





Contents

Introduction	4
Business park	6
La Marina	8
Access	10
Nearby services	12
Business park services	14
The buildings	16
Floorplans	20
Sustainability	22
Technical specifications	24
Contact	26

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.

4

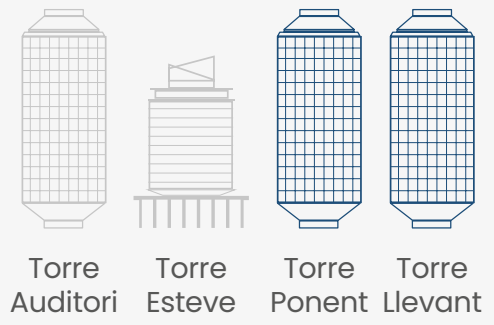


Ministry
of Economy
Government
of Catalonia)

Torre Auditori

Torre Esteve

Torre Ponent



Torre Llevant



Montjuïc



The largest business park in Barcelona

Designed for all business types (sizes and sectors).

6



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

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



Located near the buildings



Where important business happens



8

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 c/ Llacuna (22@)	25 min.	27 min.	20 min.
	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.

10



1 min.



1 min.





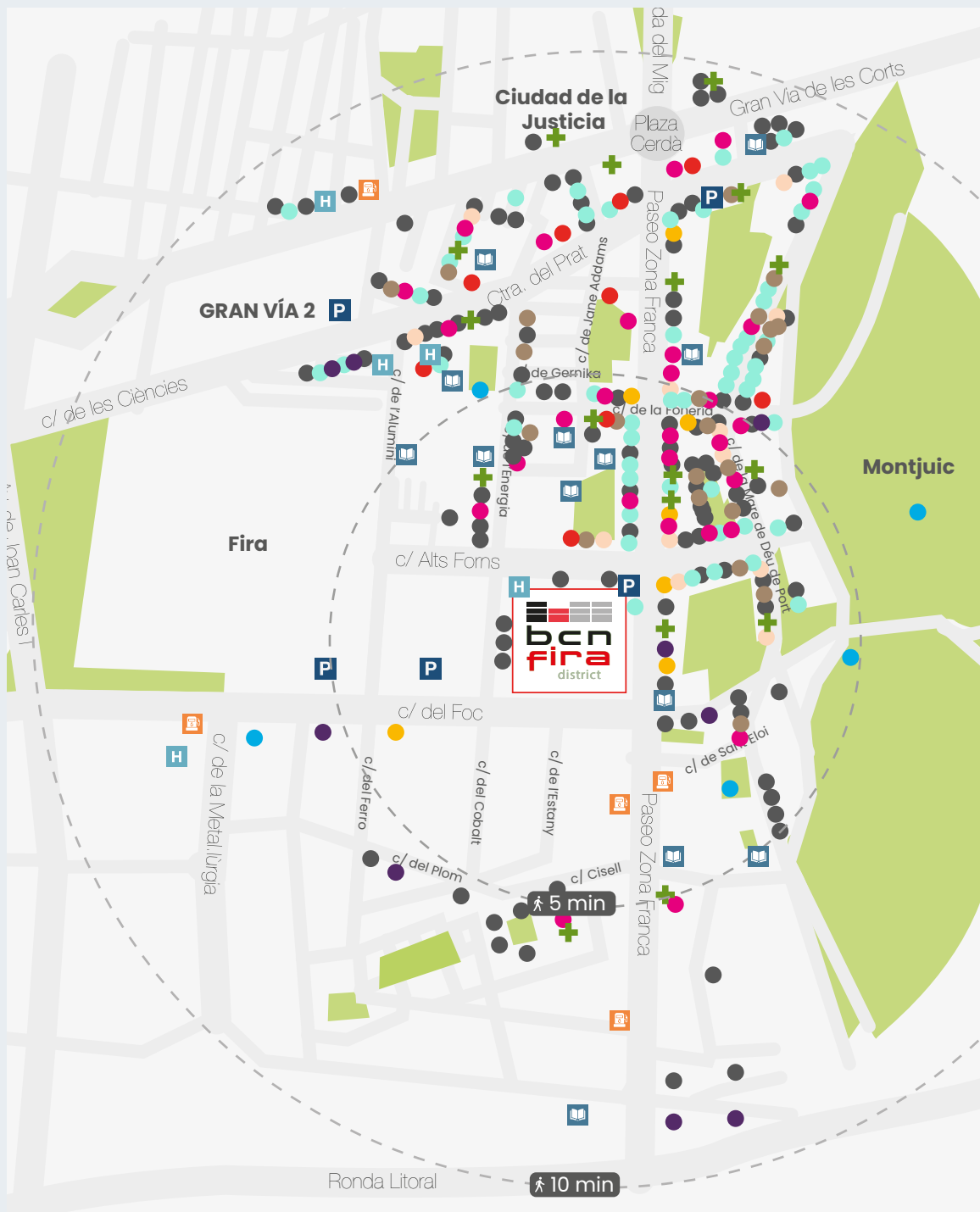
Second to none

Barcelona's best offering

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

12





🚶 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

14





15





16



23,970.40 m²

Total area

1,261.60 m²

Floor area

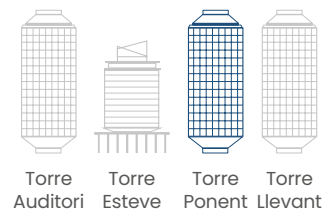
315.40 m²

Module area

21

Floors





23,970.40 m²

Total area

1,261.60 m²

Floor area

315.40 m²

Module area

21

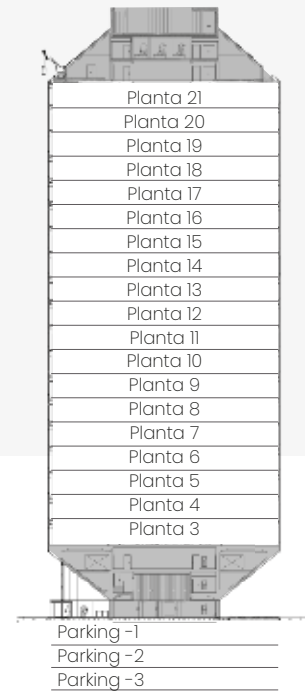
Floors

18



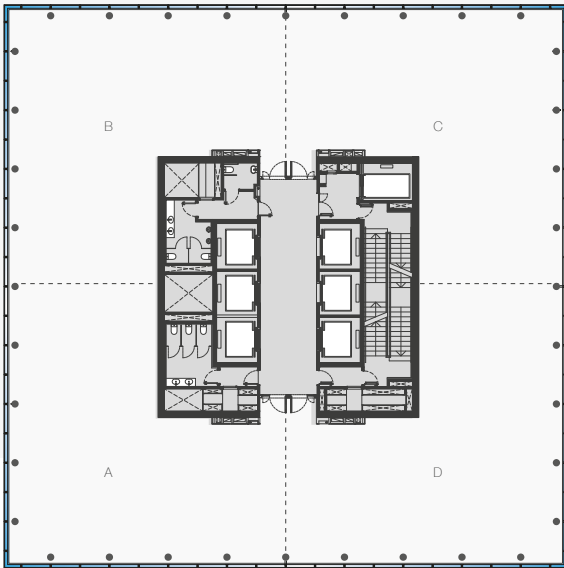


19 open-plan floors with 1,262 m²



20





Floor type 3-21



Example layout (95 pax)



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.



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.

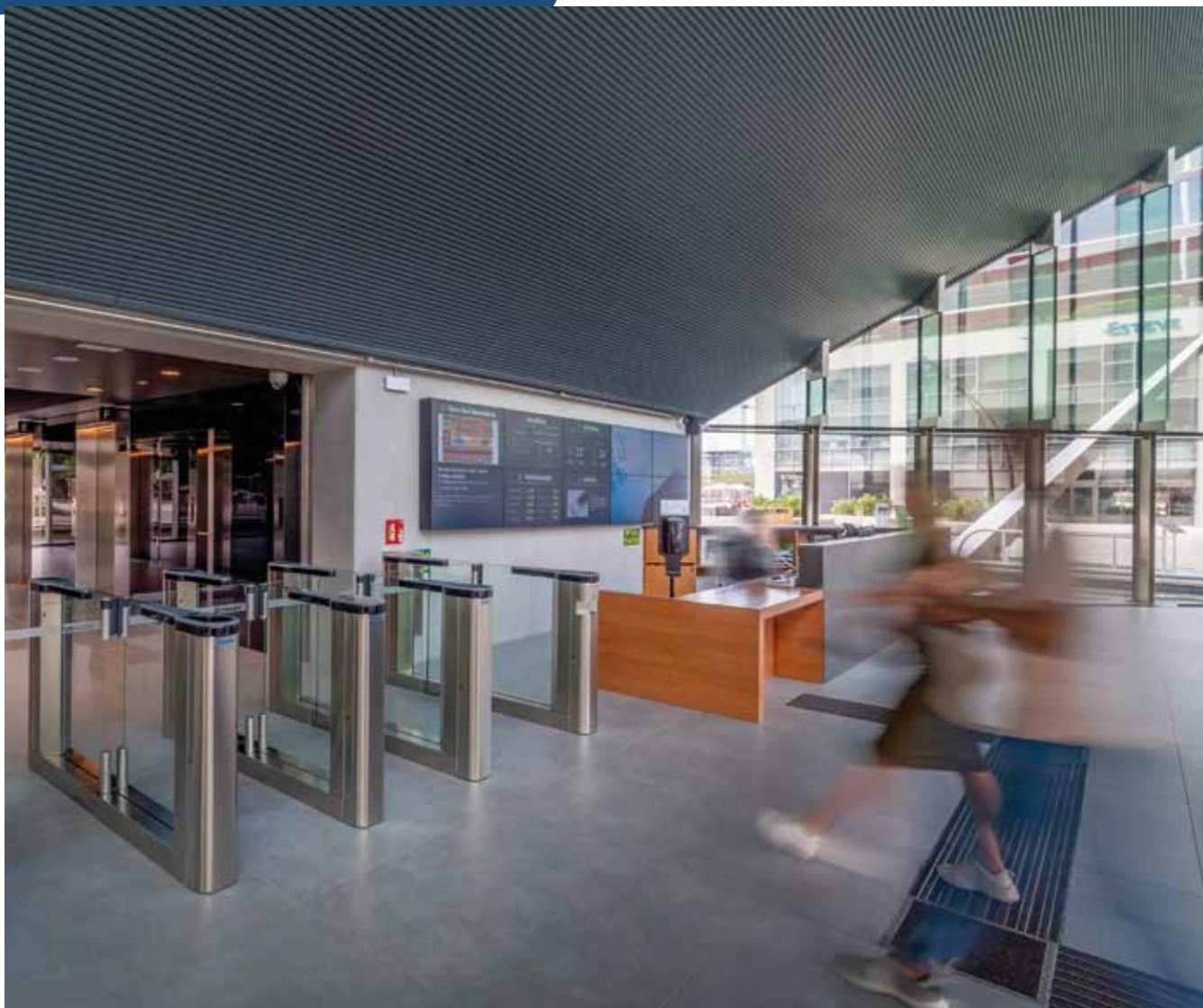
Waste management

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 agencies:



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