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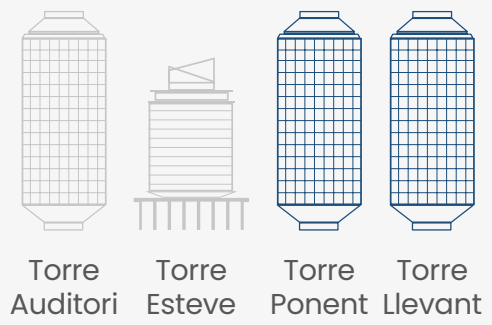
Welcome to BCN Fira District

This business park boasts more than 90,000 m² of space in the Barcelonan neighbourhood of **La Marina** and was designed by the prestigious architectural firm Oscar Tusquets.

Its design, construction and management focus on allowing businesses to maximise both human and technological potential with a view towards attracting and retaining talent, growth and exceeding their own limits.

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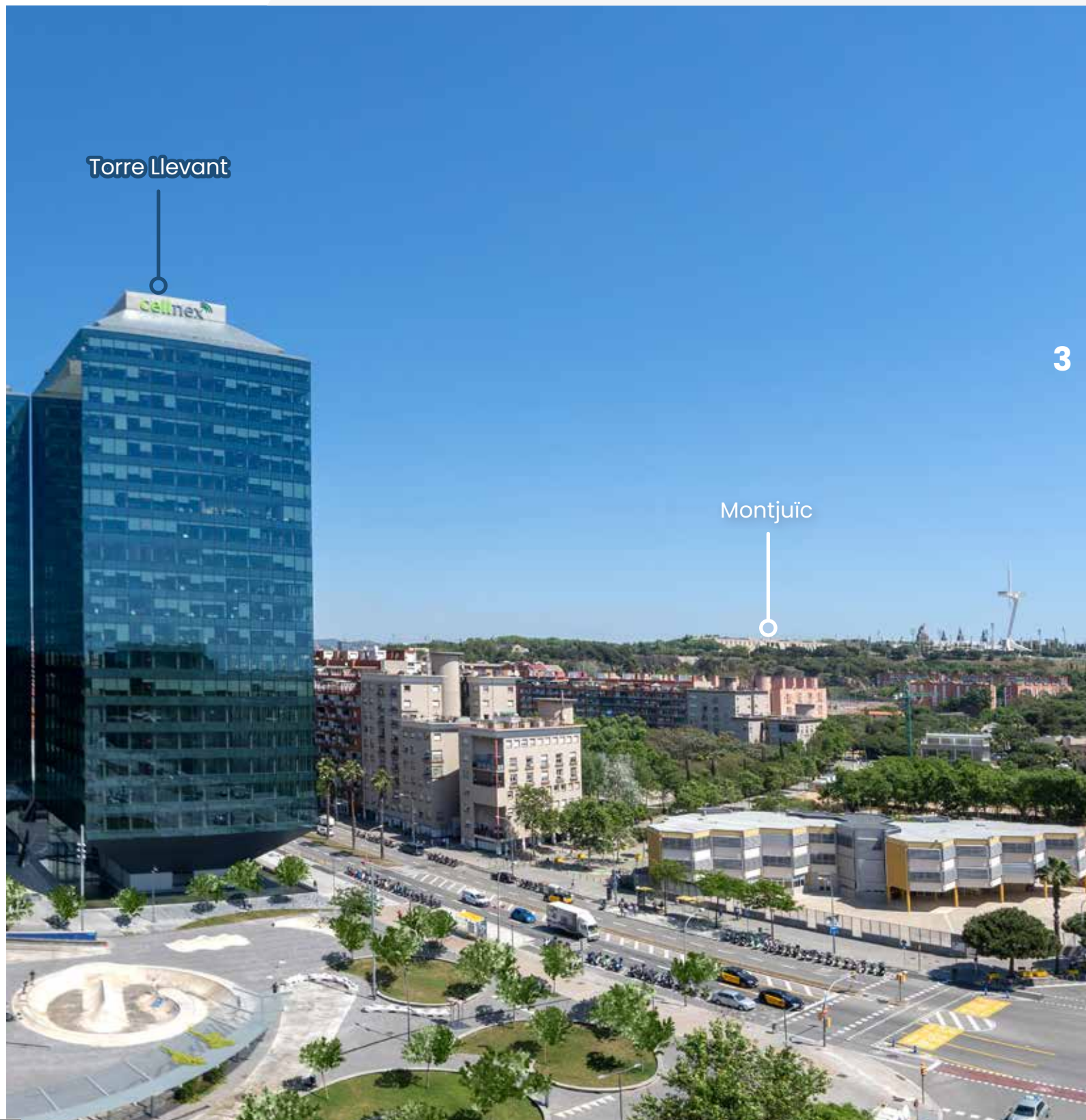




Torre Llevant

3

Montjuïc



The **largest business park** in Barcelona

Designed for all business types (sizes and sectors).

4



1. Leonardo Hotel ****
2. Bauhaus
3. Fira Barcelona



Parking spaces: 1020 cars, 358 motorcycles
+3000 additional spaces at Fira de Barcelona



Located near the buildings



Where important business happens



6

IBEX 35

Acciona, Caixabank, Cellnex, Ferrovial, Iberdrola.

Other companies:

Agbar, Airpharm, ALD Automotive, Altamira, Anzizu, Asus, Aurantis, Avanza, B+Safe, Babel, Banc Sabadell, Bauhaus, BCD Travel, Bip Consulting, Busup, Campéole, Cepsa, Colt, Cromlab, Datisa, Deichmann, DHL, DNV, DQS, Ecu Line, EDP Energía, Equinix, Europ Assistance, Faro, Filmax, Firmenich, Flamasats, Grupo Hedima, Grupo Iraco, Grupo Servimatic, Grupo Torres, GSS, GTT, Haier Europe, Humboldt, Iberdrola Inmobiliaria, Iberica Maritima, Ibermática, Ibermutuamur, Ideex, Insatel, Irium, Laboratorios Croma, Laboratorios Esteve, La Casa Agency, Lokimica, Mar News Controls, Marposs, Memora, Mpress, NDT Global, Nexica I Econocom, Nissan, Noatum, Panoram4, Phillips, Proclinic Group, PTC, Regenera, Scan Global, Setram, Solinter, Tech Data, TLA, Trablisa, Trans Nogasa, Viatris, Wallbox, We Parking, Wefox, Wheelabrator, Work Solutions, Zimmer, Zurich.

Government bodies:

Agencia Tributaria (Public Tax Administration), Ciudad de la Justicia (Legal departments), Conselleria d'Economia de la Generalitat de Catalunya (Ministry of Economy, Government of Catalonia), Registro de la Propiedad de Barcelona (Barcelona Property Registry).

Car dealerships:

Aston Martin, Bentley, Cupra, Ferrari, Kia, Lamborghini, Maseratti, Mc Laren, Nissan, Renault, Seat, SsangYong, Tesla.

A residential focus for **quality new construction** in Barcelona

The **La Marina** neighbourhood—located in the Sants-Montjuïc district—is the second largest urban renewal effort in Barcelona just behind 22@Barcelona, and features more than 12,000 new-build homes under construction.

Montjuïc is considered the city's lungs.

This dynamic environment has a neighbourhood-like lifestyle similar to Eixample (markets, restaurants, bars, supermarkets etc.)

AQ Urban Fira developmentIdeal infrastructure. Metro, bus, wide streets and green spaces.



Promoción AQ Urban Fira



Promoción AQ Urban Fira



Promoción AQ Urban Fira

Simple, fast, convenient

Metro and Bus stations, a taxi rank, as well as Bicing—a bicycle sharing service—are all located near the buildings.

Easy access to all areas of Barcelona thanks to the Ronda Litoral and Ronda del Mig ring roads and Gran Vía de les Corts avenue.



Foc	1 min.
Foneria	5 min.
Fira	8 min.

Sagrada Família Plaça Catalunya Sants rail station

BCN Fira District	25 min.	27 min.	20 min.
c/ Llacuna (22@)	30 min.	23 min.	30 min.



1 min.



H16	Pg Zona Franca – Plaça Catalunya – Fórum
V3	Zona Franca – María Cristina – Can Canelleu
23	Plaça Espanya – Parc Logístic
109	Sants station – Zona Franca
37	Hospital Clinic – Plaça Espanya – Zona Franca
125	Alumini – Alts Forns
79	Alumini – Foc
13	Foc – Mare de Déu de Port



Airport	10 min.
Sants station (AVE high-speed rail)	15 min.
Ronda Litoral	2 min.
Gran Vía (Plaça Cerdà)	5 min.
Diagonal Mar (via Ronda litoral)	12 min.

8



1 min.



1 min.





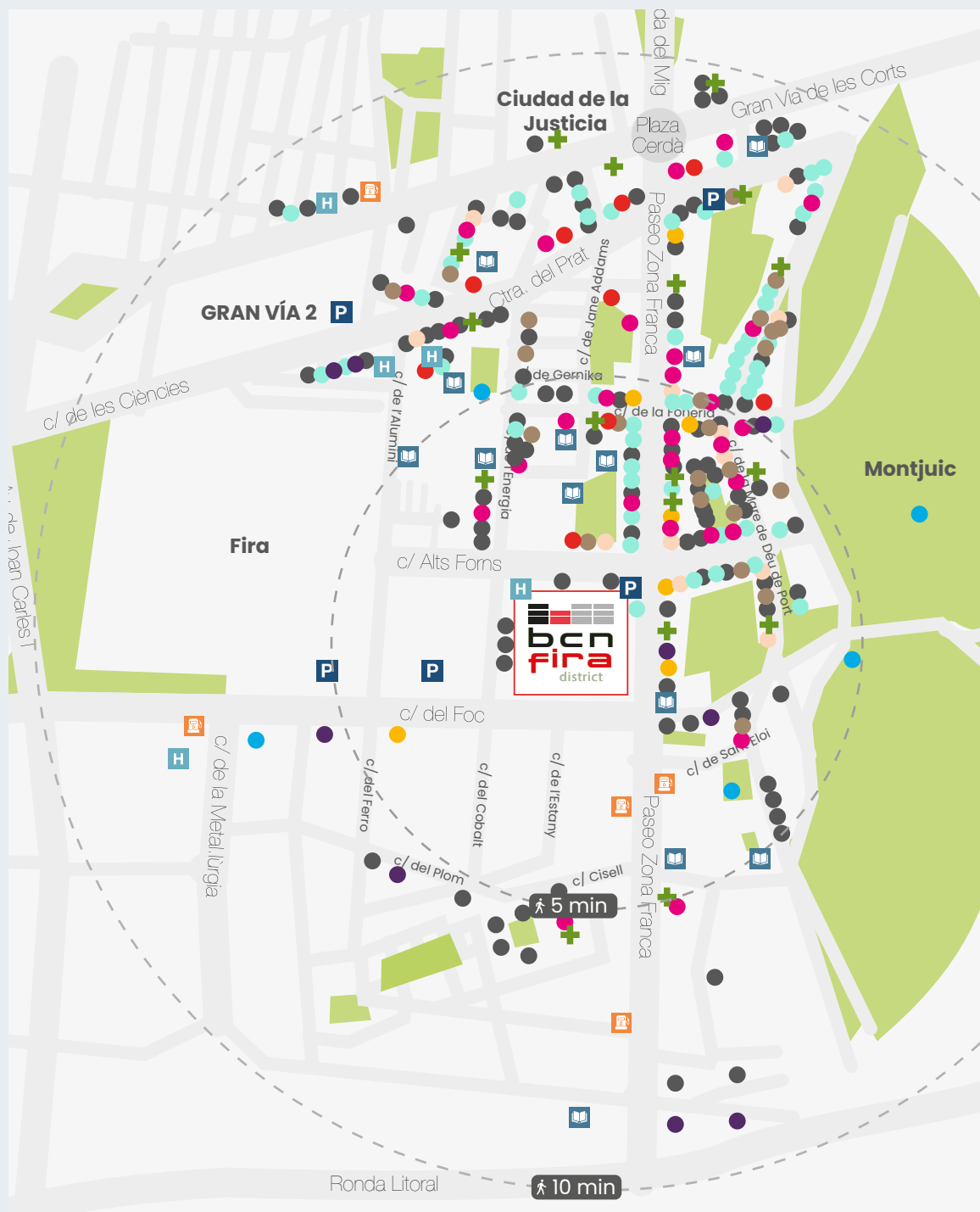
Second to none

Barcelona's best offering

This lively and dynamic neighbourhood strikes the perfect balance between well-being and productivity for your employees.

10





5 min.				10 min.		5 min.				10 min.	
	Car park	2	5		Supermarket	15	24				
	Hotel	1	5		Bank	6	7				
	School	8	13		Sport facilities	3	4				
	Petrol station	2	6		Bakery	8	12				
	Bar/Restaurant	55	110		Barber/Salon	13	29				
	Pharmacy	8	17		Mechanic	2	9				
	Healthcare	2	9		Other services	28	57				

Five-star services at **BCN Fira District**



Rooftop terraces



Private gym



Locker rooms and showers



Restaurants



Cafés



Meeting rooms



Four-star hotel



Bicycle parking



Private car park



Smart lockers



Taxi ranks



Wi-Fi in common areas



Discounts at nearby sport facilities



24-hour reception and security



Electric vehicle recharging



Management team



Storage units



Carwash



Post service

12





Terrace and event space

On the 22nd floor with panoramic views of Barcelona

RoofTop
...touching the sky

14

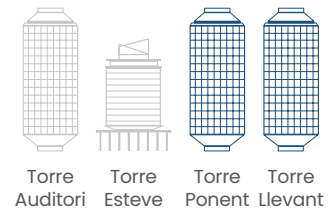
**We offer our clients
more than just offices**

- Private outdoor areas on the ground floor
- Green and sensory spaces
- Ground-floor kitchenette with microwaves for heating food



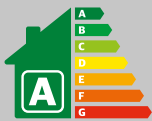
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ponent**

**torre
Llevant**



**Renovation of 2,000 m²
of outdoor areas on the
ground floor and a full
refurbishment of the
lobbies**

Completion in **2025**



15

- Bike and scooter parking with charging points
- Tenant Experience Manager
- Healthy Coffee Corner and food delivery service

- Events and networking
- Healthbox



Spaces, the **flexible workspace** provider, is now located in **Torre Llevant**

Our goal is to help the workers of the BCN Fira business park discover the best possible way to work—one that brings them closer to what truly matters, enabling a better balance between work and personal life.

At Torre Llevant, we offer flexible offices that adapt to your needs: workspaces and meeting rooms available from just a few hours to several months. These spaces complement traditional offices, adding the flexibility and design that every company wants to incorporate into its real estate strategy.

Find beautifully designed workspaces close to you, where you can work more collaboratively and connect with a community of people who share your mindset.



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Spaces is part of the world's largest network of workspaces. Choose from millions of offices, coworking areas, and meeting rooms—wherever you want and whatever you need to work.

Better for people.

The hybrid work model offers a better balance between work and personal life. It's no surprise that 87% of people have chosen it.

Better for the planet.

Using hybrid workspaces reduces commuting and therefore lowers carbon emissions.

Better for productivity.

Working closer to home means spending less time traveling and more time focused and productive.

No matter how you work, we'll help you work better

More options for office work

Private offices allow you to work in a professional, distraction-free environment.
Perfectly designed and equipped with ergonomic furniture.
Fully flexible solutions to meet your specific needs.

Discover coworking

A community of like-minded people.
Choose a dedicated desk just for you, or use any available one.
A wide range of plans available:
5-day, 10-day or unlimited access.

Flexible work for independent professionals

Meeting rooms for client briefings.
Offices with immediate availability and open desks.
Use the app to book by the hour, by the day, or for as long as you need.

Working from home, made easier

A real business address with call handling and mail forwarding.
Access to our entire network.
Professional virtual assistants who feel like part of your team.

Greater freedom to work while you travel

Access coworking spaces, lounges, private offices and meeting rooms.
A wide range of plans available:
5-day, 10-day or unlimited access.
Use the app to access on-demand workspaces.

We maintain the highest quality standards in our day-to-day operations, with all services included in the price



Offices

Our offices are fully equipped with ergonomic desks and chairs.
Solutions available for every budget.



Maintenance and security

We take care of everything so you can focus on your business.
We also offer 24-hour customer support.



Information and telecommunications technology

You'll have access to high-quality technology, Wi-Fi, printers and phones.



Unmatched support

Our professional on-site support teams will assist you with mail handling, catering arrangements and networking opportunities.





18



24,030 m²

Total area

1,264.8 m²

Floor area

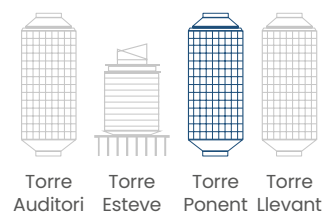
316.2 m²

Module area

21

Floors





23,980 m²

Total area

1,262 m²

Floor area

315.5 m²

Module area

21

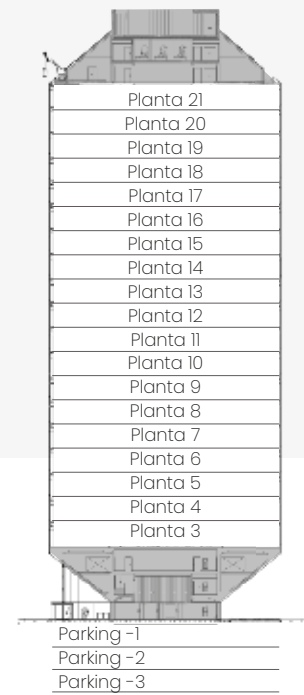
Floors

20



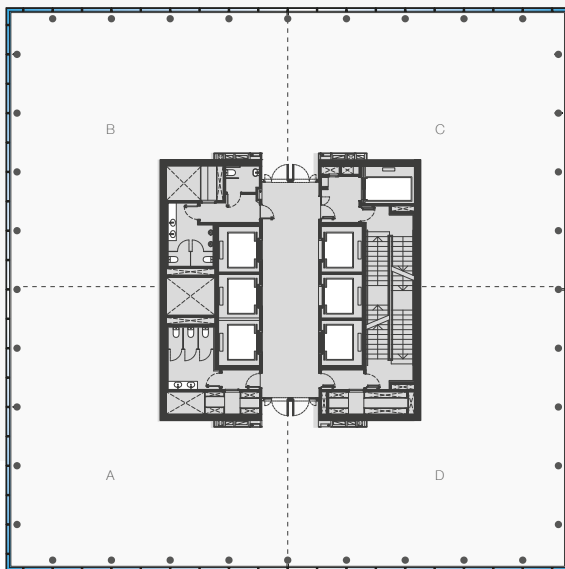


19 open-plan floors with 1,262 m²

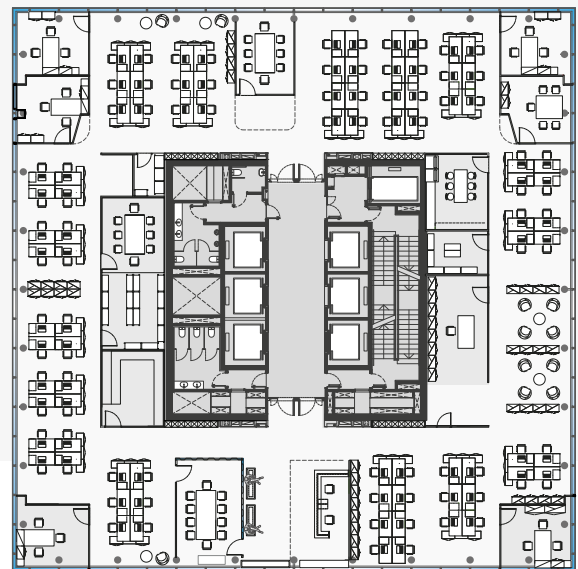


22





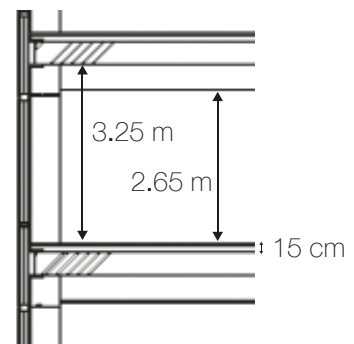
Floor type 3-21



Example layout (95 pax)



23



Towers that are
efficient,
sustainable and
smart.



- Climate, lighting, lifts (monitoring, consumption, self-regulation etc)
- Security
- Car park
- Utilities (electricity and water)





-74%
Energy
consumption



-75%
CO2
emissions



-30%
Maintenance
costs



-40%
Water
consumption

* Compared to a conventional Class C office building

Modern and quality buildings

Energy certification

Class "A". (as per RD 235/2007: <0.40 required to obtain "A")

Sustainability certification

BREEAM Excellent
Well Platinum (Core & Shell)

Structure

In-situ reinforced concrete. Fire resistance: 180 minutes. Plant surface loading 450 kg/m².

Facade

Schüco UCC 65 SG 170 unitised glass facade/glass in forged framing.

Water impermeability classification: 1,200 Pa, Impact resistance classification: I5, Wind resistance classification: E5, Acoustic insulation classification: A4, based on 24an extruded-aluminium structure with 170-mm uprights and cross members. Vitro Cristalglass double-glazed windows comprised of:

NORESTE-NOROESTE Facade: Glazing with a GUARDIAN SN 63 (Sun Guard Super Neutral) layer with the following characteristics: Light transmittance (Tv)=60.6%, Solar gain=32.2%, Heat transfer coefficient (U)= 1.3 W/m²K, Acoustic attenuation (dB): 42(-2;-5) dB. With the following composition: Floors 3-21: 10 SN 63/16/6+6 mm Laminated Extraclear. Fire service access: 10T SN 63/16/8T mm Extraclear.

SUROESTE-SURESTE Facade: Glazing with a GUARDIAN SNX 50 (Sun Guard Extra Selective) layer with the following characteristics: Light transmittance (Tv)=48.0 %, Solar gain=24.1 %, Heat transfer coefficient (U)= 1.3 W/m²K, Acoustic attenuation (dB): 43(-2;-5) dB. With the following composition: Floors 3-21 SW and 3-14 SE: 10 SNX 50/16/6+6 mm Laminated Extraclear. Floors 15-21 SE: 10Te SNX 50/16/6+6 mm Laminated Extraclear. Fire service access: 10T SNX 50/16/8T mm Extraclear.

Public lifts

Six SCHINDLER high-speed lifts (4 m/s). Capacity of 21 people with destination control functionality. Servicing Ground floor to Floor 21. Max. weight: 1,600 kg (payload). Lift car dimensions (W x D x H): 2.10 m x 1.60 m x 2.50 m.

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Service lift

One SCHINDLER lift with a speed of 2.5 m/s. Max. weight: 2,000 kg (payload). Servicing Basement -3 to Floor 22. Lift car dimensions (W x D x H): 1.30 m x 2.75 m x 2.80 m.

Car park lifts

Two SCHINDLER lifts with a speed of 1 m/s. Servicing Basement -3 to Ground floor. Capacity: 18 people. Max. weight: 1,350 kg (payload). Lift car dimensions (W x D x H): 1.70 m x 1.65 m x 2.50 m.

Heights

Height from suspended ceiling to framing: 45 cm; Clear height (from raised floor to suspended ceiling): 265 cm; Height from framing to raised floor: 15 cm; Height between framing: 365 cm; Clear height between framing: 325 cm; Framing thickness: 40 cm.

Suspended ceiling

Suspended 600 x 600 mm metal ceiling in galvanised steel (e=0.5 mm) prepainted with a thickness of 35 microns. Acoustic absorption value (W) of 0.80 (L). Suspension system utilises T crosspieces with a 24-mm reveal.

Lighting

Highly energy-efficient Fagerhult MULTILUME Slim Delta lighting fixtures, with 128 lm/W and 4,335 lm L100 Constant Light Output (CLO), LED technology with movement, Passive infrared sensor (PIR), RF and daylight sensors. Configurable, self-regulating lighting. Consumption and status control, analyse occupancy etc. Lighting level: >500 lux. Unit capacity: 34 W.

Climate control

The energy used to heat the building is provided centrally by ECOENERGIES (District Heating & Cooling), and water is supplied for general air conditioning. Each tenant independently contracts the service they require. There are 14 fan coil units installed with 4 lines per module (56 per floor) for simultaneous heating and cooling. DAIKIN model FWS08AFN with 1 thermostat unit per module. Meters for heating and cooling in each floor module.

Raised floor

Raised 600 x 600 mm KINGSPAN flooring surface. Height-adjustable pedestals with acoustic dampening. Clear height under floor: 12 cm.

Electrics

Medium-voltage mains supply for general services, with a Metering Centre and 1,250 kVA/1,000kW transformer. Power installed per module equivalent to 100 W/m² (24.25 kW/module). Distribution boards and breakers from SCHNEIDER ELECTRIC. Space reserved on office distribution boards for individual service needs. Space reserved for an additional generator.

Telecommunications

Loudspeaker system which can be zoned by floor and stairwells. Pre-installed telecommunications infrastructure, including two CAT6 UTP lines, each with four copper pairs and two fibre-optic connections (two cables, each with two fibre optic lines) from the operators' room (RIT), Lower Area for Telecommunications Facilities) to the interior cabinet of each floor module. Pre-installed intercom system from the module access door to the elevator foyer. Pre-installed TDT, FM/AM radio and parabolic aerial.

Water and sanitation connections

Connections: Water (1/2") and sanitation (90 mm); separate water meter in each module.

Fire prevention systems

SIEMENS optical smoke detectors. Visual Alarm Devices (VAD). Automatic fire suppression with sprinklers throughout the building. Fire hose cabinets and extinguishers located in all common areas and offices. Dry standpipes and heat and smoke vents in stairwells.

Security and access

Access is controlled 24 hours by a security guard and CCTV cameras on the building's interior and exterior (perimeter). Intrusion detection system on exterior doors, technical rooms etc., with automatic CCTV image recording.

Waste management

Waste and recycling facilities located on Basement -1 (glass, packaging, organic, batteries etc.). Preinstallation for paper and cardboard compactor with an assigned per-use cost.

Storage space

Storage spaces are located on Basement -2. Clear ceiling height of 2.85 m.





Developer:



Leasing agency:



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