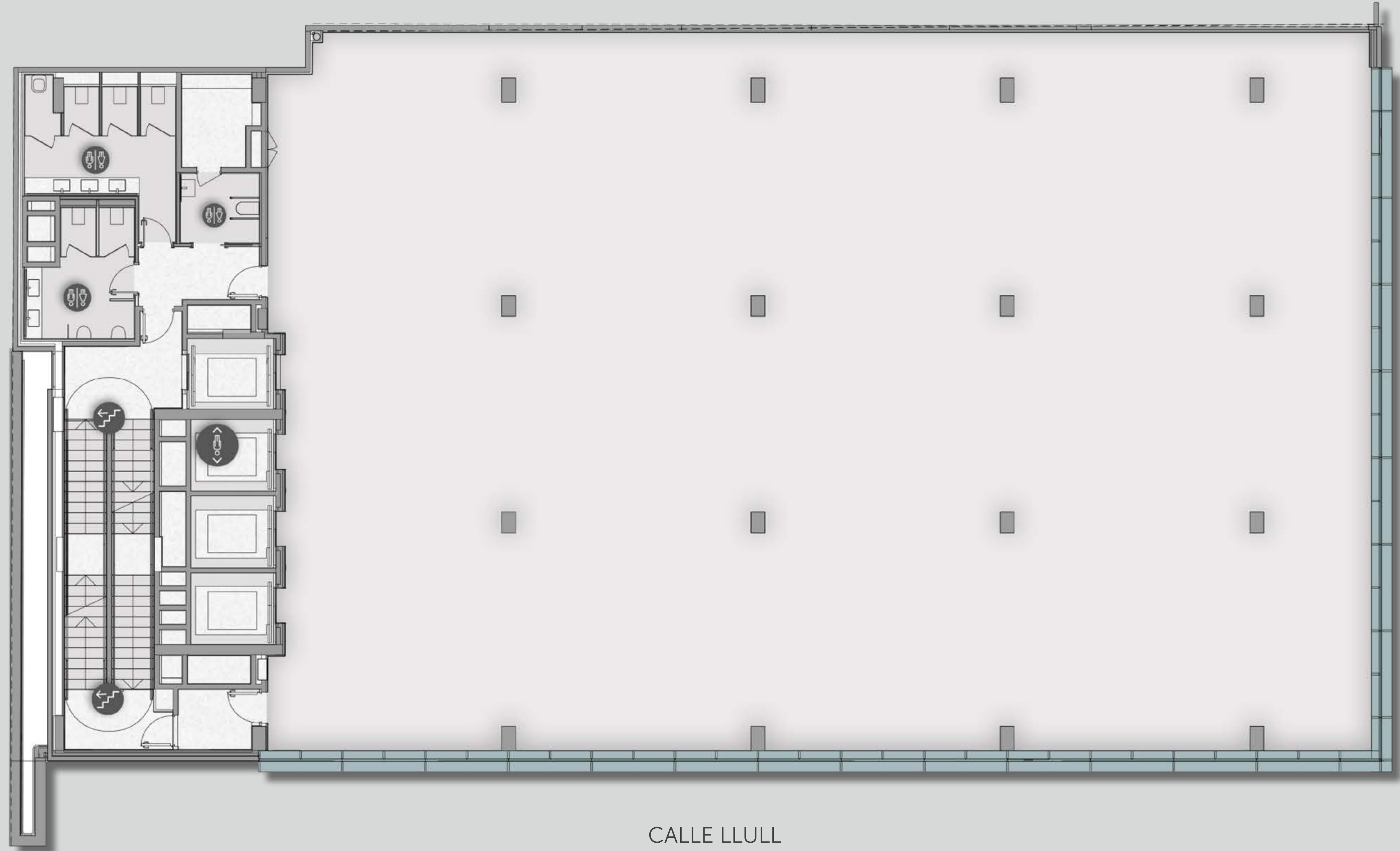
Floorspace

GLA: 7,904 sqm



Standard floor

893 sqm

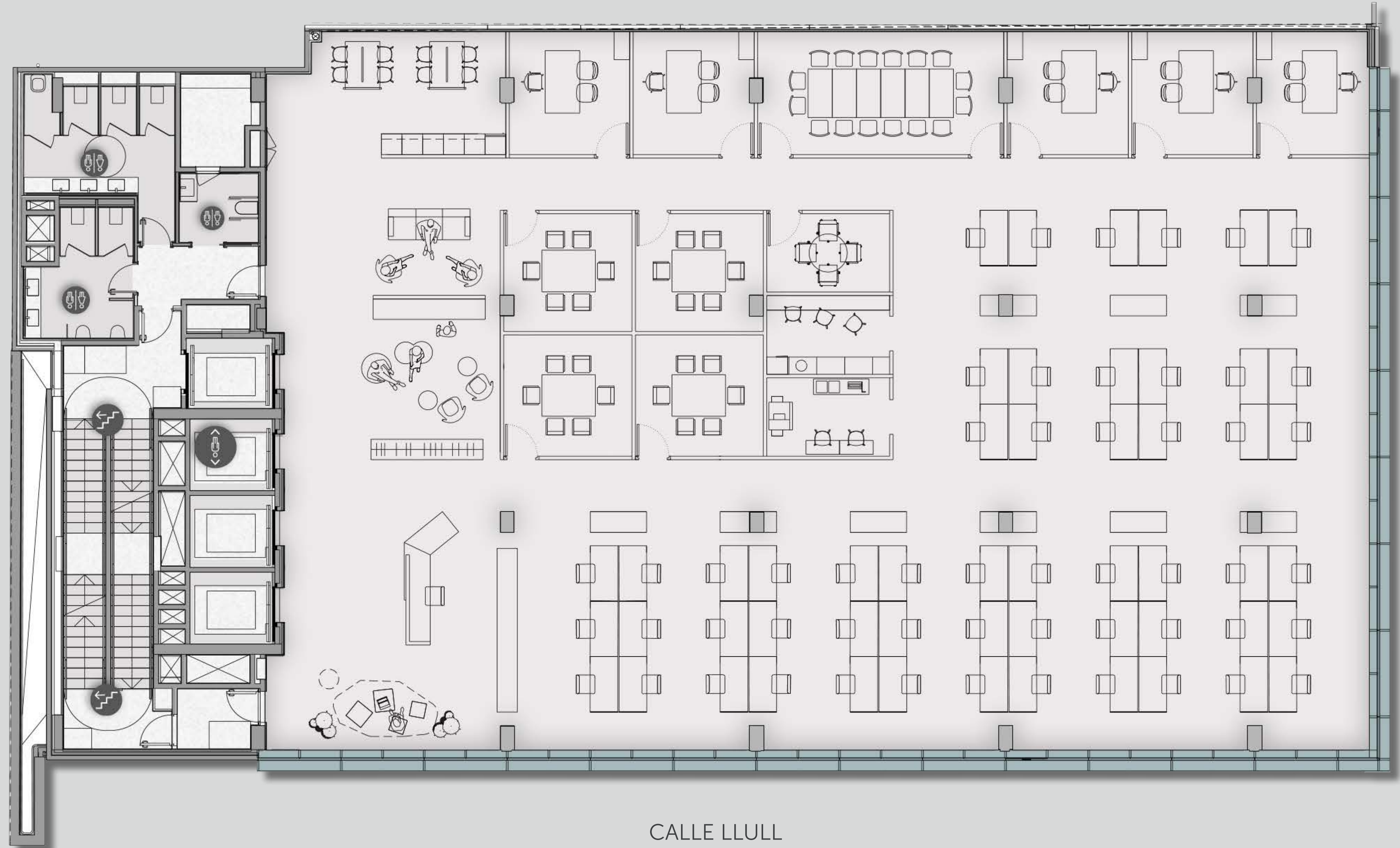


CALLE LLULL

CALLE BADAJOZ

Standard floor

Example of office floor plan





Retail space



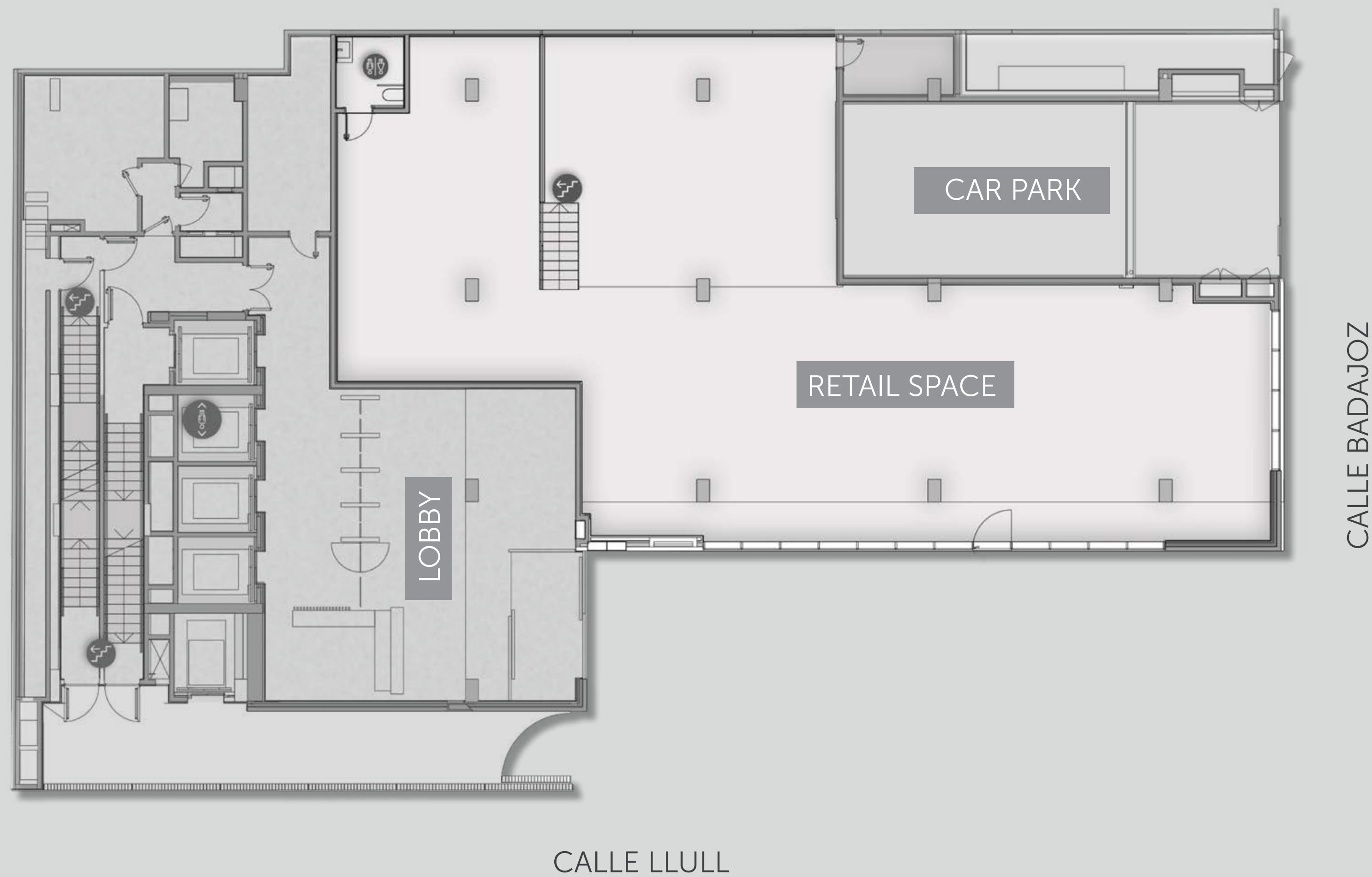
BADAJOZ60



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



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.



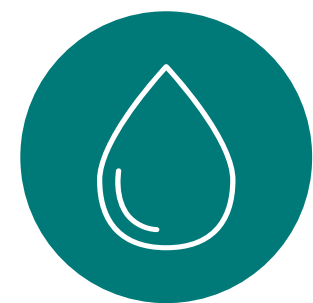
LEED is a world-leading green rating system for real estate properties.



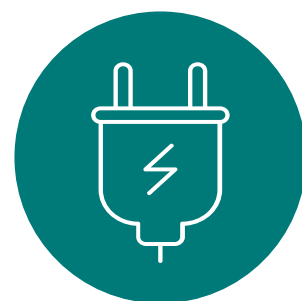
LEED Platinum

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



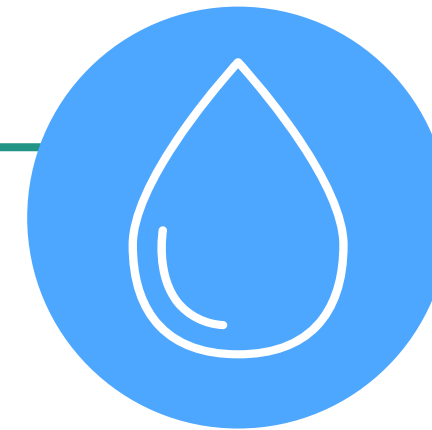
30%
SAVING IN
ELECTRICITY
CONSUMPTION



16%
IMPROVEMENT
IN PRODUCTIVITY



15%
REDUCTION OF
ABSENTEEISM



EFFICIENCY IN WATER CONSUMPTION

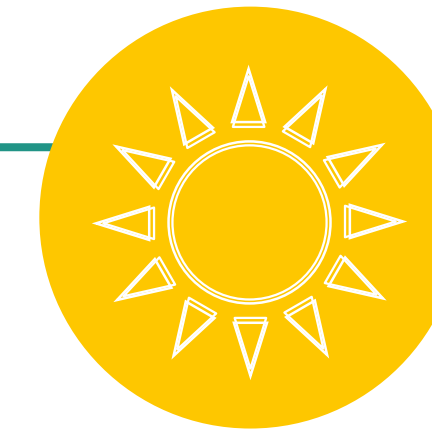
LOW-CONSUMPTION
TANKS AND CISTERNS



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

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



RONDA LITORAL

BADAJOZ60

TORRES MAPFRE

MARINA

DIAGONAL

TORRE GLÒRIES

BADAJOZ

GRAN VIA

MERIDIANA

GLÒRIES



Location

BADAJÓZ60



The Badajoz axis

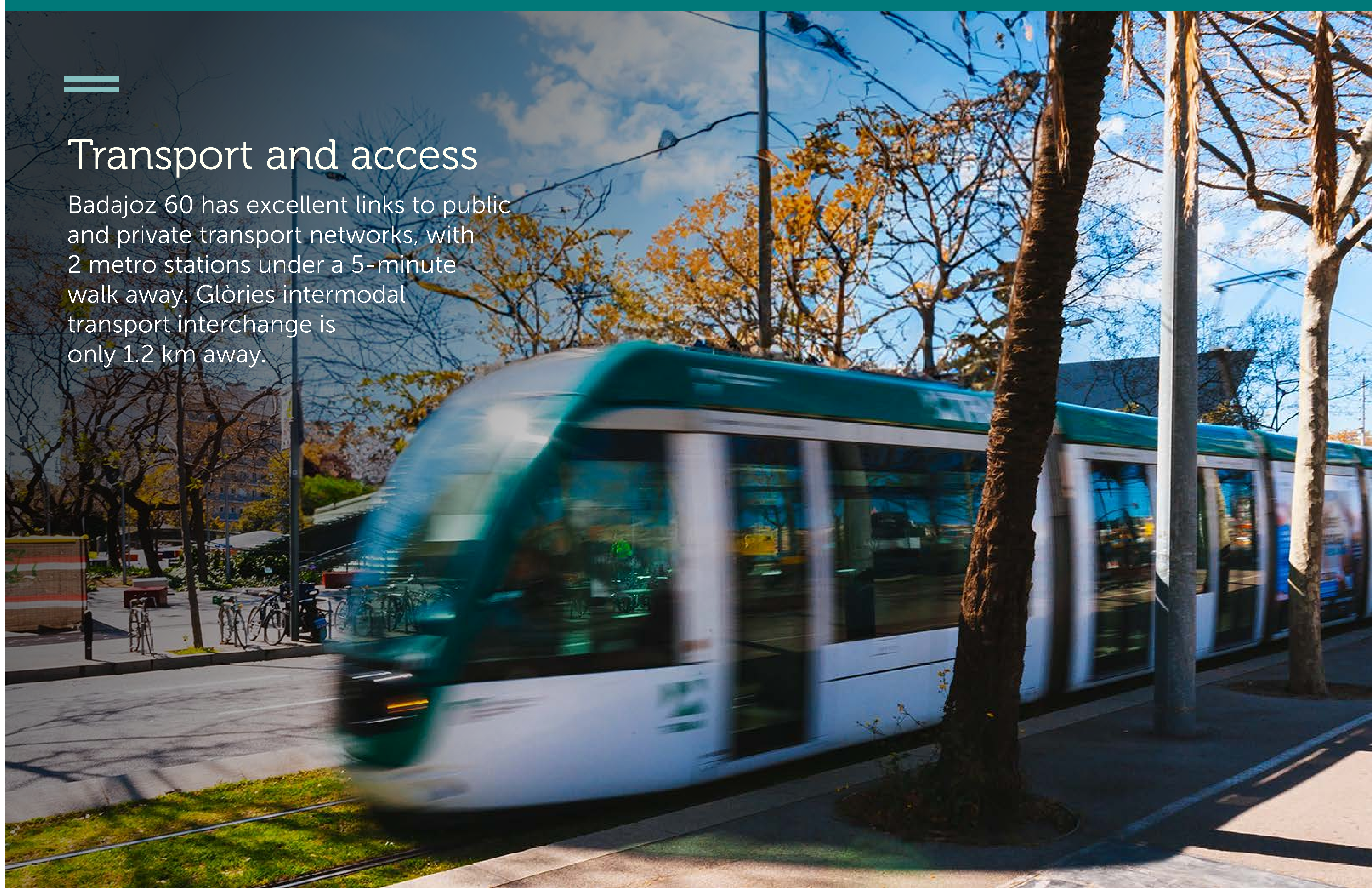
Over 50 national and international companies have located here.

- | | |
|------------------------------|-------------------------------------|
| 1. Rakuten TV | 17. HP |
| 2. NTT Data | 18. Amazon |
| 3. Glovo | 19. Ogilvy & 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



BADAJÓZ60



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.

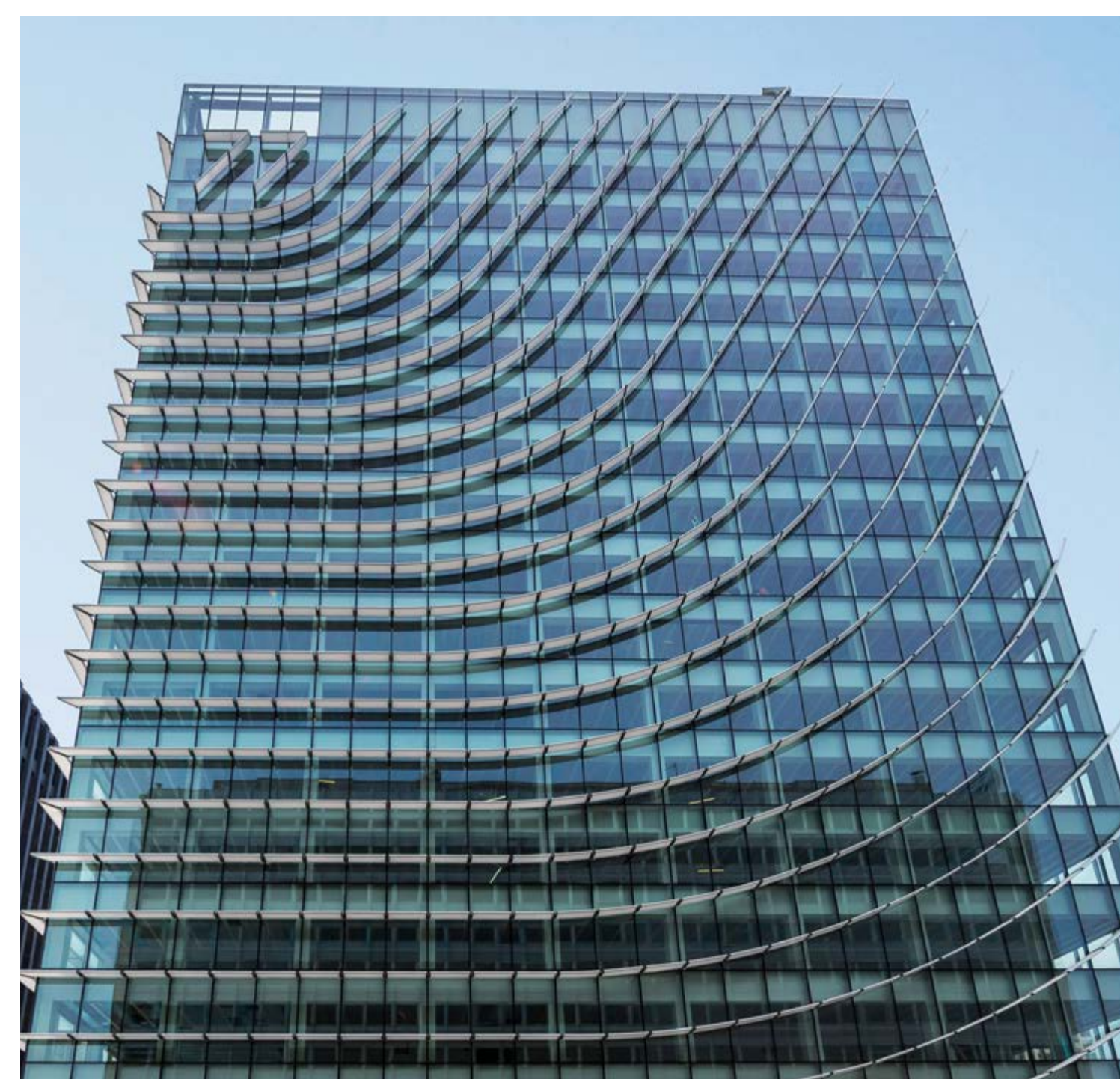
Gmp owns 25 office buildings, totalling nearly 500,000 sqm, situated in prime locations in Madrid and Barcelona.

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.



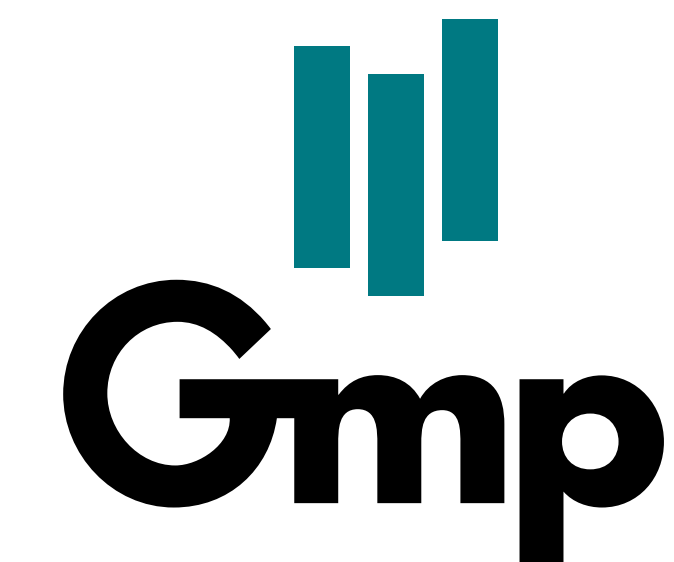
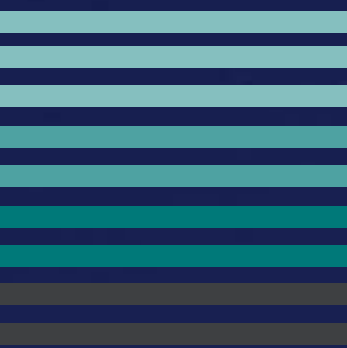
CUSTOMER-EXPERIENCE-LED MANAGEMENT

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.



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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.