

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



BADAJÓZ60

22@  
BCN



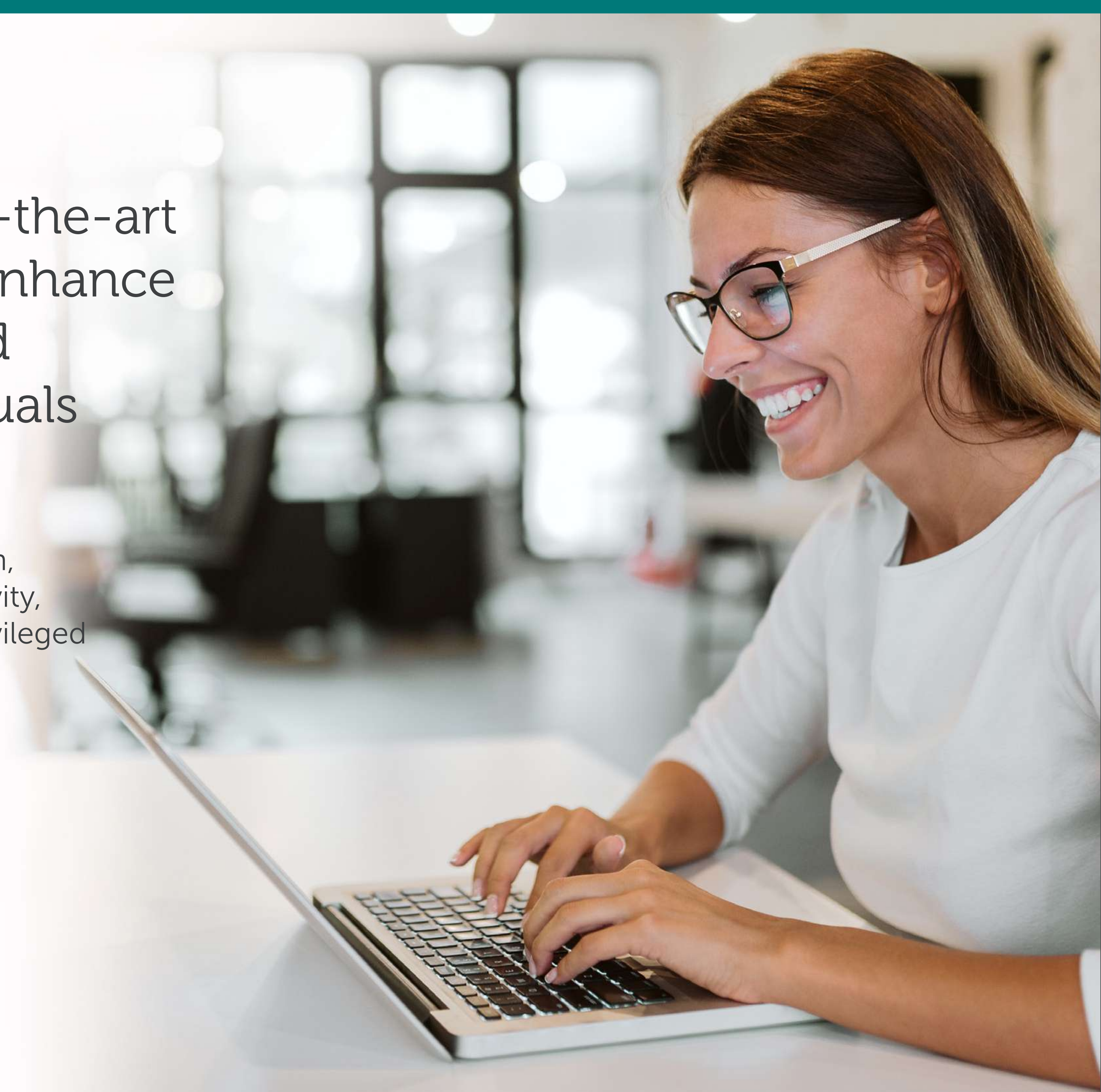




# BADAJOZ60

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, and digital connectivity, WiredScore Platinum, enjoying a privileged location in the central Badajoz area in district 22@.



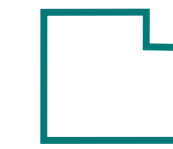




# Badajoz 60 at a glance



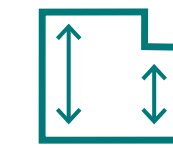
Year of  
construction  
**2023**



Typical floor  
**893 sqm**



Architects  
**Blanch+Conca  
Arquitectura**



Occupancy  
rate  
**1:7**



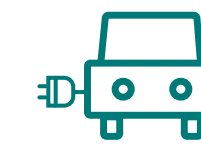
Surface  
GLA (sqm)  
**7,904 sqm**



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



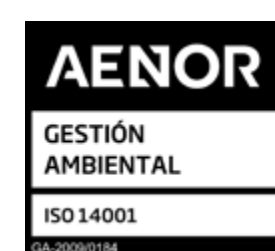
WiredScore  
Platinum



ISO 9001



ISO 45001



ISO 14001



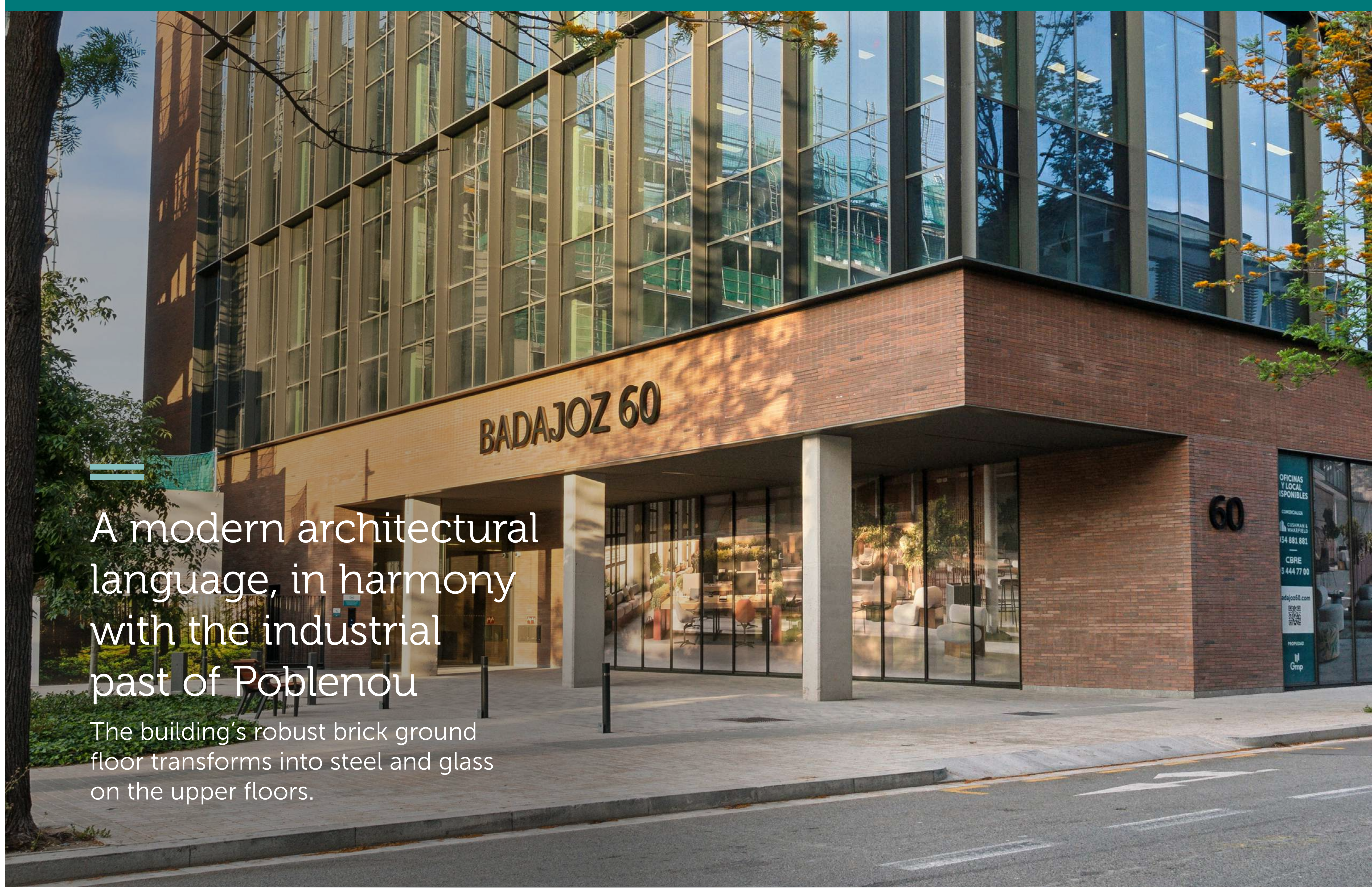


The Building

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.





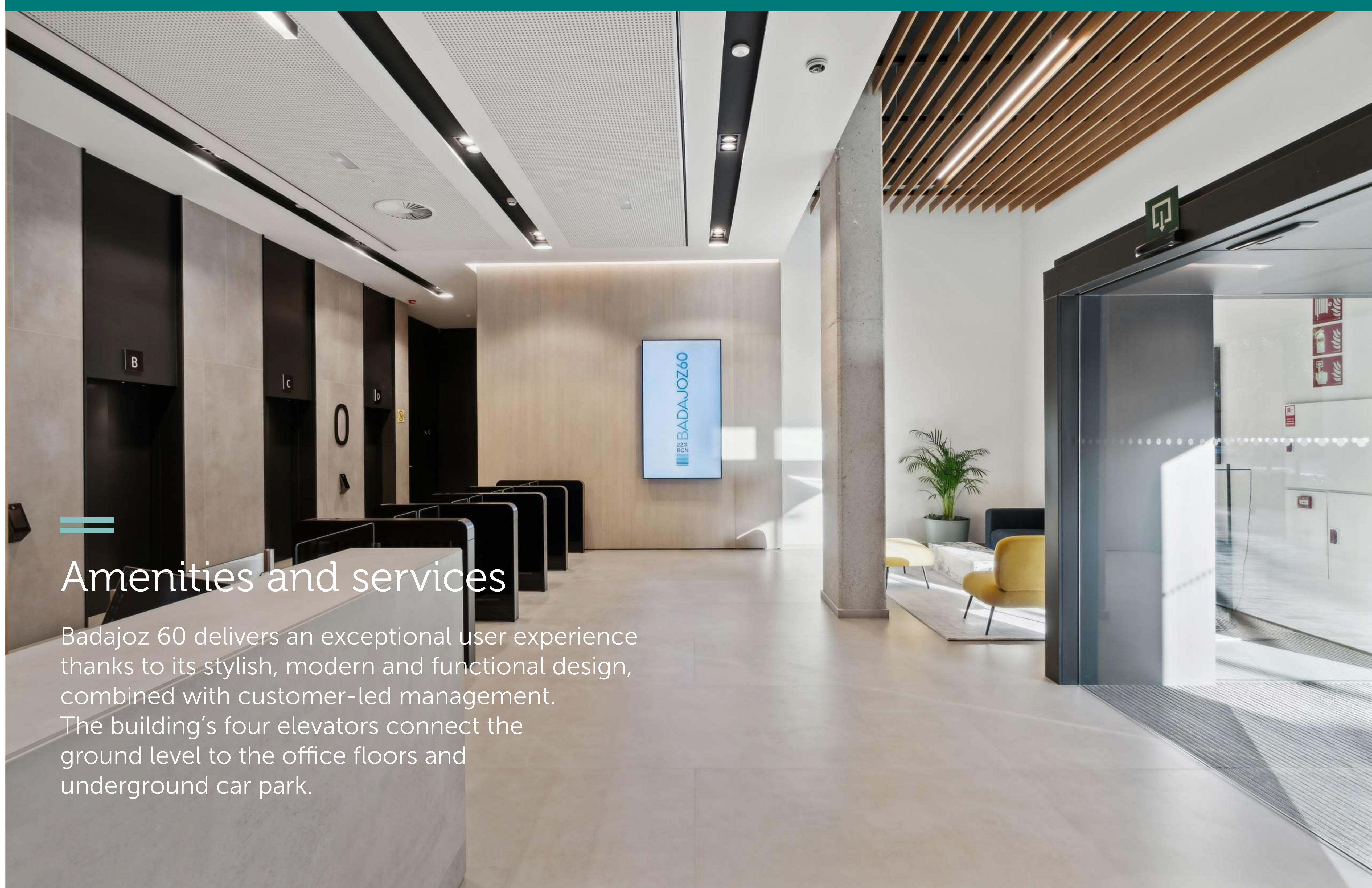


The Building

BADAJOZ60

## Amenities and services

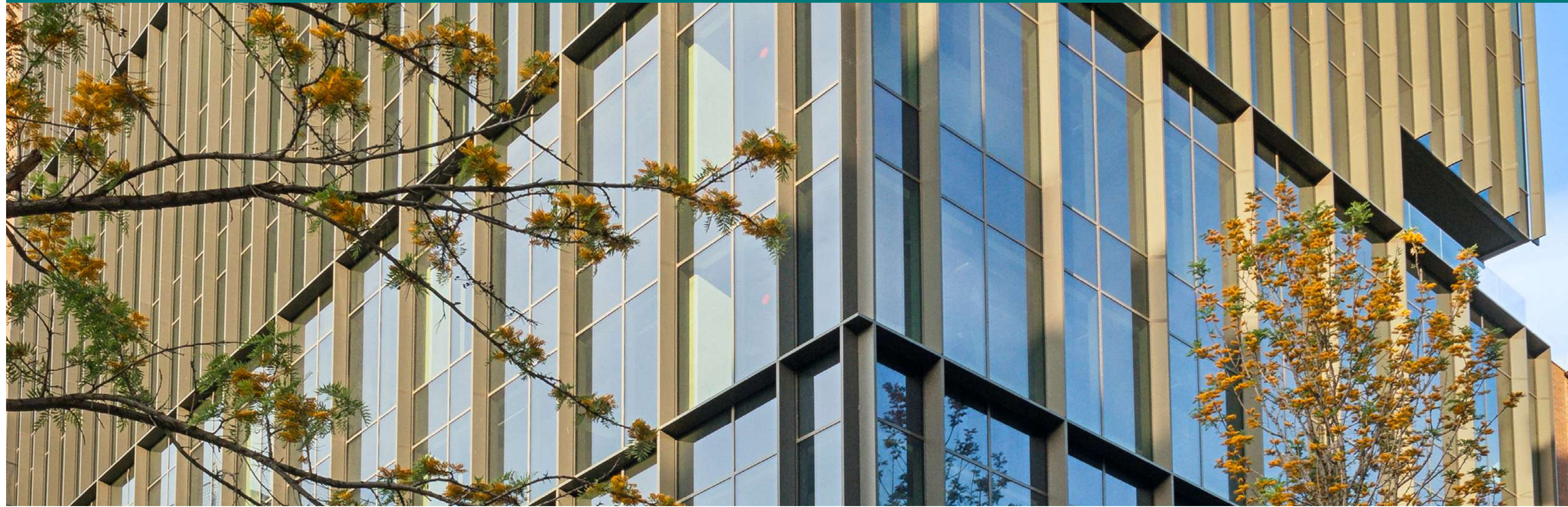
Badajoz 60 delivers an exceptional user experience thanks to its stylish, modern and functional design, combined with customer-led management. The building's four elevators connect the ground level to the office floors and underground car park.







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

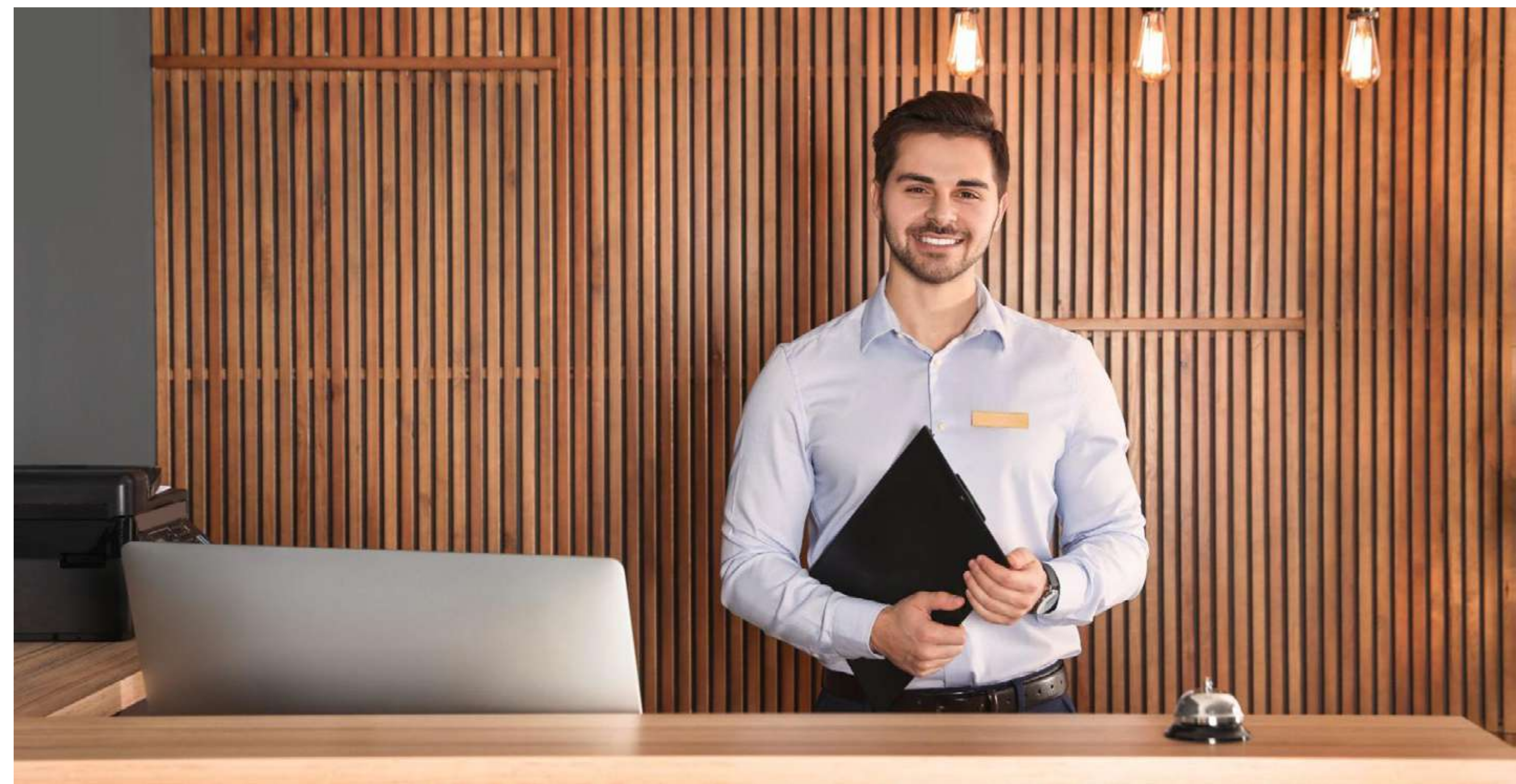
BADAJOZ60



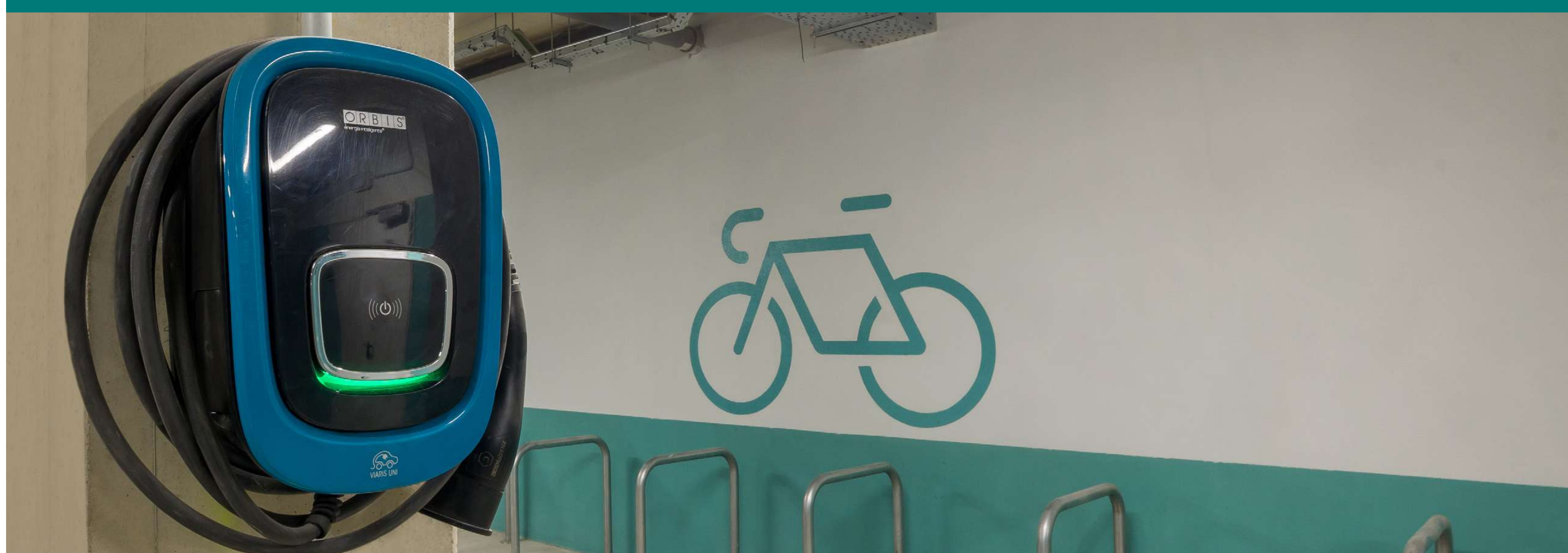
## Facility manager

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.





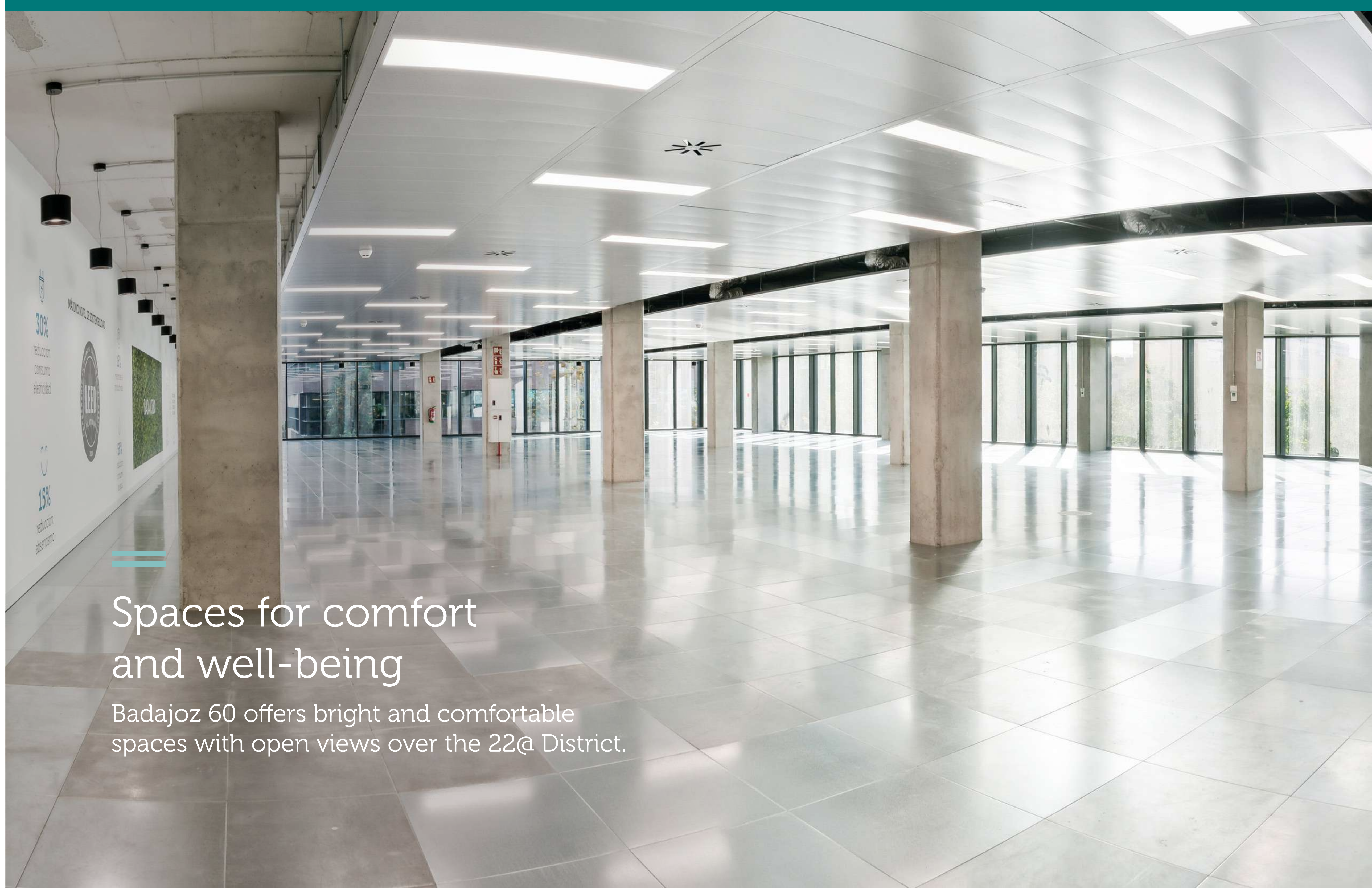


Workspaces

BADAJOZ60

## 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

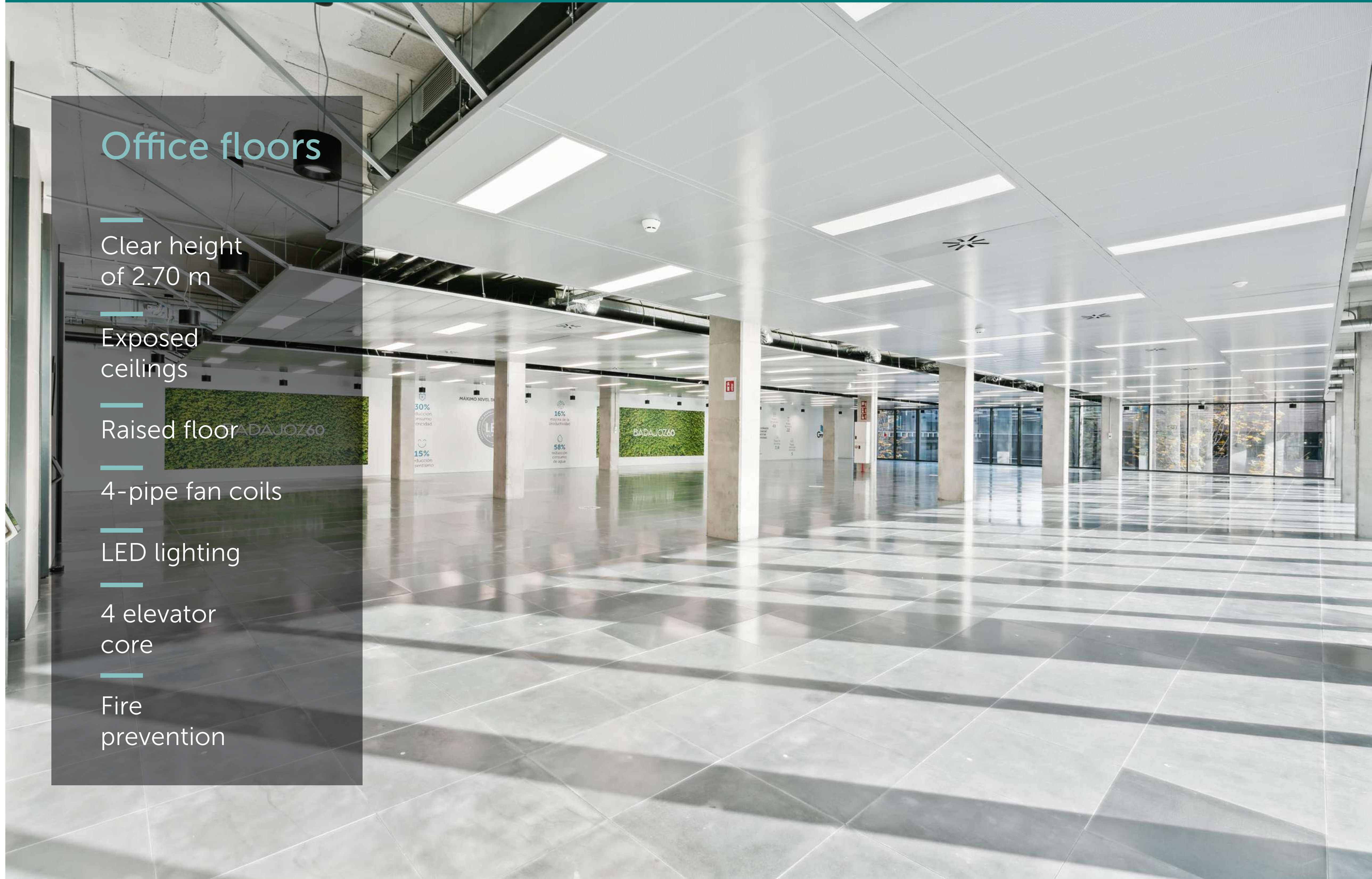
Raised floor

4-pipe fan coils

LED lighting

4 elevator  
core

Fire  
prevention

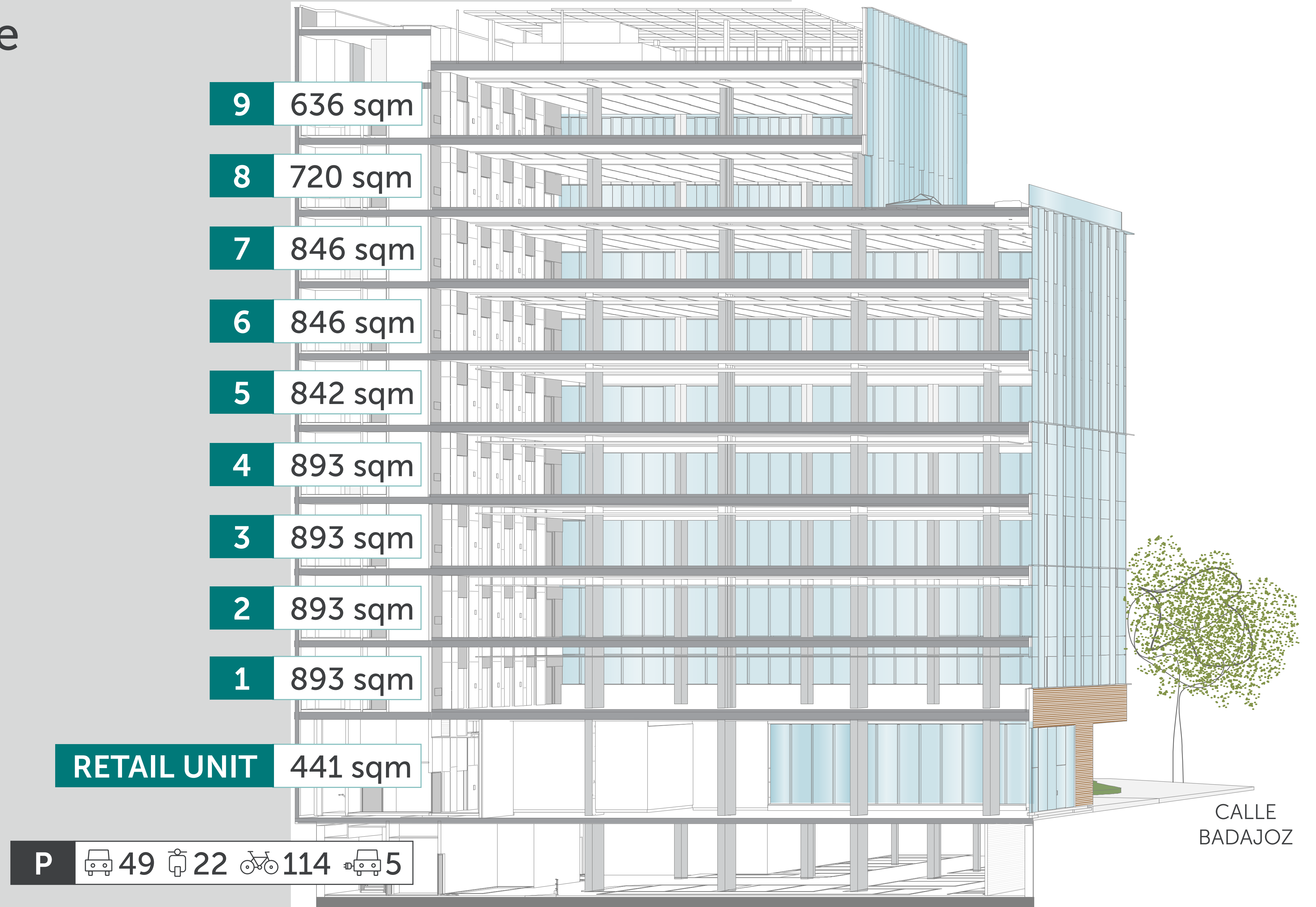






# Floorspace

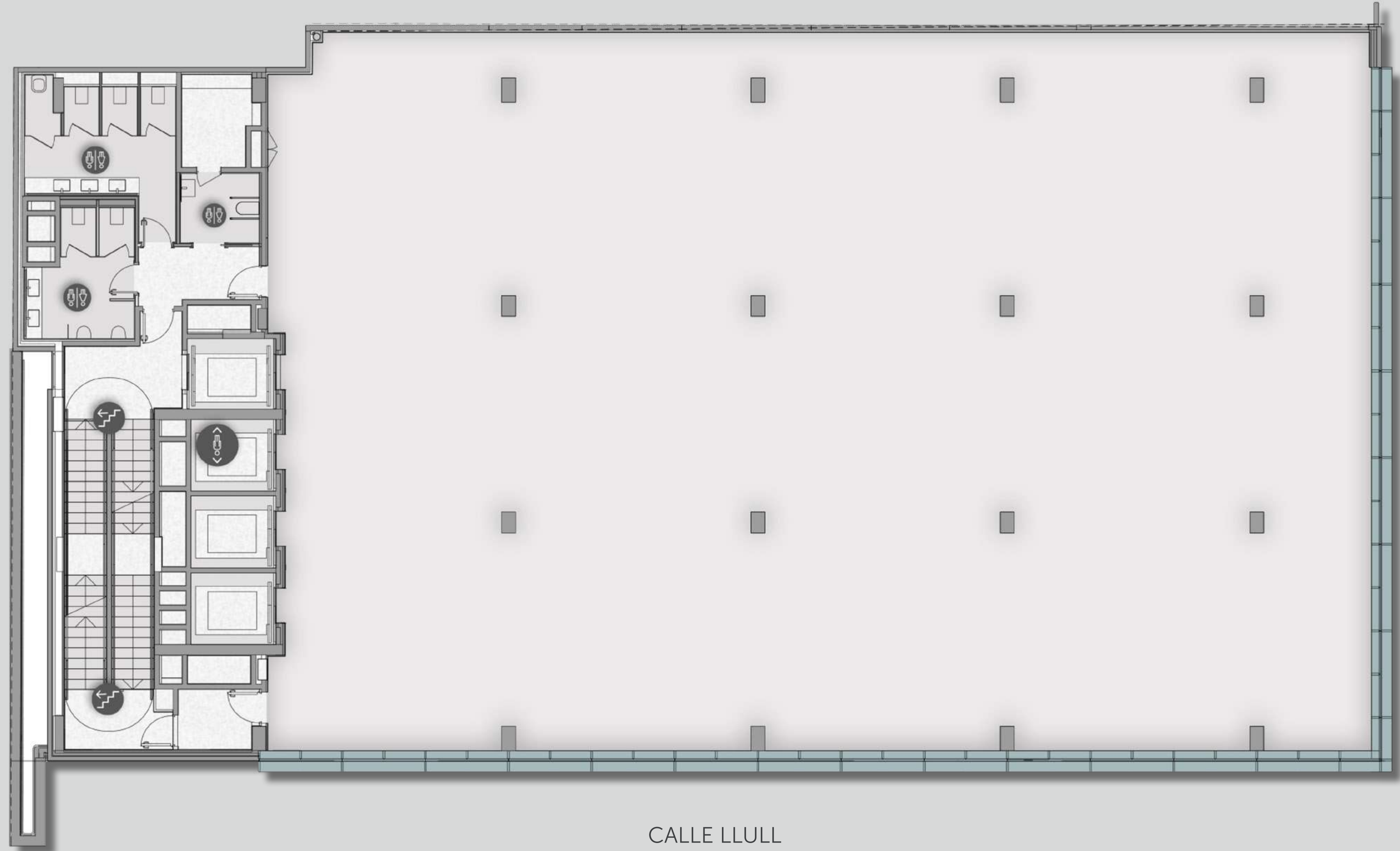
GLA: 7,904 sqm





# Standard floor

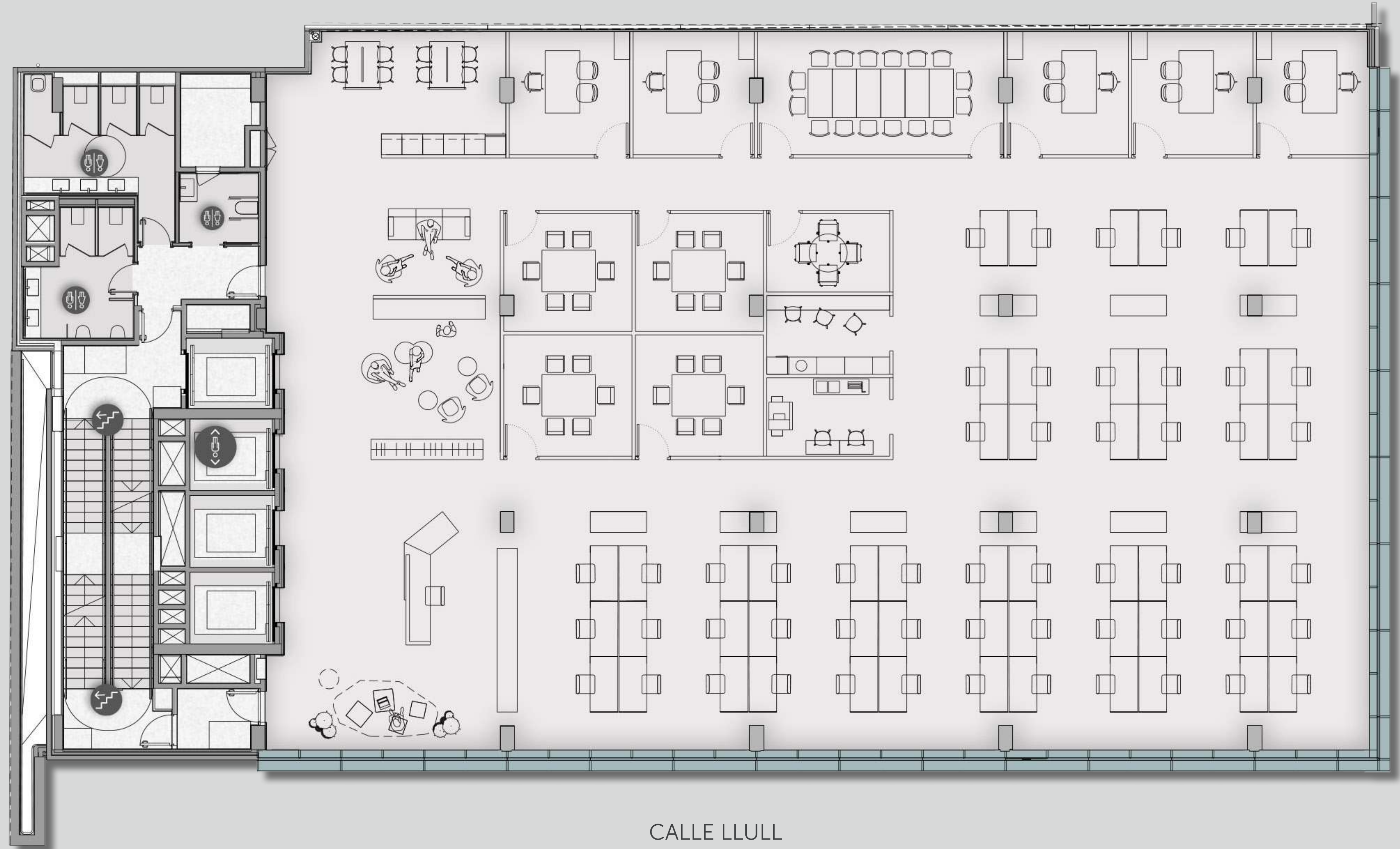
893 sqm





# Standard floor

## Example of office floor plan







Retail space



BADAJOZ60

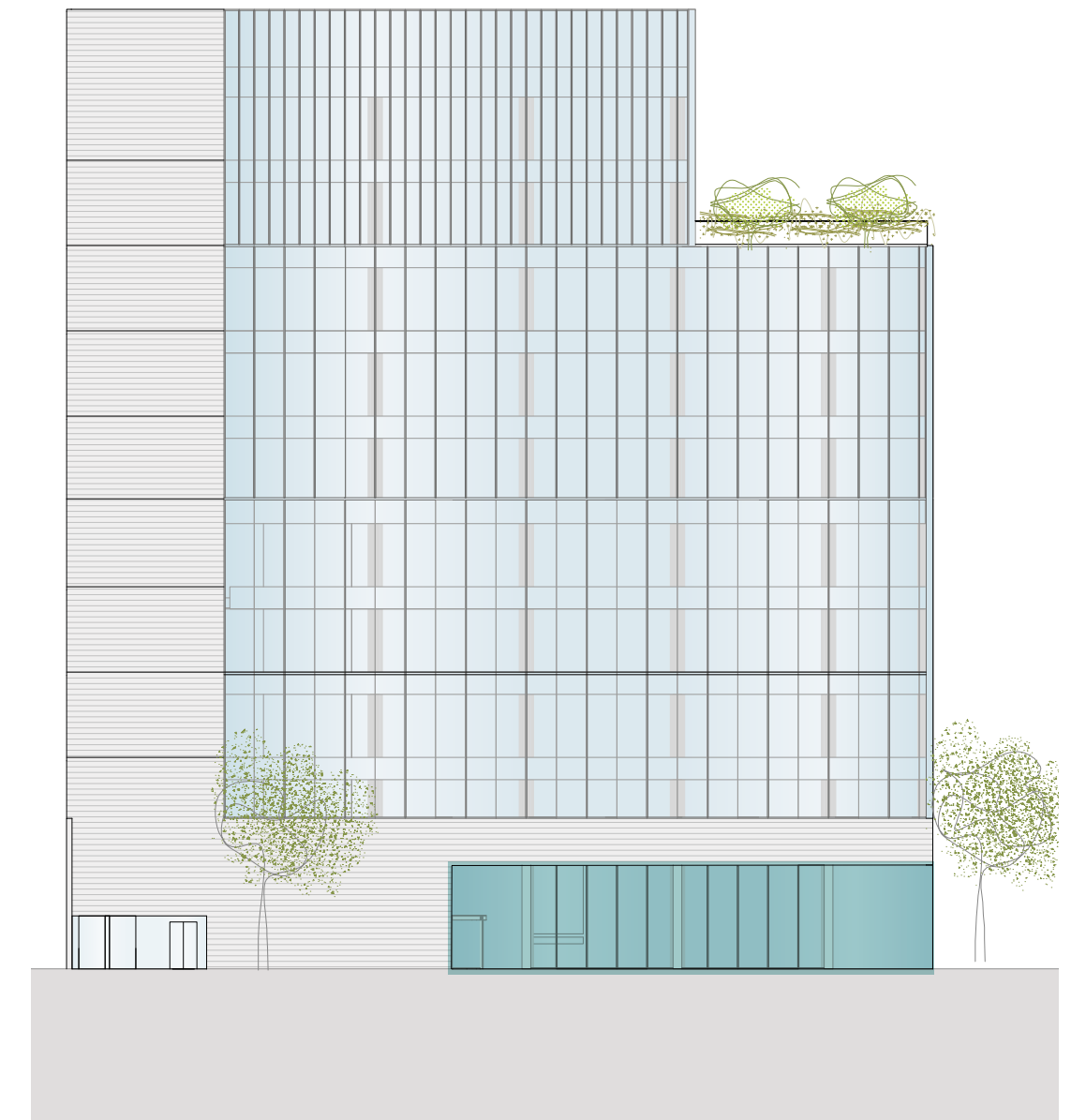
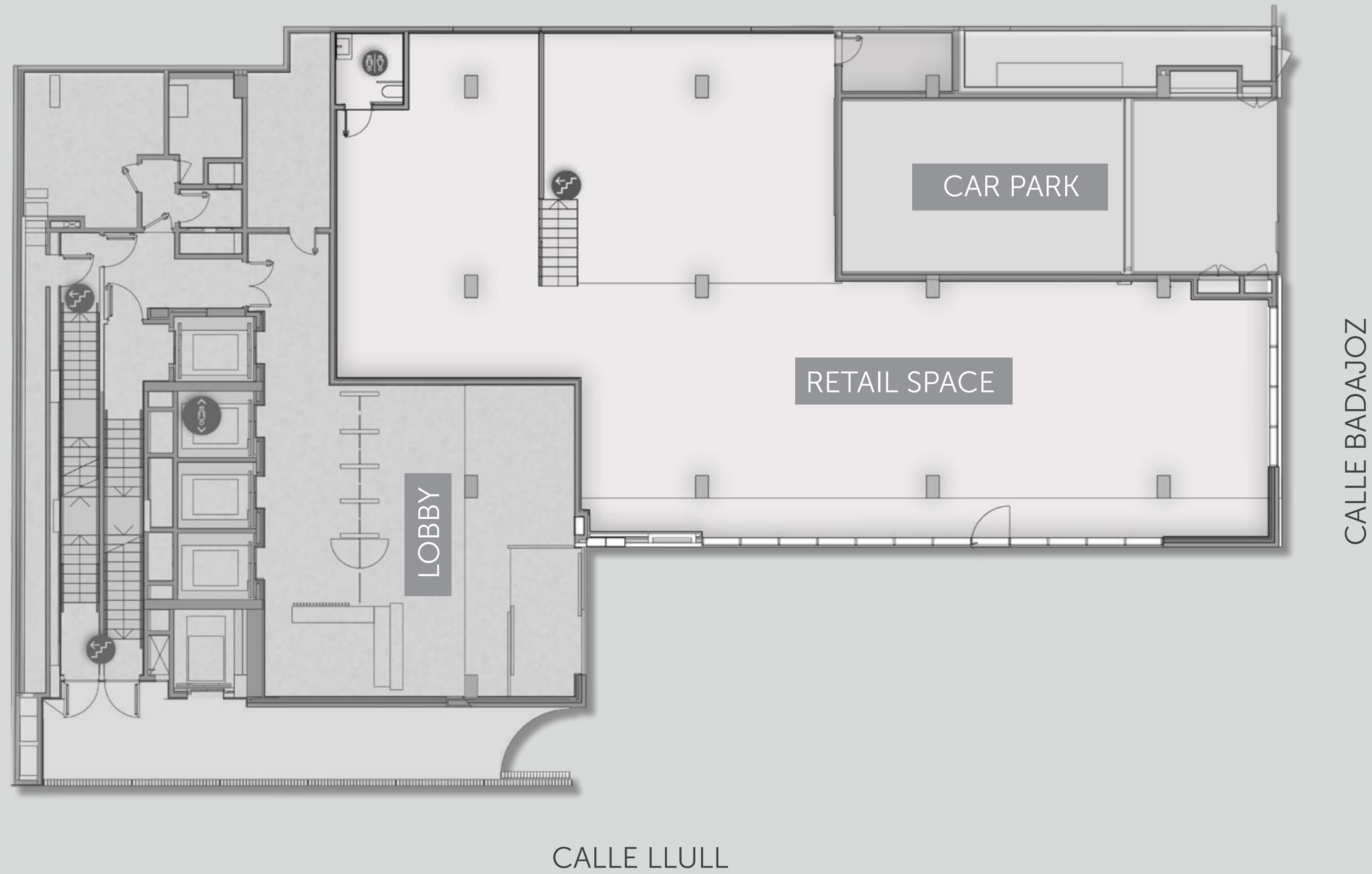


## Retail space

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.

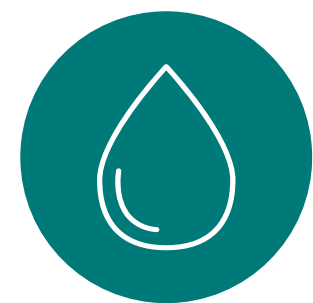




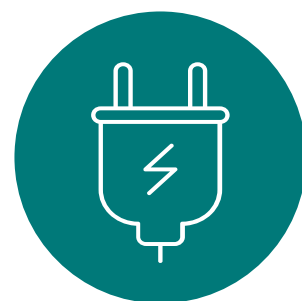
# LEED Platinum

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



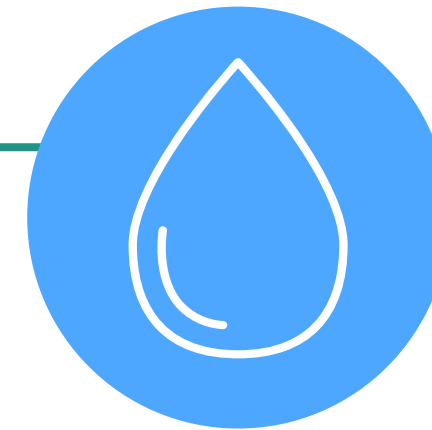
**30%**  
SAVING IN  
ELECTRICITY  
CONSUMPTION



**16%**  
IMPROVEMENT  
IN PRODUCTIVITY



**15%**  
REDUCTION OF  
ABSENTEEISM



## EFFICIENCY IN WATER CONSUMPTION

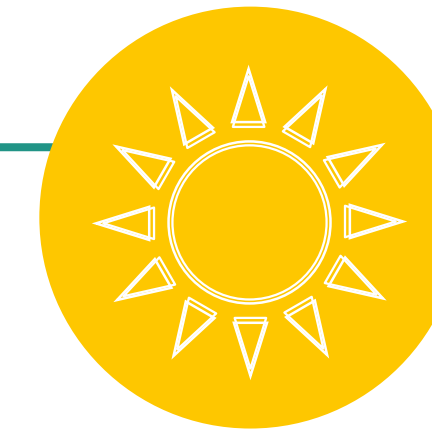
LOW-CONSUMPTION  
TANKS AND CISTERNS



PLANTS WITH  
LOW IRRIGATION



DRIP IRRIGATION  
SYSTEM



## ENERGY EFFICIENCY

PRODUCTION OF  
RENEWABLE ENERGY



HIGH-EFFICIENCY  
AIR CONDITIONING SYSTEM



DESIGN WITH  
SHADED AREAS



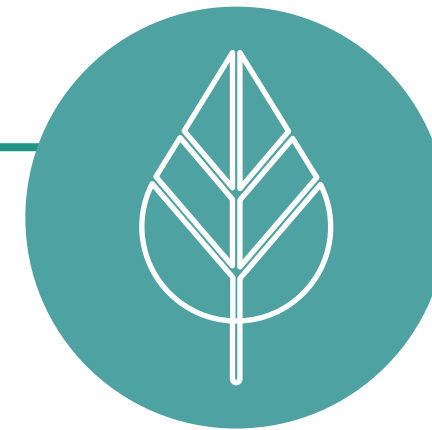
VENTILATION AND AIR  
RENEWAL SYSTEMS



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



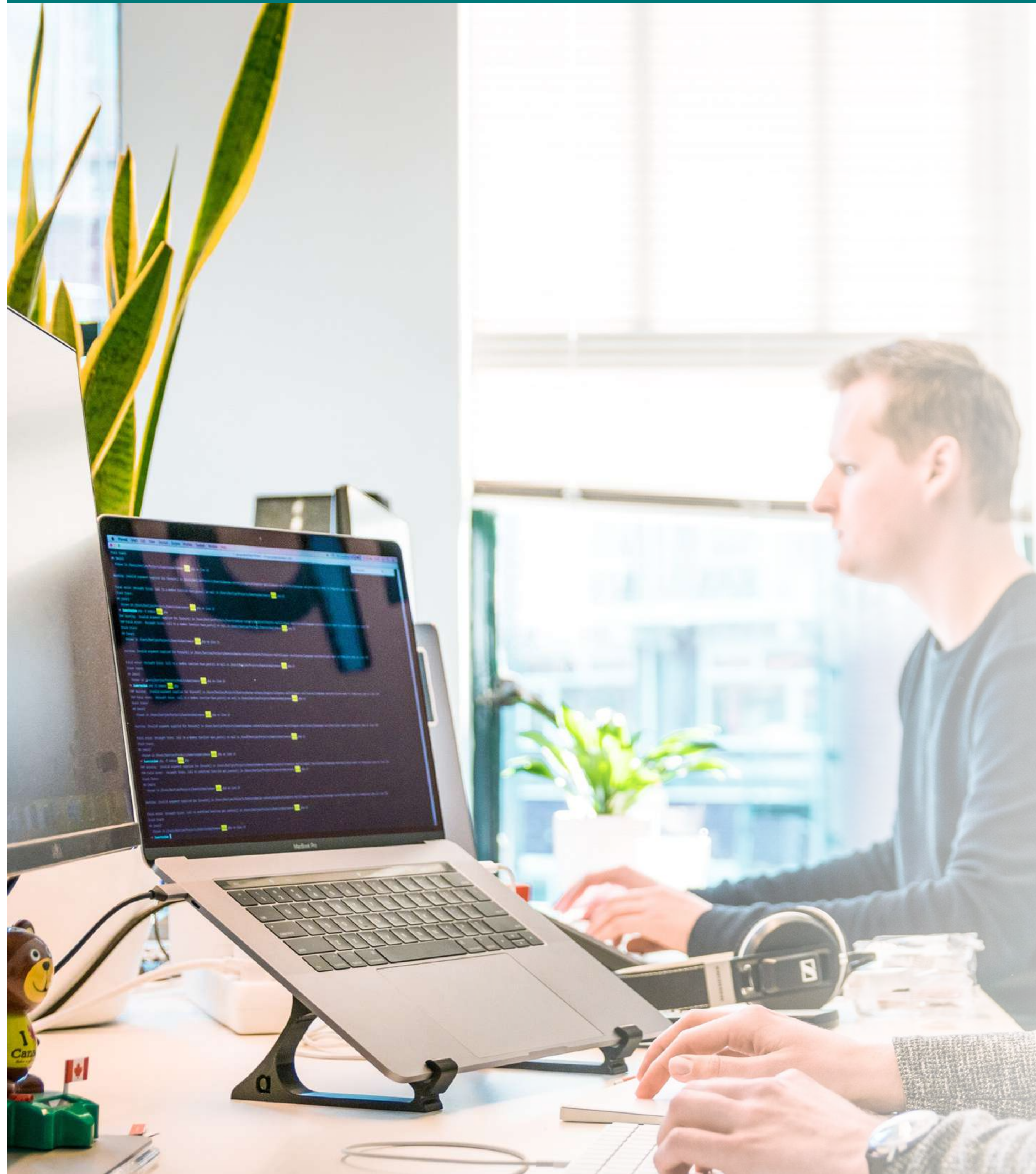
WASTE RECYCLING  
AREA





WiredScore certification

BADAJOS60



## WiredScore Platinum

Badajoz 60 holds Platinum WiredScore certification, the highest awarded mark for this global standard.

WiredScore certification measures the connectivity and quality of the telecommunications infrastructure of buildings by assessing five key categories: resilience of the telecommunications infrastructure, digital user experience, fibre optic availability, future-proof design and mobile phone coverage.

Badajoz 60 was awarded points in all categories, demonstrating that it is an international benchmark in terms of adaptability to new technologies and resilience against digital obsolescence.



An aerial photograph of Barcelona, Spain, showing the city's dense urban landscape, the Mediterranean Sea, and the beach. A white line with a dot points from a text box labeled 'BADAJOZ60' to a specific location in the city center, near the beach and the sea.

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







Location

BADAJOZ60

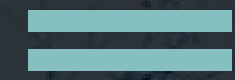


# The Badajoz axis

Over 50 national and international companies have located here.

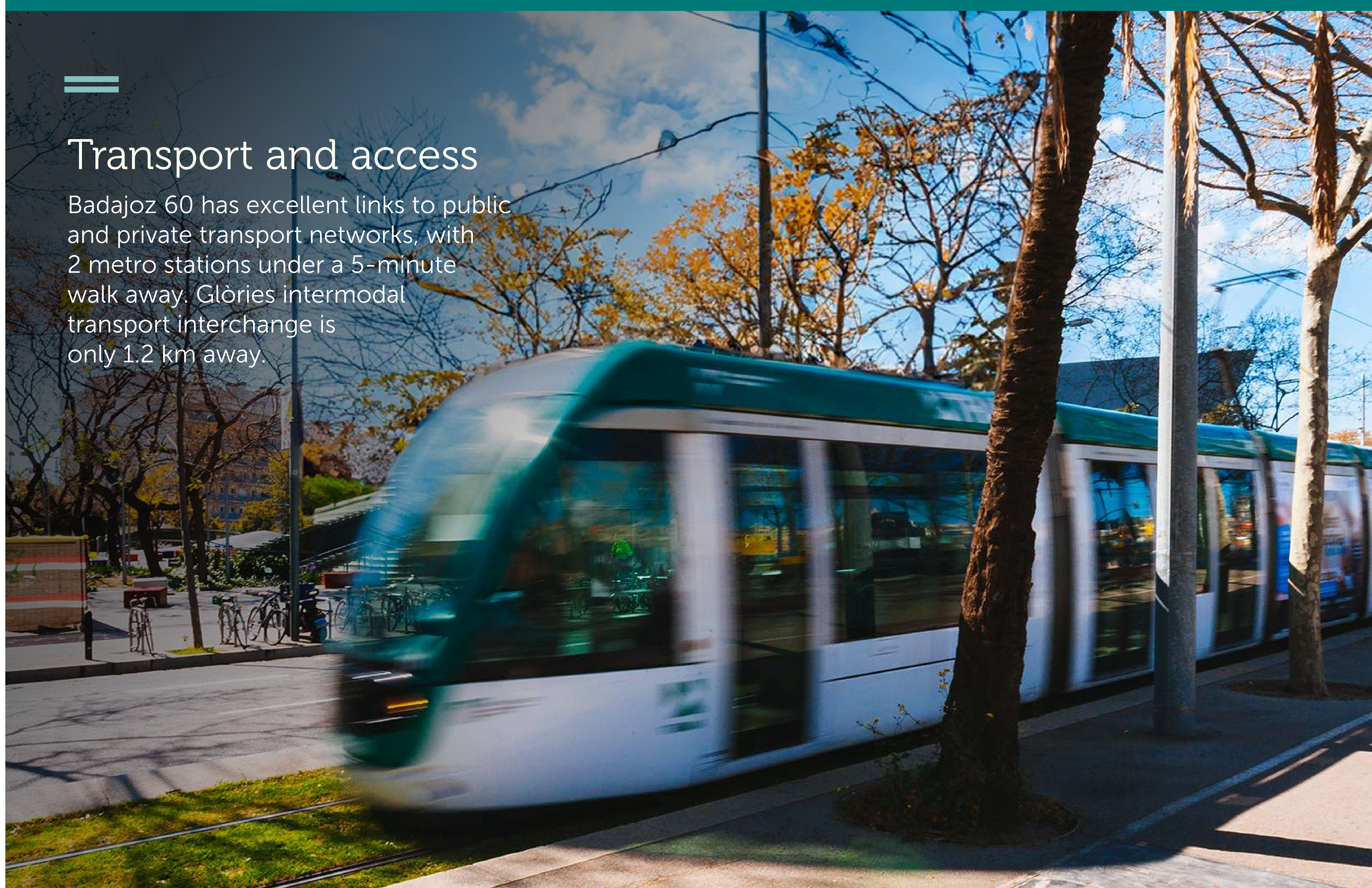
- |                              |                                     |
|------------------------------|-------------------------------------|
| 1. Rakuten TV                | 17. HP                              |
| 2. NTT Data                  | 18. Amazon                          |
| 3. Glovo                     | 19. 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<br>WeWork            | 27. Mediapro<br>Dolby               |
| 12. Space<br>Teleperformance | 28. Facebook<br>Oracle<br>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	350/700 m	4/6 min.
Metro Glòries	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.

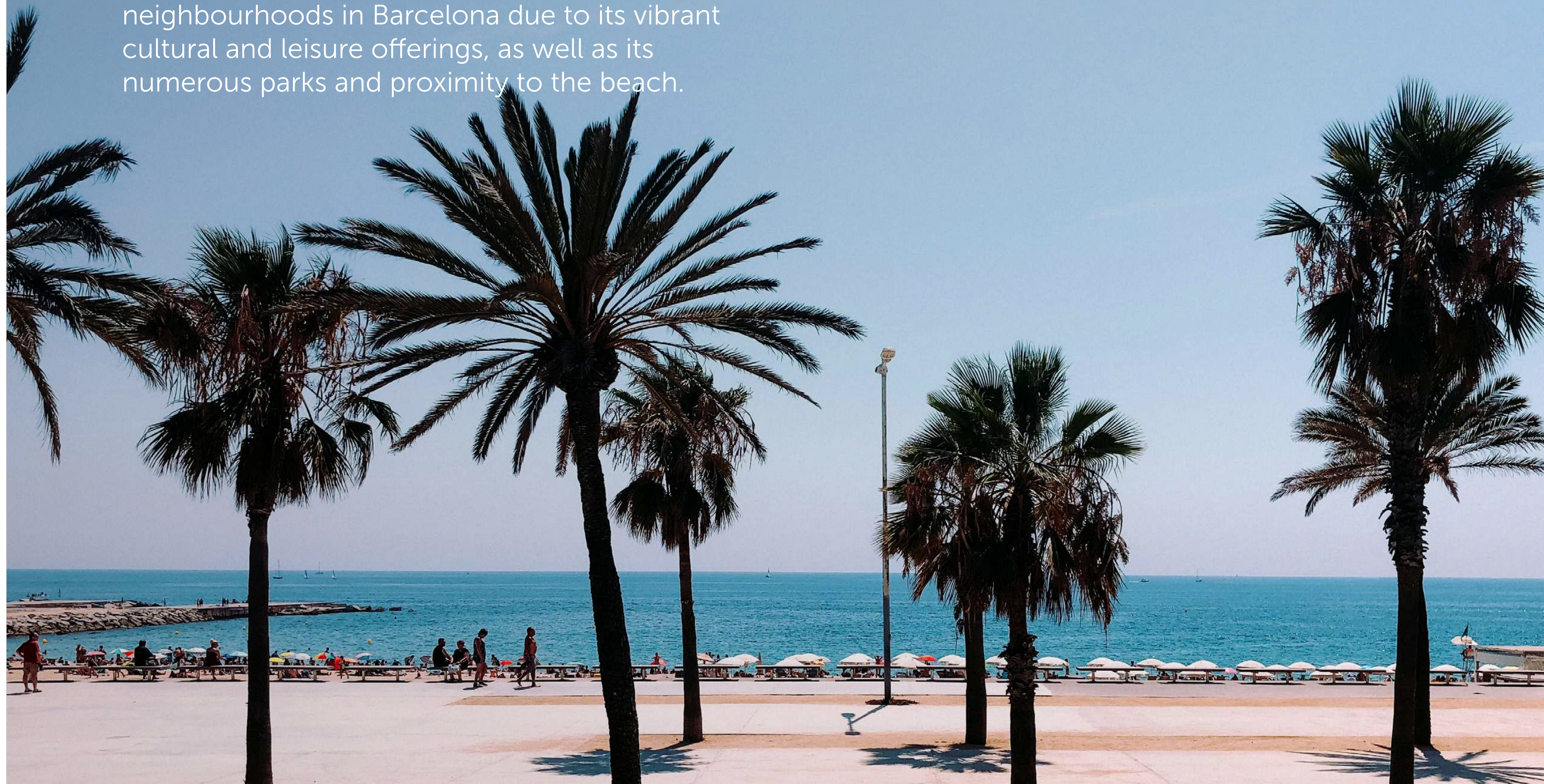






# Lifestyle

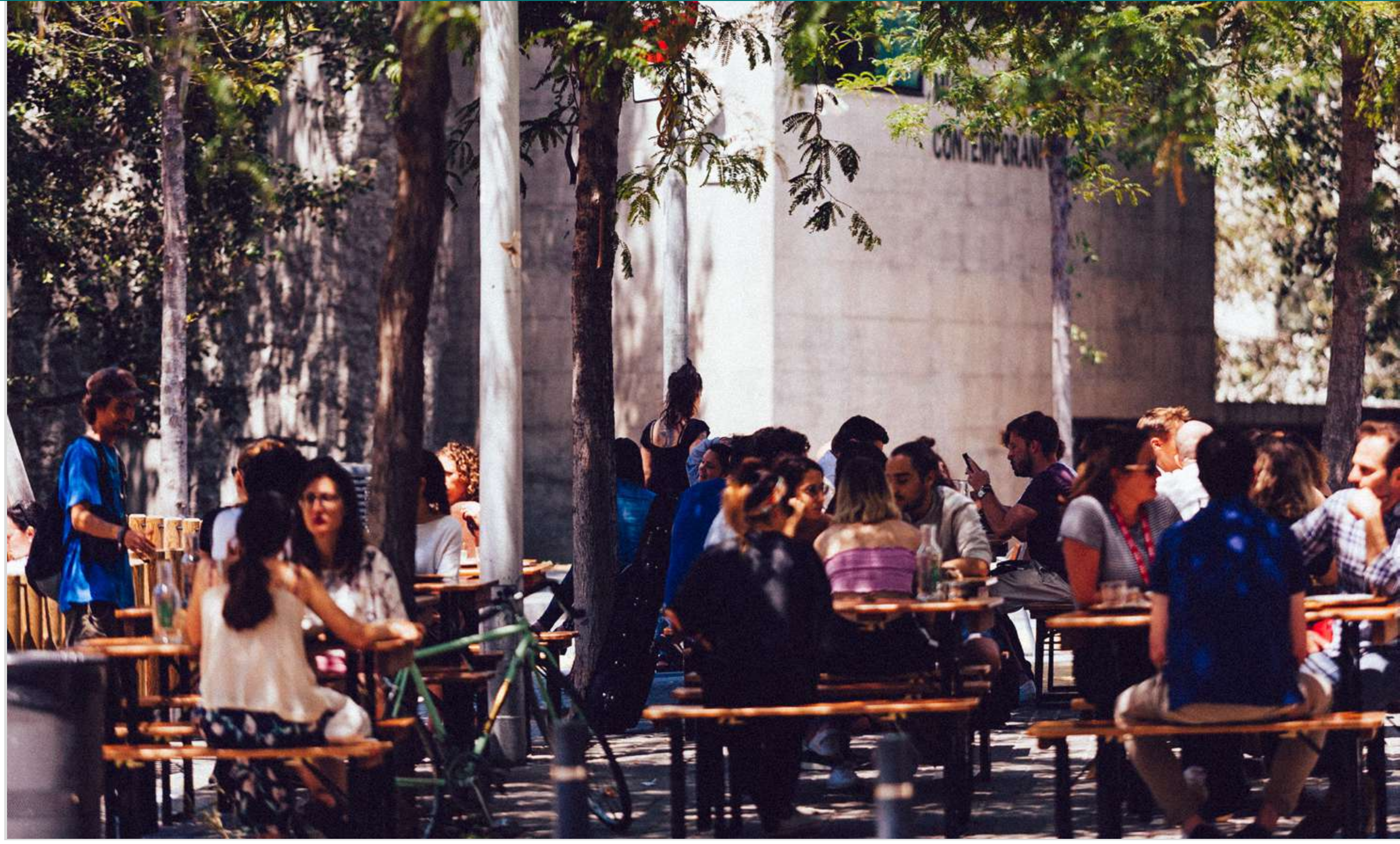
Poblenou is one of the most sought-after neighbourhoods in Barcelona due to its vibrant cultural and leisure offerings, as well as its numerous parks and proximity to the beach.







Lifestyle



BADAJÓZ60





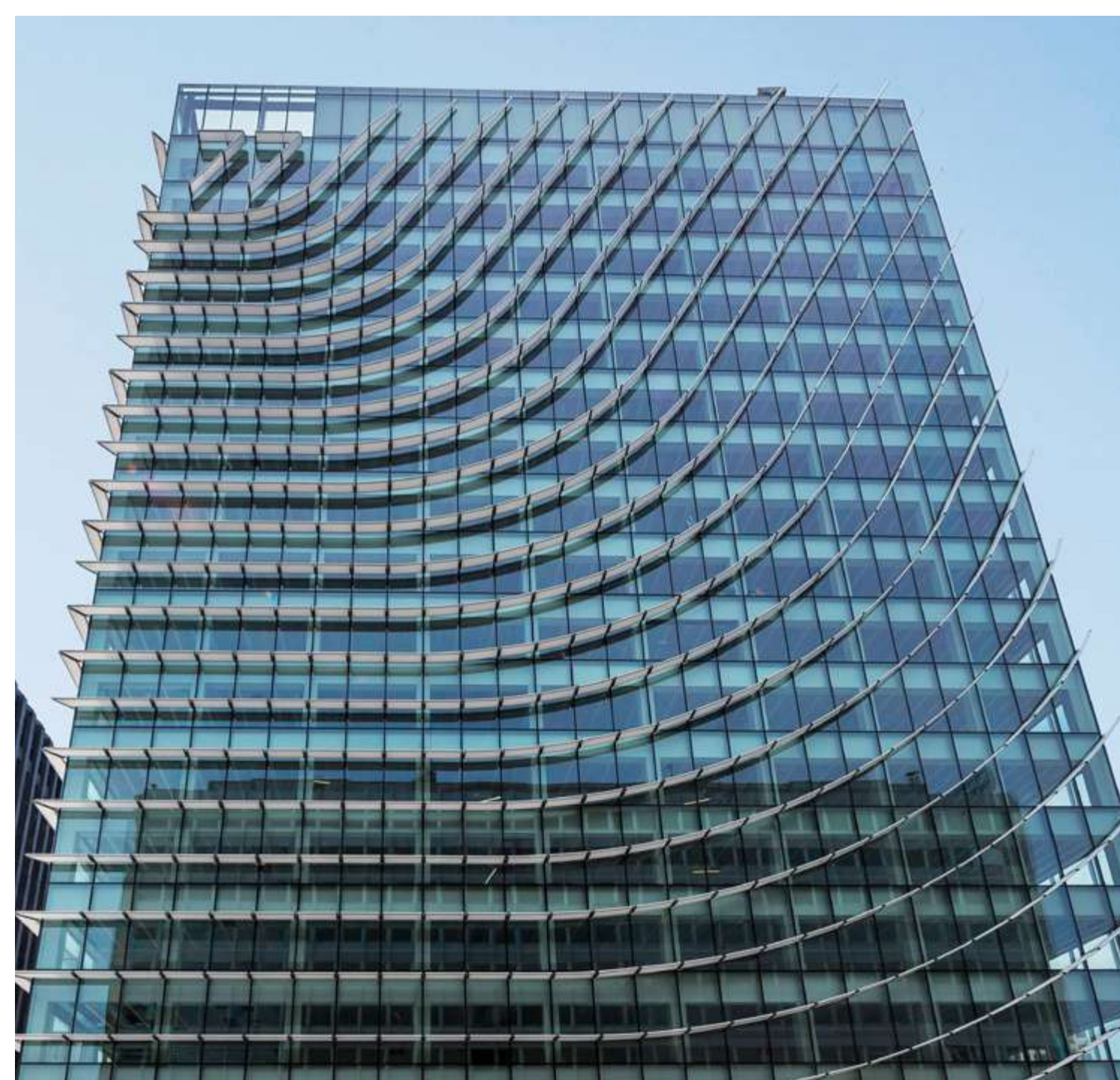
Gmp owns and manages Badajoz 60.

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.





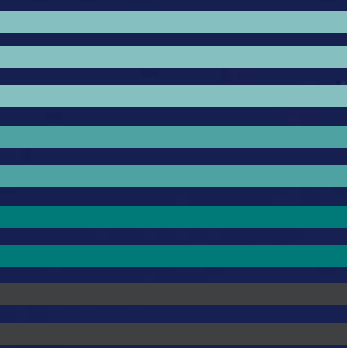
## CUSTOMER-EXPERIENCE-LED MANAGEMENT

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.





**CBRE**

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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.