
A2 Plaza



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The architectural design of A2 Plaza conveys a strong, forward-looking corporate image, reflected in its clean lines and spacious, bright and flexible environments. It strikes the perfect balance between functionality and aesthetics, while ensuring high standards of comfort and usability.

The Future of **your offices**



Key highlights

24,890 m²
Total lettable area

12 floors
2 buildings, each with 6 floors

8,450 m²
Outdoor landscaped areas

455
Parking spaces

12
Electric charging points

39
Bicycle parking

1:8
Occupancy ratio

Natural light on all facades

Certifications

BREEAM *Excellent*

WELL *Platinum*

Amenities and spaces

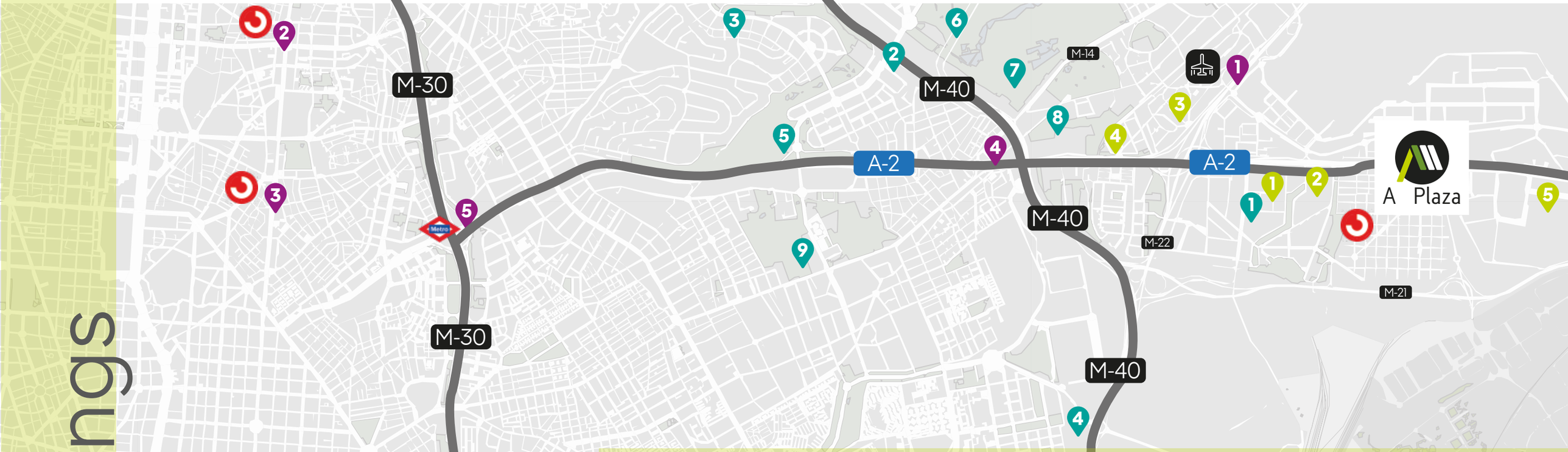
- Flex Area
- Restaurant and café with terrace
- Garden and outdoor terraces
- Outdoor amphitheatre
- Collaborative space on the garden level, available for tenants to use.
- Meeting room
- Gym
- Changing rooms with showers and individual lockers
- Physiotherapy room and nursing room LED lighting
- App

Access



Located at Nanclares de Oca 5,
28022 Madrid

Surroundings



Hotels / Logistics Parks

1. Hotel Axor Barajas
2. Hotel Nuevo Boston
3. Hilton Madrid Aeropuerto
4. Hotel NH Madrid Barajas
5. San Fernando de Henares Industrial Estate

Connectivity

1. Airport
2. Chamartín Railway Station
3. Nuevos Ministerios Railway Station
4. Canillejas Metro Station
5. Avenida de América Metro Station
6. Atocha Railway Station

Points of Interest and Commercial Activity

1. CC.Plenilunio
2. El Corte Inglés Campo de las Naciones
3. CC. Palacio de Hielo
4. Estadio Metropolitano
5. Campo de las Naciones
6. IFEMA
7. Parque Juan Carlos I
8. Jardín El Capricho de La Alameda de Osuna
9. Parque Quinta Torres Arias

Connectivity

Hotels / Logistics Parks

1. Hotel Axor Barajas	14 m.	3 m.	12 m.
2. Hotel Nuevo Boston	9 m.	2 m.	- m.
3. Hilton Madrid Aeropuerto	30 m.	6 m.	29 m.
4. Hotel NH Madrid Barajas	39 m.	9 m.	22 m.
5. San Fernando de Henares Industrial Estate	- m.	10 m.	28 m.

Connectivity

1. Airport	49 m.	6 m.	38 m.
2. Canillejas Metro Station	50 m.	12 m.	27 m.
3. Avenida de América Transport Interchange	- m.	24 m.	35 m.
4. Chamartín Railway Station	- m.	34 m.	56 m.
5. Nuevos ministeriosRailway Station	- m.	30 m.	47 m.
6. AtochaRailway Station	- m.	34 m.	58 m.
7. Bus Stops 77 - 88 -167	2 m.	- m.	- m.
8. Bicimad 630	3 m.	- m.	- m.

Private shuttle bus service

Round-Trip Shuttle Service: Avenida de América Transport Interchange – Canillejas Metro Station – A2 Plaza Building



Points of Interest and Commercial Activity

1. CC.Plenilunio	20 m.	5 m.	15 m.
2. El Corte Inglés Campo de las Naciones	- m.	8 m.	39 m.
3. CC. Palacio de Hielo	- m.	10 m.	55 m.
4. Estadio Metropolitano	- m.	5 m.	26 m.
5. IFEMA	- m.	8 m.	45 m.
6. Parque Juan Carlos I	- m.	8 m.	36 m.
7. Jardín El Capricho de La Alameda de Osuna	48 m.	12 m.	32 m.

Public Transport Services

EMT Bus Routes:

- 77 Connection: Line 5-Ciudad Lineal Suances-Torres Arias y Canillejas
- 88 Connection: Line 5-Canillejas
- 167 Connection: Line 2- Alsacia y Línea 7 - San Blas-Las Musas-Estadio Metropolitano
- SE 744 Connection: Line 5-Canillejas

Right at your doorstep

Airport	10 min.
RENFE Commuter Rail * *(planned station)	12 min.
Metro station Canillejas - Inter. Av. de América	12 min.

Taxi, Uber, Cabify...

Car sharing
e-scooters, bicycles, etc





Servicios del complejo

- Reception services
- Private gym
- Showers and changing rooms
- Meeting room
- Collaborative workspace
- Flex Zone (flexible office spaces)
- Physiotherapy and first aid room
- Lactation room
- Mailroom
- Smart lockers
- Dining facilities
- Dining room
- Amphitheatre and outdoor terraces
- Internal courtyards
- Parking with electric charging stations
- 4 public electric vehicle chargers
- Bicycle parking
- Bicycle repair workshop
- Loading and unloading area with lifting platform



the building



A2 Plaza comprises **two six-storey office buildings,** designed to provide maximum comfort while prioritising efficiency, natural light and flexibility.







Reception and lobby, A2 Plaza welcomes visitors with a spacious and inviting reception area.







Fitness area, A2 Plaza features two gym rooms, complete with showers and changing facilities.




FITNESS





Meeting rooms, committee rooms and boardrooms.



Flex area located on the garden level, the Flex area offers flexible office spaces.



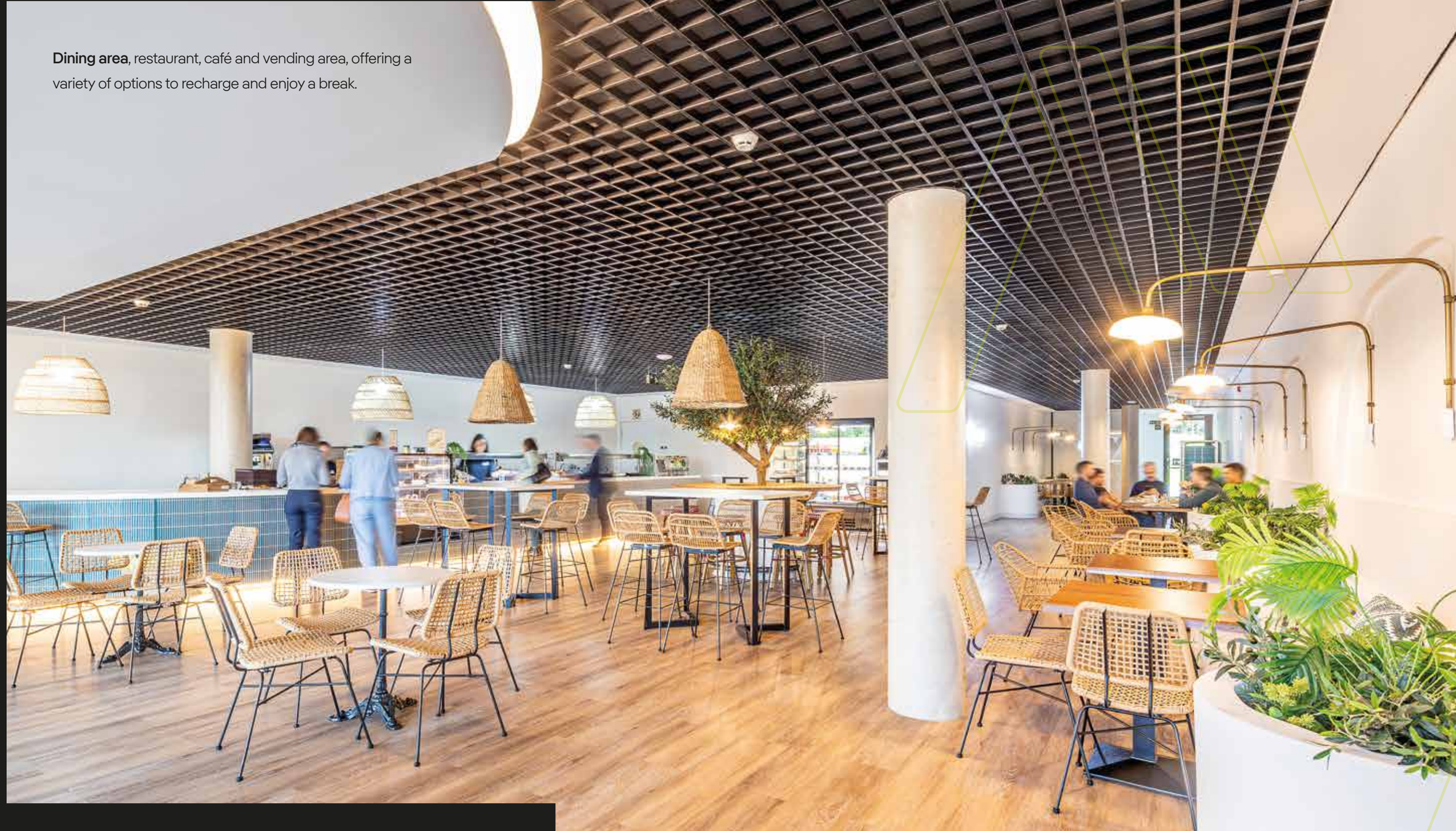




Collaborative spaces. Modern, multifunctional meeting rooms designed to encourage collaboration. Ideal for training sessions, presentations, meetings with suppliers and clients, as well as a wide range of events and activities.



Dining area, restaurant, café and vending area, offering a variety of options to recharge and enjoy a break.







Indoor dining areas and **terraces** spaces where you can enjoy healthy meals and relaxing breaks.









Outdoor amphitheatre and **terraces**, open-air spaces surrounded by nature, ideal for presentations, events and informal meetings.







Green spaces, A2 Plaza features an extensive landscaped garden with native vegetation, providing an essential outdoor environment for the daily wellbeing of its occupants.



Mobility

Covered parking with electric vehicle charging points, outdoor public charging stations, bicycle parking and repair facilities, and a daily shuttle service, all designed to promote convenient and sustainable mobility.











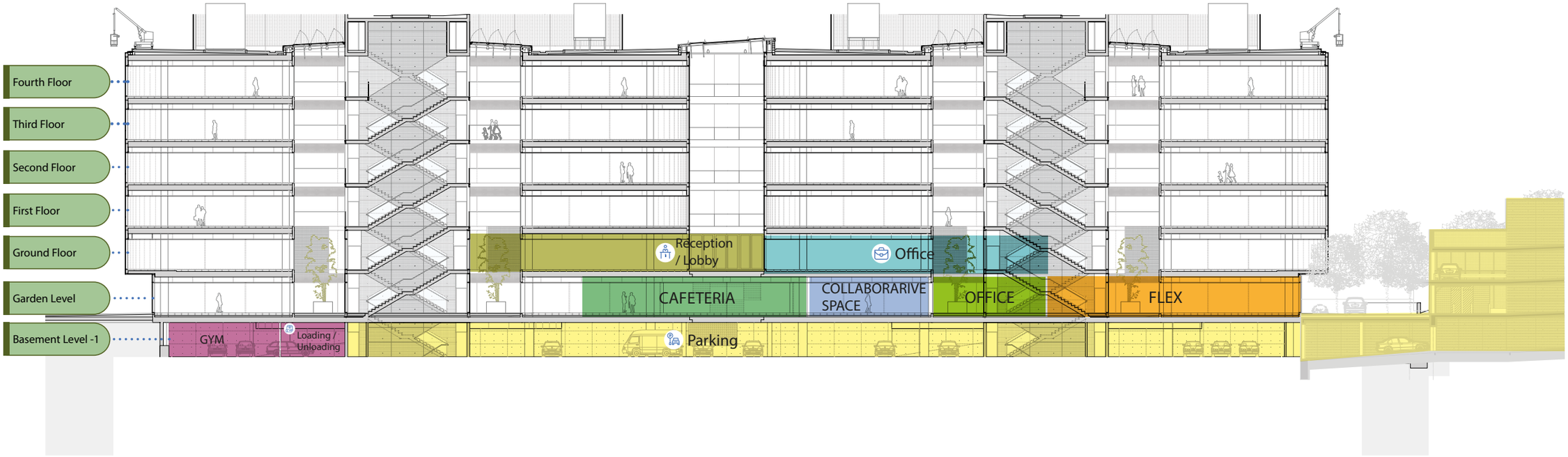
Services and wellbeing

Physiotherapy and nursing rooms, showers and changing facilities, smart lockers and a range of other amenities designed to enhance users' comfort and wellbeing.





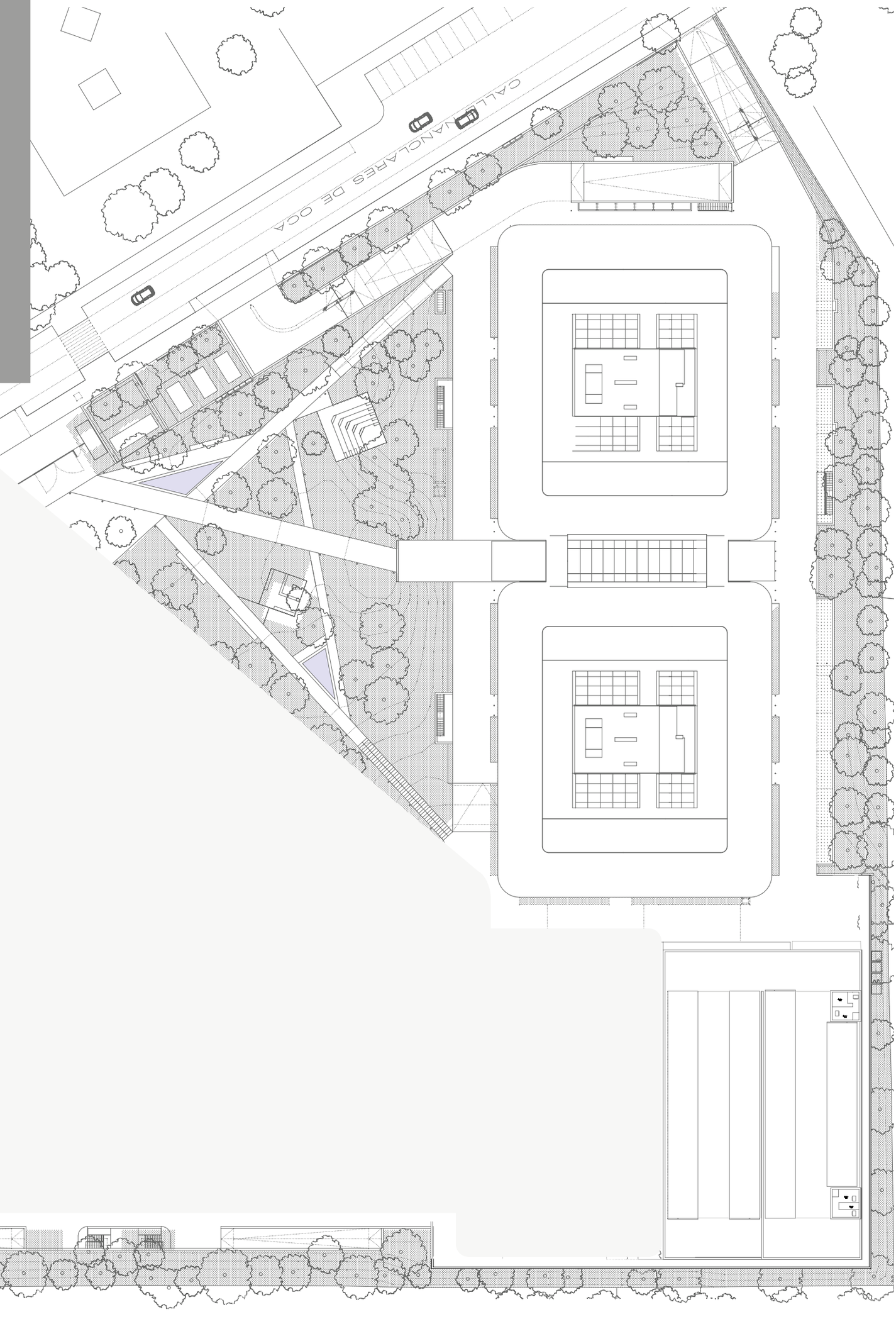
Floor Plans





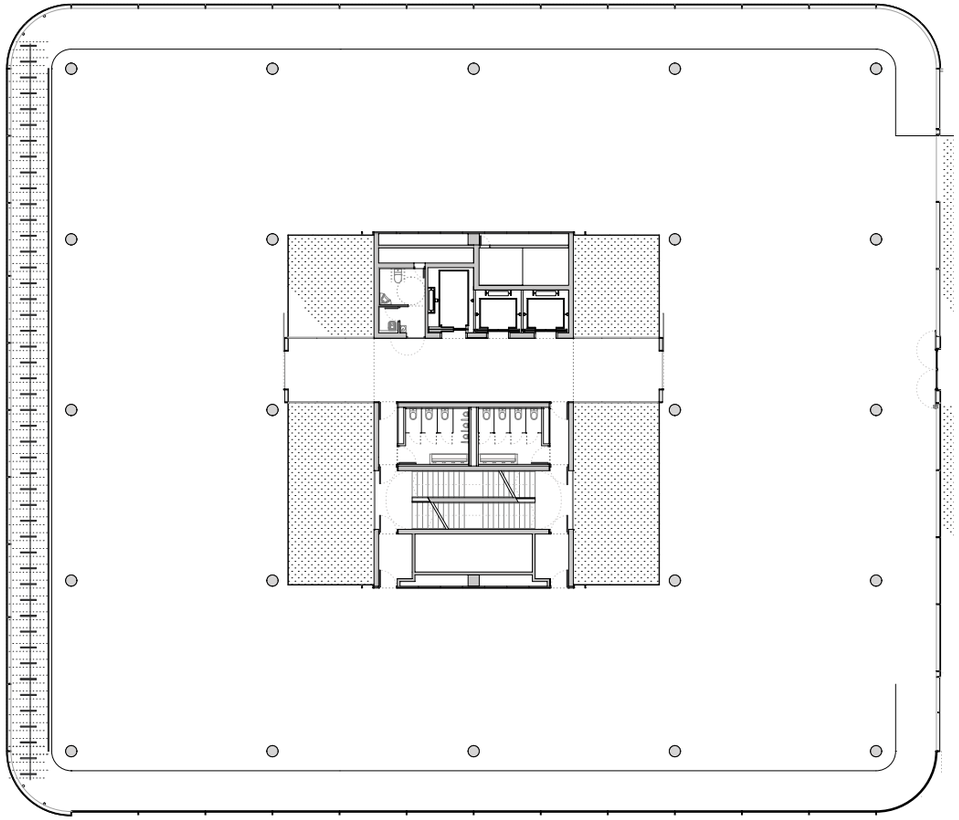
	Bloque 1	Bloque 2	
Fourth Floor	2,198 m^2	2,197 m^2	4,395 m^2
Third Floor	2,198 m^2	2,197 m^2	4,395 m^2
Second Floor	2,198 m^2	2,197 m^2	4,395 m^2
First Floor	2,198 m^2	2,197 m^2	4,395 m^2
Ground Floor	1,992 m^2	1,992 m^2	3,984 m^2
Garden Level	1,679 m^2	1,646 m^2	3,325 m^2

Floor Plan

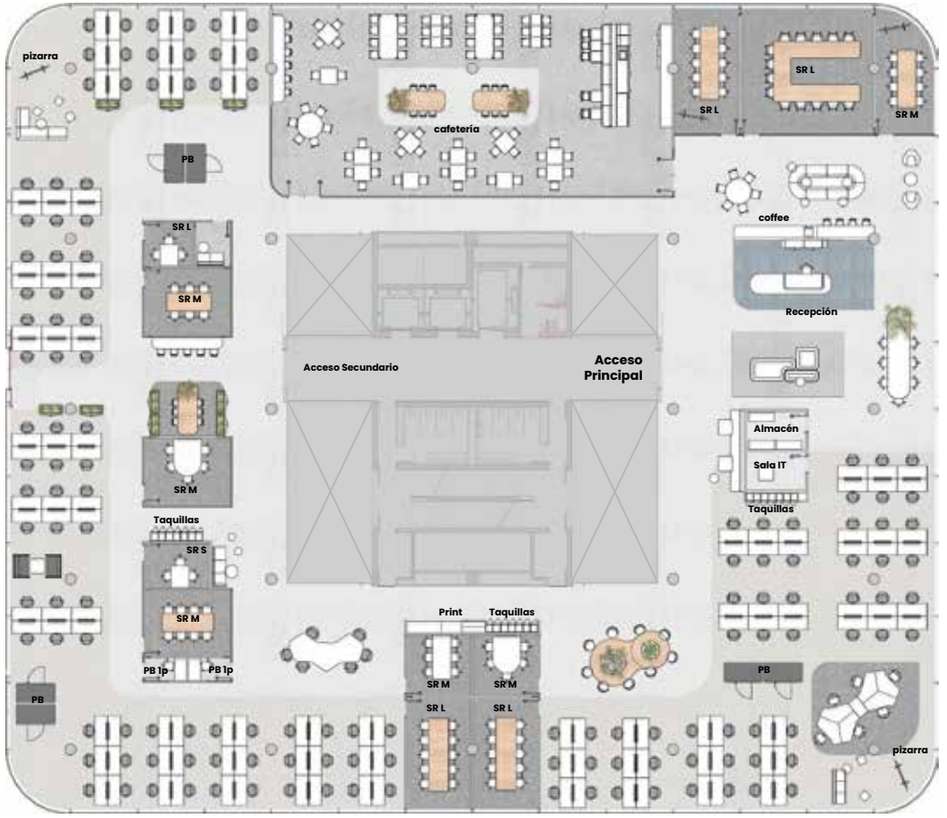


Floor Plan

Typical floor plan. Area 2,198 m²



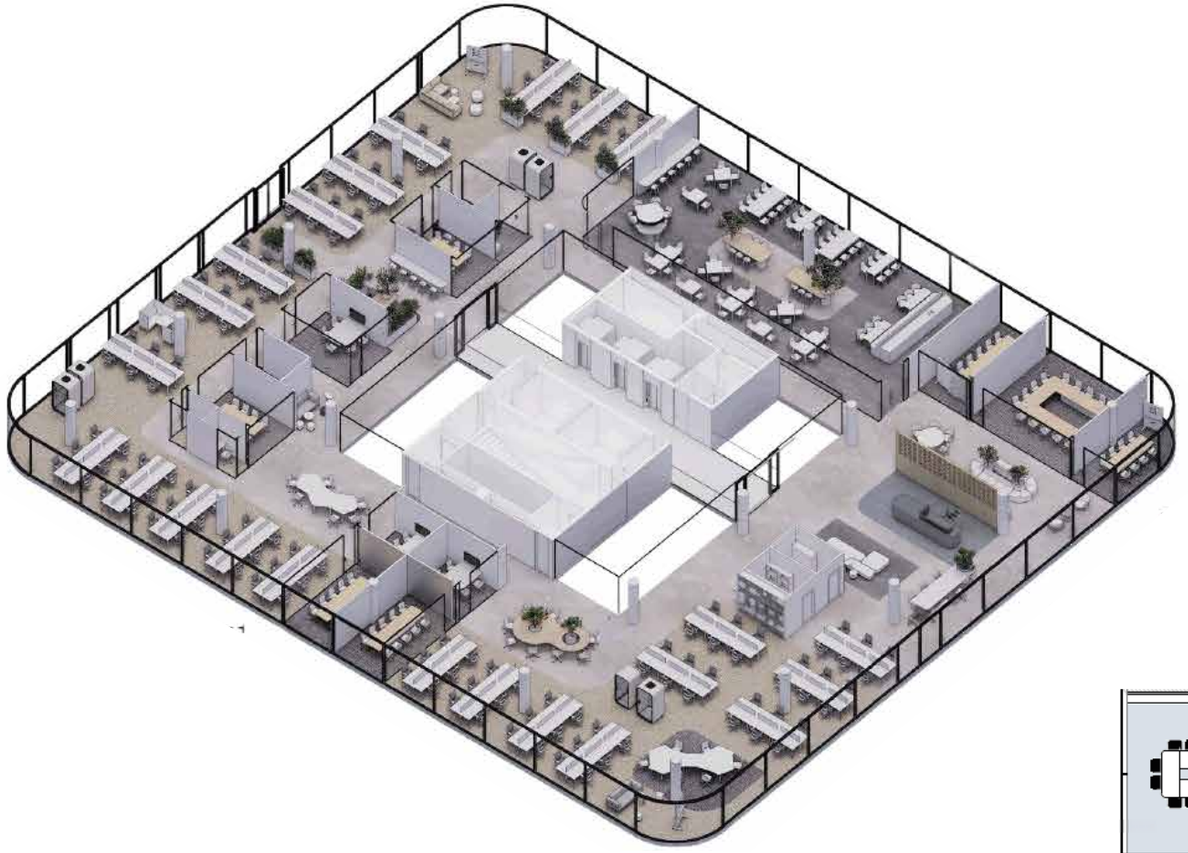
Typical floor layout configuration





- Floor-to-floor height: 385 cm
- Clear height from raised access floor to suspended ceiling: 270 cm
- Raised access floor above structural slab: 15 cm
- Suspended ceiling with thermal insulation: 50 cm

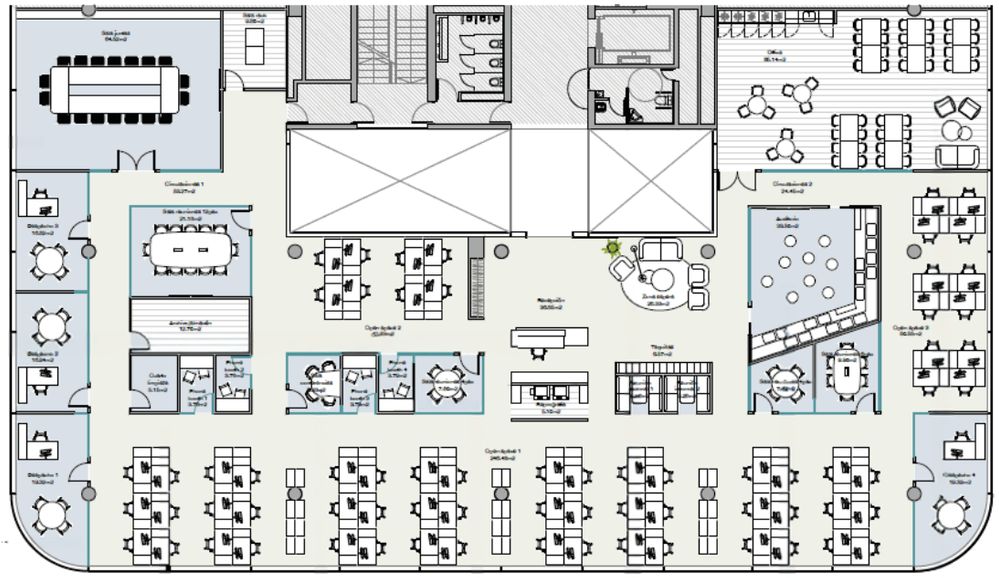
Layout configuration







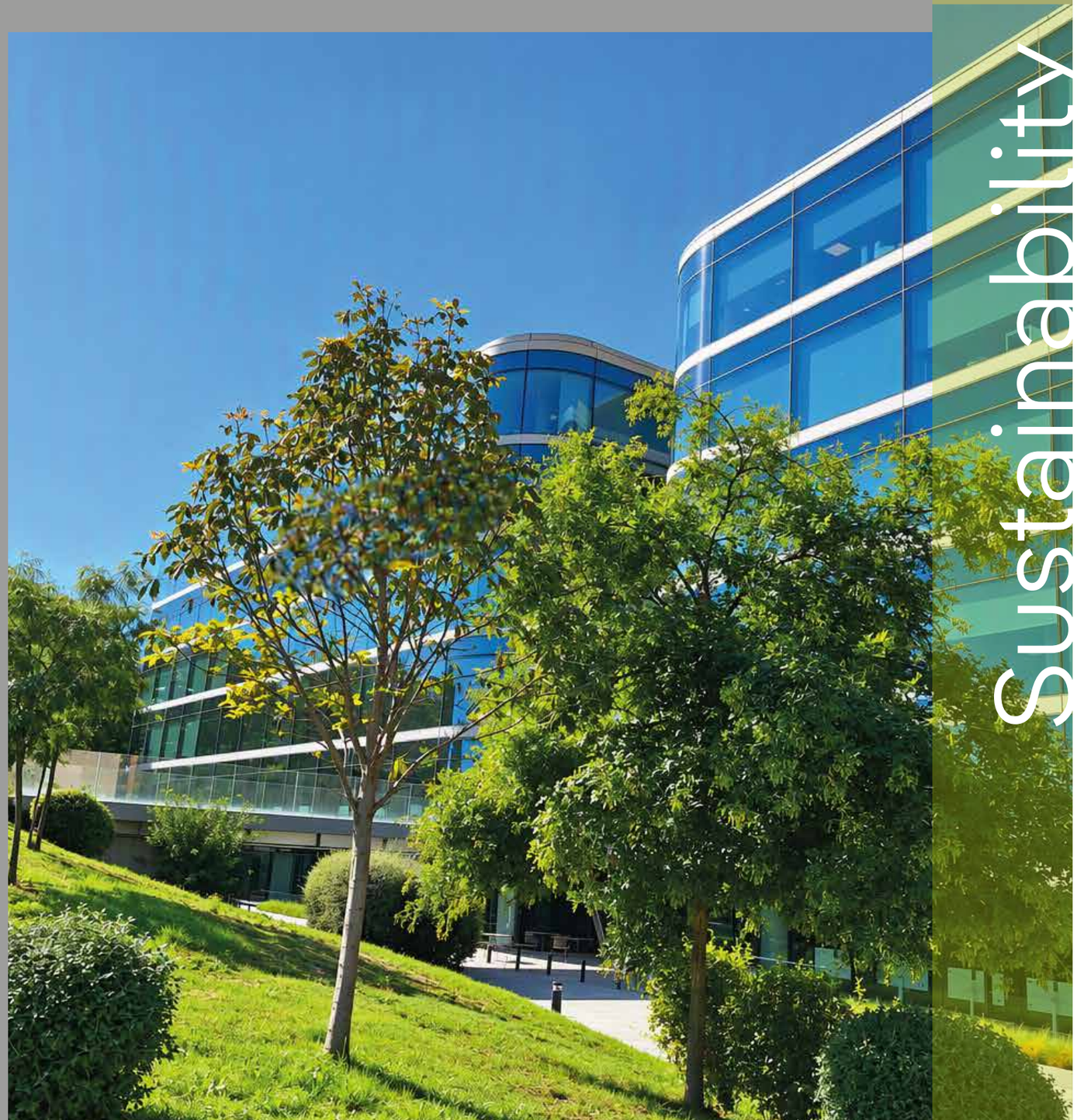
- Floors can be divided into two separate units.
- Available areas ranging from 494 m² to 10,589 m².











Sustainability

Excellent

Platinum

The business complex has been designed to enhance the quality of life of its occupants through functional efficiency.

The project ensures comprehensive environmental and economic sustainability, delivering significant energy and maintenance cost savings. This commitment is reflected in its “A” Energy Performance Rating and the internationally recognised BREEAM “Excellent” certification.

CO2 Emissions
-59%

Maintenance Costs
-30%

Energy Consumption
-58%

Water Consumption
-40%

Private Electricity Cost Savings
0,56€/m²/month



Services

Technical specifications

- Energy Management System
- Efficient HVAC and lighting with centralized control
- LED lighting
- Acoustic comfort
- Waste Separation
- Biodiversity, green spaces and landscaped terraces
- On-site management team
- CCTV system and access control
- 24-hour security
- Private transport services
- Wi-Fi in common areas
- Fibre optic connectivity
- Raised access flooring
- Step-free access and barrier-free design





Leasing

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Property Owner

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