



URBIT

OFFICE CAMPUS - 22@BCN

An exceptional project for
an exceptional headquarters



This is an interactive brochure.
Click on any of the sections or on the logo to return to the contents page.



Overview

Exterior view looking into the Lobby from the water feature.



Interior façade.

The future is being shaped **here**.

25,895 sqm that will redefine Barcelona's next generation of corporates.

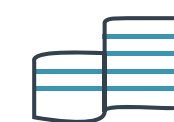
A leader in well-being, sustainability and technology.

Certifications:



Welcome to **URBIT**, a unique business campus located in the heart of 22@ – Europe's leading innovation hub.

Step inside and see how talent and collaboration seamlessly come together. Picture yourself in a tailor-made office, with generous light, airy and welcoming spaces.



Two buildings
arranged over 8 and 5 floors with spectacular terraces.



25,895 sqm
of open-plan modular floor plates.



First-rate services
Spaces designed to help people achieve that all-important work-life balance.



Parking
330 private parking spaces.



Premium location
An emblematic project in the heart of 22@.



Synergies
Situated next to the hotel LABTWENTYTWO Barcelona, 4*, (Tribute Portfolio by Marriott) and a property featuring leased loft apartments.



Terraces offering the perfect place to unwind | Terrace on Floor 5.

Surrounding area



Aerial view of the area.



Aerial view of URBIT.

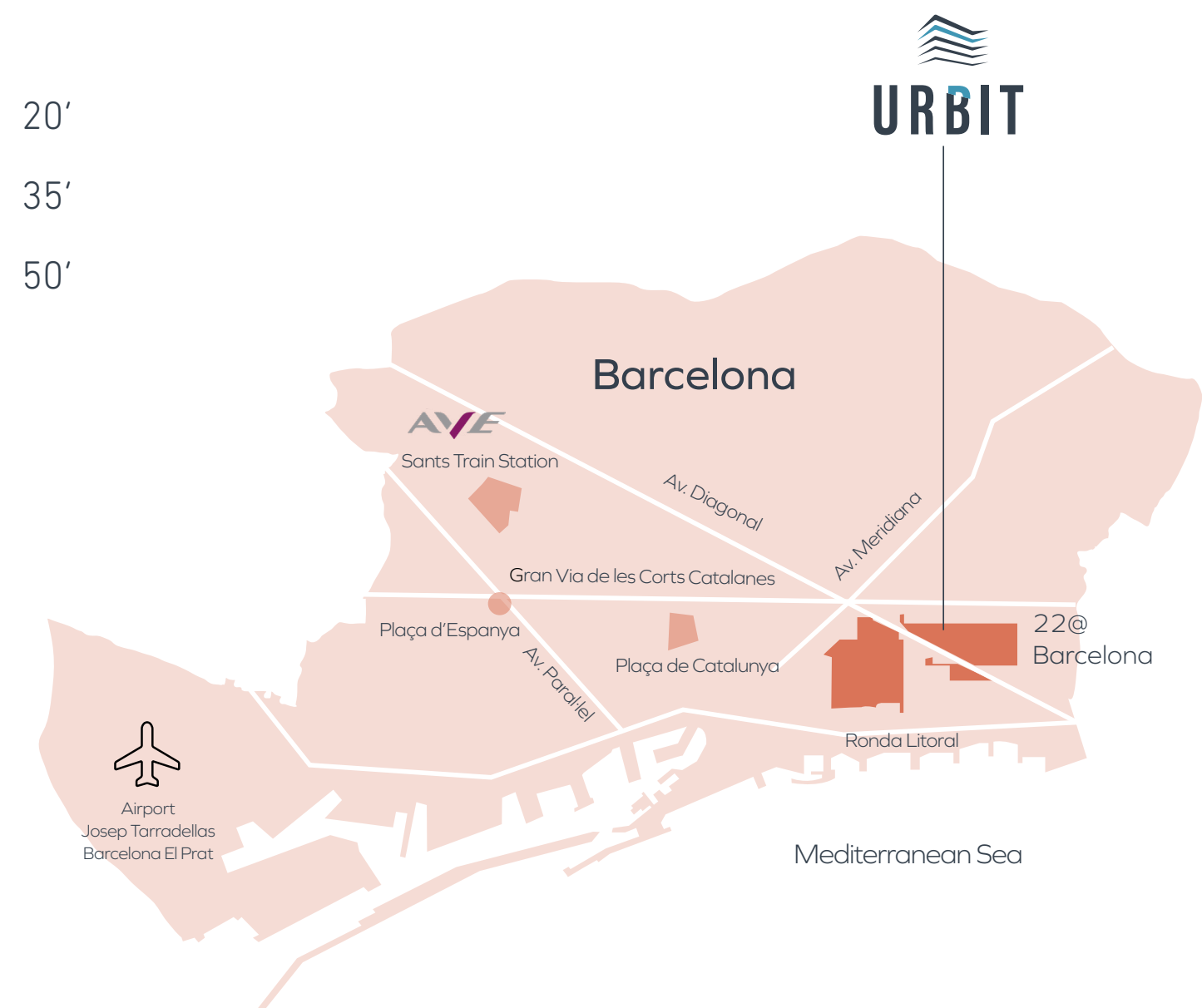
Enjoy an unbeatable location with excellent transport links

For several years now, Barcelona has undergone a major transformation to ensure it remains one of Europe's major go-to destinations.

An urban regeneration project that began in Glòries and has now been consolidated in the innovation district, connected to a self-sufficient and efficient urban ecosystem both in terms of energy, as well as life, nature and commuting.

From URBIT to...

Plaça de Catalunya	 10'	 20'
Sants Train Station	 20'	 35'
Airport	 30'	 50'





The new heart of Barcelona

Located in 22@, the city's innovation and tech hub.

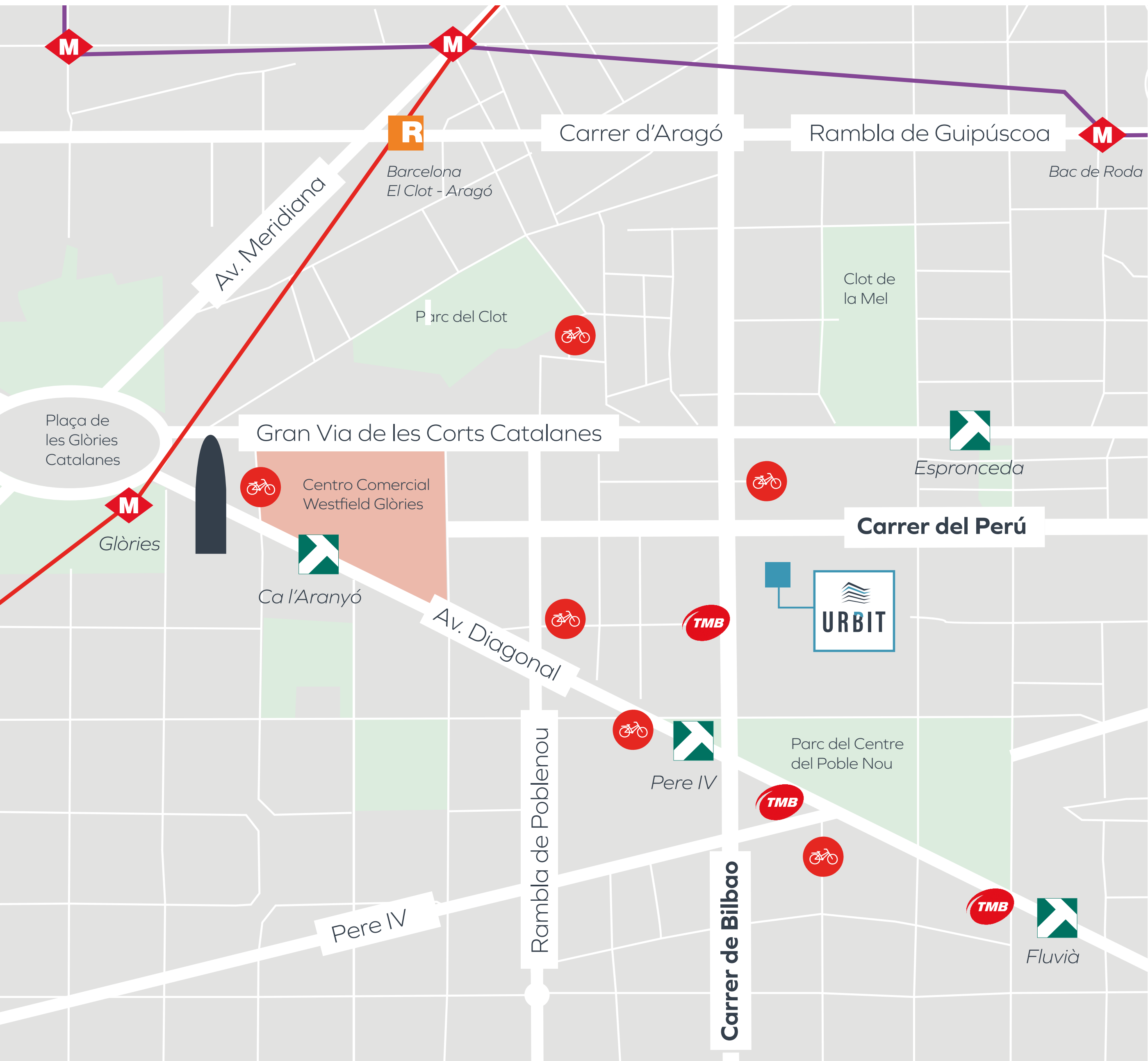
This spectacular location, right in the heart of 22@ means URBIT is just a matter of minutes from three of Barcelona's main through-roads, providing quick and easy access to the city centre.

From here – **Calle Bilbao 156** – you can connect with over 9,000 companies, innovation centres and universities, as well as enjoy everything city life has to offer.

- | | | | |
|----|---|----|-------------------------------------|
| 1 | Amazon | 14 | Eurecat / Henkel / ADP / Netcentric |
| 2 | HPE / Utopicus | 15 | Sage |
| 3 | MediaPro / RBA / Capgemini / Cuatreacasa | 16 | Cisco |
| 4 | Facebook / Oracle | 17 | Webhelp |
| 5 | Wework / Glovo / N26 / Ogilvy & Mather | 18 | Vistaprint / Zurich |
| 6 | General Electric / Teleperformance / Spaces | 19 | Schneider Electric |
| 7 | Criteo | 20 | Talent Garden |
| 8 | Yahoo | 21 | SAP / Fusion for Energy |
| 9 | Everis | 22 | Microsoft |
| 10 | Indra | 23 | Telefónica |
| 11 | Ebay | 24 | Social Point / Barcelona Activa |
| 12 | T-Systems | 25 | Vodafone / Utopicus / Regus |
| 13 | Atos | | |

Transport links












Within easy reach of everything

Multiple options to get to and from URBIT.

Get from A to B in the way that best suits you: connections with 3 Metro lines are just a short walk away, as are several bus and tram stops and Bicing terminals. **URBIT** can also be easily accessed by road from anywhere in the metropolitan area.

From URBIT to...

Bus (Line 192)	 1'
Bicing (Bilbao, 174)	 3'
Parc del Centre	 3'
Bus (Line 7)	 3'
Tram (Pere IV)	 4'
Shopping Centre	 7'
Metro Poble Nou (L4)	 9'

-  Line 1
-  Line 2
-  Line 4

The project



View of the building from Carrer de Bilbao.



A fresh, new **office** concept

A cutting-edge project that brings comfort, sustainability and services.

URBIT wows both inside and out. Its innovative design created by Artur Fuster, blends seamlessly with its young and vibrant surroundings. Its interiors offer both an inviting and inspiring setting and are equipped with the very latest in terms of well-being, security, efficiency and sustainability. Two buildings with endless possibilities that will make you feel right at home.



A vibrant and dynamic office setting.

A project designed for **you**

URBIT comprises two buildings with a combined built area of 25,895 sqm above ground.

The first building features 17,564 sqm arranged over a ground floor and seven office floors, while the second building offers 8,331 sqm, covering a ground floor and four office floors.

URBIT will be certified LEED Platinum, WELL Platinum and Wired Score – boasting the highest standards in building certification.

The project features several shared spaces on the lower ground floor (such as a relaxation room, a games room and a parent and baby room, etc.).

The office building also benefits from ample parking facilities thanks to four below-ground floors.



Offices with spectacular views.



Light-infused spaces

Shedule of Areas

Total: 25,895 sqm

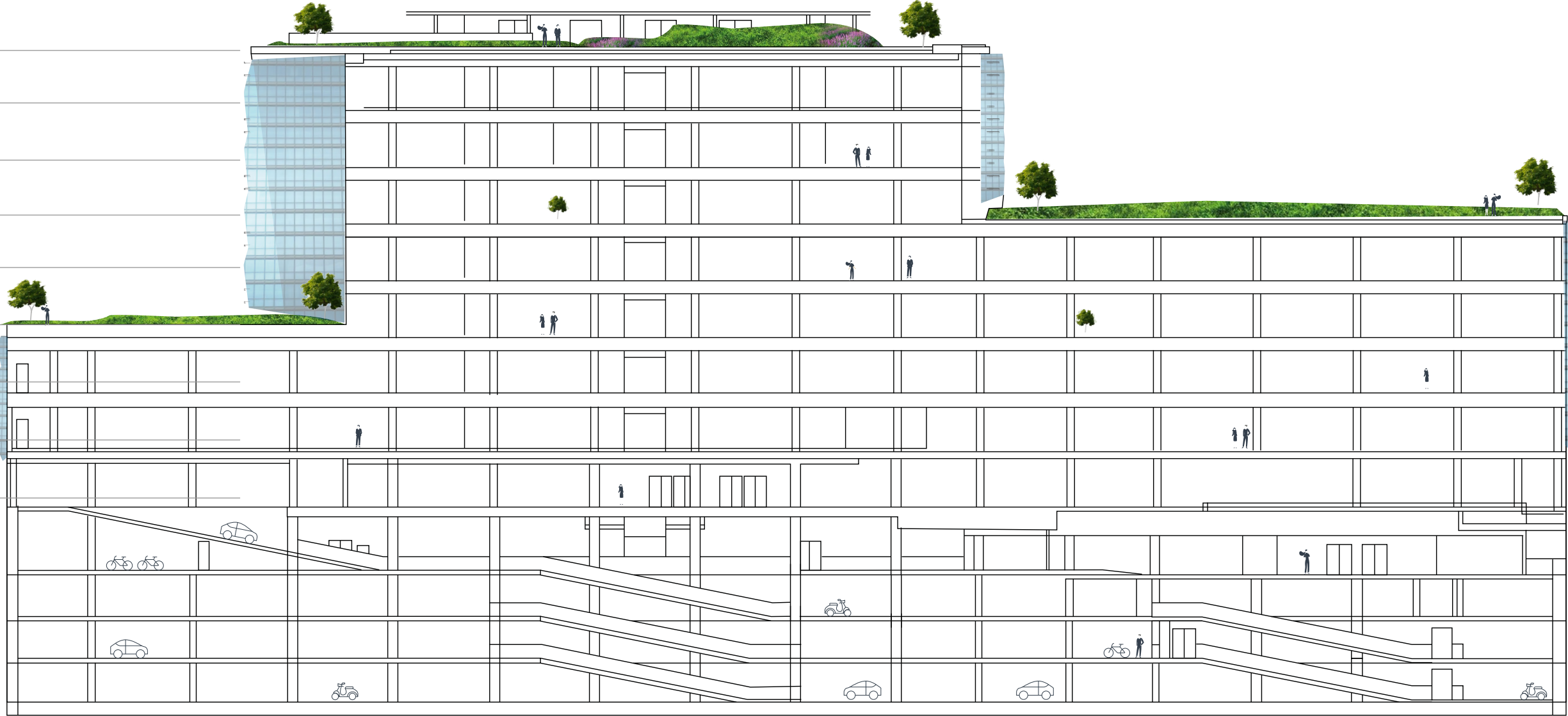
Services and shared-use terraces: 3,676 sqm

Building 1

Lettable area

Terrace area

Rooftop Shared-use terrace		1,086 sqm
F. 7	2,332 sqm	
F. 6 Private terrace	2,332 sqm	76 sqm
F. 5	2,440 sqm	
F. 4	2,334 sqm	
F. 3 Private terrace	2,334 sqm	472 sqm
F. 2	2,899 sqm	
F. 1	2,395 sqm	
Ground Floor	497 sqm	
Total	17,564 sqm	



Building 2

Lettable area

Terrace area

Rooftop Shared-use terrace		1,222 sqm
F. 4 Private terrace	2,029 sqm	27 sqm
F. 3 Private terrace	2,073 sqm	114 sqm
F. 2	2,214 sqm	
F. 1	1,723 sqm	
Ground Floor	293 sqm	
Total	8,331 sqm	

Services, Ground Floor:

 Restaurant

Services, Basement Level -1:

 Smart lockers

 Auditorium

 Library

 Kitchen - Canteen
Vending machines


 Gym

 À la carte mobility

 Relaxation room


 Parent and baby room


 Downtime room

 Meeting room


 Changing rooms

Car park levels:

 9 spaces

 321 spaces

 102 spaces

 289 spaces

Total spaces: 721

Five-star comfort.

In addition to state-of-the-art workspaces, **URBIT** boasts a multitude of shared spaces and services designed to bring 5-star comfort to you and your team’s day-to-day.



Natural light even reaches Floor -1.



Lobby – Building 2.



Terraces

Generous shared-use terraces complete with magnificent views. Ideal for outdoor working, taking a moment to unwind or holding an event.



Lobby

With a concierge service, big screen for displaying information and a welcoming waiting room.



Access

Access control system connected to the cloud.



Parking

330 cars + motorbikes + bicycles, and equipped for electrical vehicles.



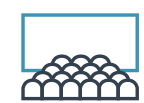
Delivery

Buy online and get your orders delivered to the on-site smart lockers.



Security

Feel safe 24/7 thanks to cutting-edge technology and equipment.



Auditorium

Hold all manner of events without leaving the building. With capacity for 154 people and seating for 84 people.



Terraces boasting spectacular views | Shared-use-terrace Building 2.



Downtime area and library.



Plants bring natural vitality to the shared spaces.



Meeting rooms

Get more from your office with the shared meeting spaces.



Parent and baby room

A quiet and peaceful space to feed your baby at ease.



Downtime and games room

A space where you can switch off, enjoy some downtime with coworkers and destress.



F&B options

Restaurant, kitchen, canteen and healthy vending machine.



Relaxation room

Freeing the mind is easy if you've got a space custom-designed for relaxation.



Gym

Combining work and sport is covered.



Library

Lose yourself in the quiet offered by this serene space.



Changing rooms

Cycling to work, a hard day's work and an afterwork appointment ... what better than freshening up with a quick shower.



A gym fitted with the latest equipment.



Beautiful terraces, perfect for unwinding | Private terrace Floor 3.



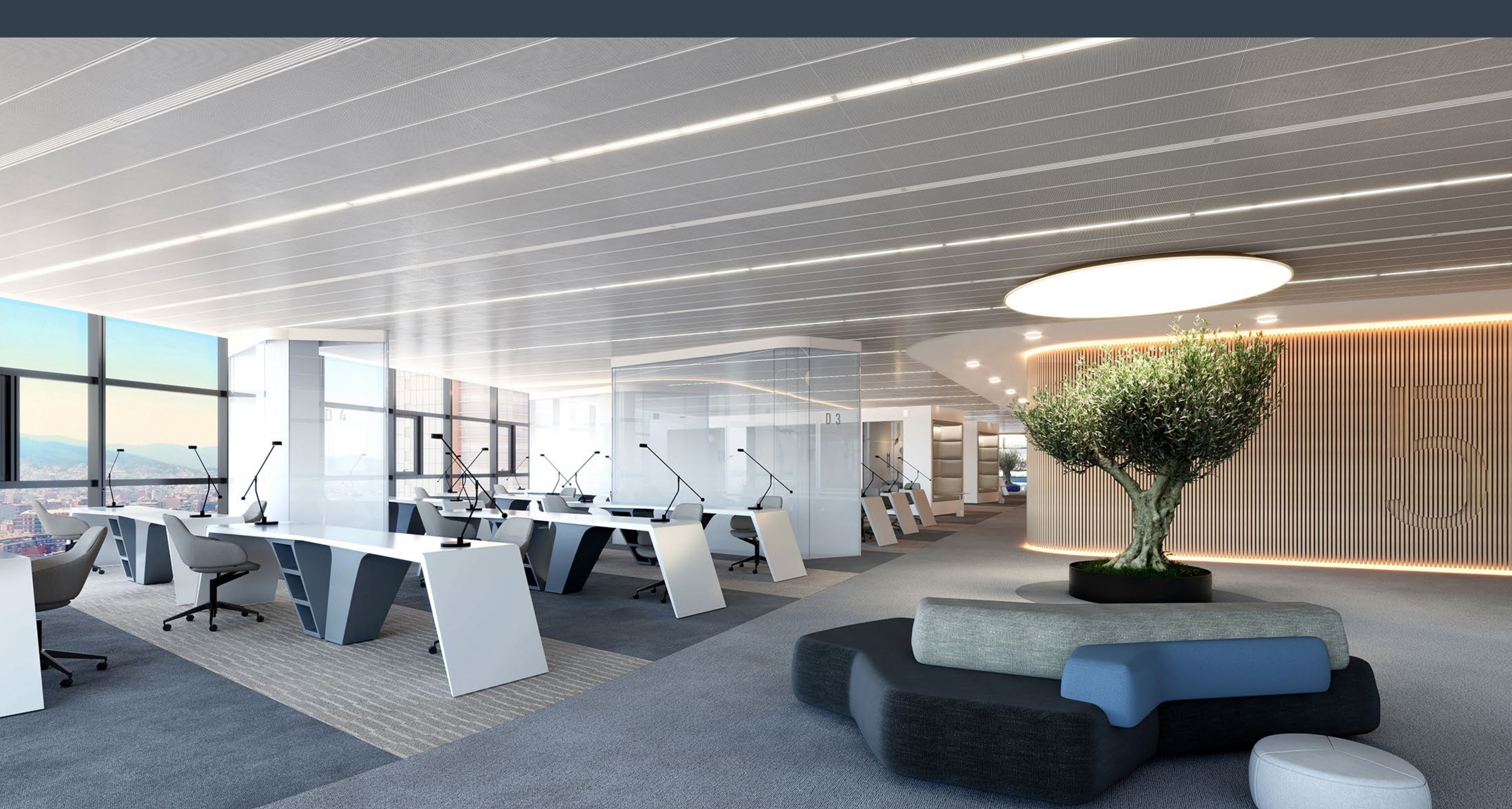
Smart Building.

Cutting-edge technology offering maximum comfort and security.

URBIT naturally incorporates a full suite of solutions designed to create an optimal environment for users, both in terms of their comfort and security, as well as in terms of their efficiency.

Monitoring occupancy levels, cybersecurity, proptech, climate control, bespoke reports ...

URBIT takes care of everything.



Generous, light and airy workspaces.



Indoor greenery on Floor -1.

A **leading** light in comfort and efficiency

URBIT has been designed to achieve the highest of standards in terms of its environmental impact and efficiency (LEED Platinum), health and comfort offered (WELL Platinum) and in terms of its connectivity (WiredScore). A building that has a low impact on its surrounding area, but that brings considerable added-value to its occupiers.



This certification accredits the project's impact on people's health and well-being, underscoring its aim to enhance the quality of the property's interior spaces and the health and comfort of its users in order to maximise their well-being.



This certification officially recognises that sustainability is central to **URBIT's** design, taking into account energy efficiency and the active reduction of water consumption, as well as the use of renewable energy and natural materials and resources.



Wired Score certifies that **URBIT's** connectivity is both excellent and highly resistant, benefitting from the best digital and electrical infrastructure possible.. Guarantees and protects internet services, mobile coverage and is equipped with the technology required to allow it to adapt to future developments. (Under certification).



Nature takes pride of place | Shared-use-terrace Building 1.

An extremely sustainable corporate headquarters



Maximum comfort

URBIT offers an interior design based on comfort, creating spaces that are free from distraction and allow users to get their heads down and focus on their work.



Long-lasting performance

URBIT applies a solid performance-based approach to improve interior air quality and comfort.



Quality water

URBIT employs filtration techniques and assessment measures, as well as measures designed to reduce overall water consumption.



Healthy materials

Improve the quality of life in your office by selecting and using materials and textures that benefit your health and the environment.



À la carte mobility

Promote sustainable mobility via reservation systems for electric scooters, bicycles and cars.



Clean air

Spaces in which you can breathe freely thanks to high quality air, free from all types of pollution.



Warm lighting

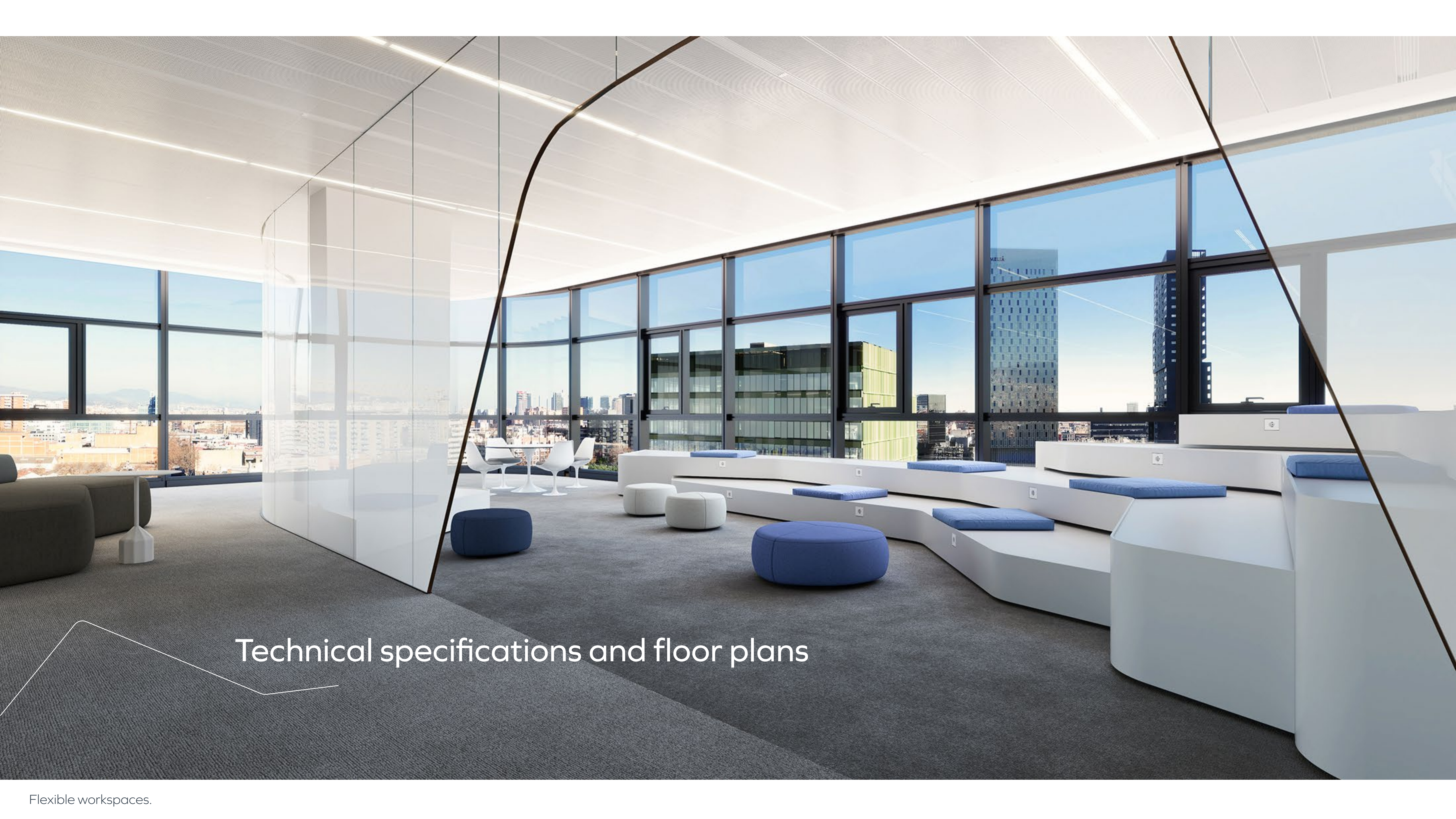
Driving health, productivity and energy saving via highly efficient state-of-the-art lighting systems.



Operational efficiency

The tech-based approach at **URBIT** ensures higher operational efficiency and talent retention rates.





Technical specifications and floor plans

AIR CONDITIONING

URBIT has a hot and cold air-conditioning system with fan coils connected to ceiling-hidden ducts. The circulation is carried out through design grilles that guarantee a convenient distribution of the air flow.

These units allow zoning at the user’s convenience and independent control of the temperature of the different spaces, offering a high degree of comfort for users. In addition, this system allows simultaneous heating or cooling in different areas of the building.

It is worth mentioning that the production of heat and cold is provided by the municipal Districlima network, a highly efficient public production system that complies with the most demanding energy standards.

VENTILATION AND AIR QUALITY

URBIT has an indoor system of air conditioners located on the roof of the building, with outdoor clean air renewal, which supplies renewed air to all occupiable areas of the building.

An outdoor air flow rate of 8 m² per person is guaranteed in the office areas.

OUTDOOR SPACES

The geometry of the building allows for numerous terraces, which together with its walkable and green rooftops, aim to provide an enjoyable and relaxing environment for its occupants.



URBIT
in detail

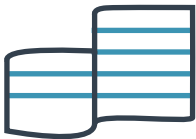
FAÇADE

Formed by a structural modular curtain wall system with thermal bridge break, using lacquered and aluminium alloy, which offers excellent thermal and acoustic performance. The curtain wall is equipped with projecting windows to increase user comfort.

Façades that may be affected by solar radiation are equipped with horizontal solar protection louvres.

The textures, materials and colours of the exterior design of the building arise from the analysis and study of the construction materials and tones of the buildings in the surrounding area, which allows for their perfect integration with the area.

In order to enjoy this architectural treasure, as well as all the vegetation in the public spaces around the building, the maximum possible visibility is sought from the interior to the exterior. This is achieved with fully glassed façades and interior clear heights of up to 3.00 m (10 ft).



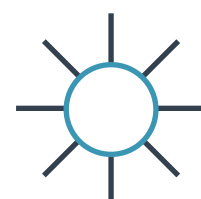
STRUCTURE

The vertical structure is mainly reinforced concrete columns, the central area of each floor, in both buildings, a reinforced concrete vertical core. This structural system allows for a largely open floor plan.



LIGHTING

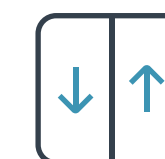
The design of the offices has been optimized to allow the maximum amount of natural light to enter through a glazed façade of up to 3.20 m clear height.



URBIT in detail

CORE OF THE BUILDING

Each office building has a main vertical communication core. Office building 1 is equipped with 8 lifts and Office building 2 with 4 lifts. These lifts connect the different office floors, the parking floors and the roofs' walkable and green areas.



PLUMBING AND GREYWATER RECYCLING

URBIT has a potable water system that guarantees the supply to all the necessary zones. Highly efficient domestic hot water production system through the municipal Districlima network.

Grey water and rainwater are also selectively collected for recycling for specific uses, thus minimizing the building's water consumption.



FIRE PROTECTION

URBIT is fully protected by the fire protection systems and equipment required by the high standards applicable in this area.



URBIT in detail

ELECTRICITY, LIGHTING AND PHOTOVOLTAIC SYSTEM

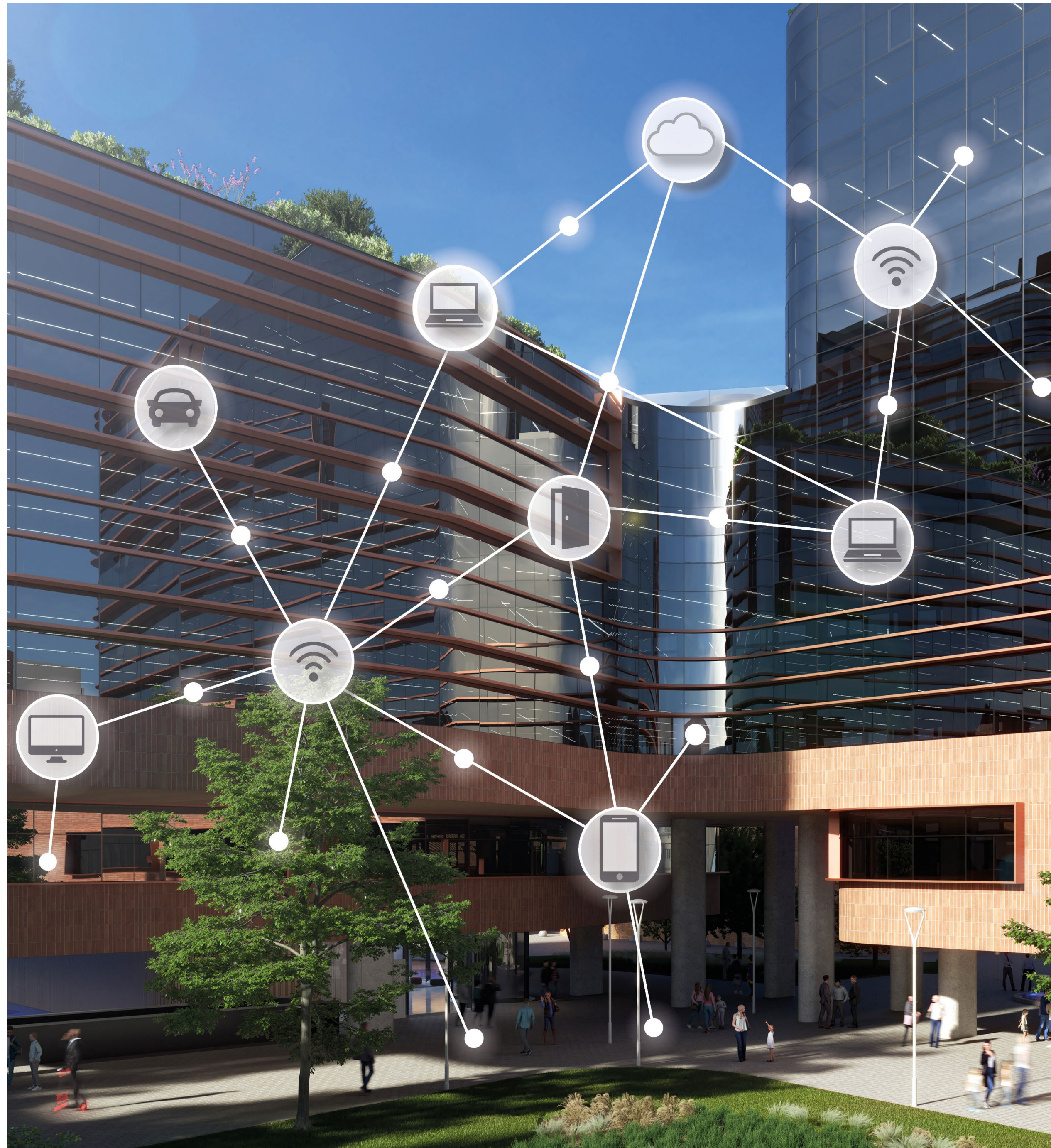
URBIT has a LED system which illuminates the entire building, it is also equipped with a photovoltaic collector on the roof that supplies power to a large part of the building's common services, thus reducing emissions and energy consumption as well as quantitatively improving the building's energy balance.



COMMUNICATIONS AND SECURITY

The communications infrastructure **URBIT** complies with the WiredScore standard and the parallel systems offer tenants full flexibility with respect to their Internet connection.

Security features include the installation of building and parking lot access control systems and a network of security cameras to monitor the entire building.



URBIT in detail

SMART BUILDING AND CENTRALIZED CONTROL



URBIT is integrated through a centralized control system capable of remotely controlling and managing all the main installations of each space, including air conditioning, ventilation, and lighting.

Additionally, **URBIT's** user can have control of the services, including functions such as remote management and booking of meeting rooms and other services..

Ground Floor + surroundings

Building 1: 497 sqm

Building 2: 293 sqm

- 1

 Restaurant
- 2

 Office
- 3

 Lobby
- 4

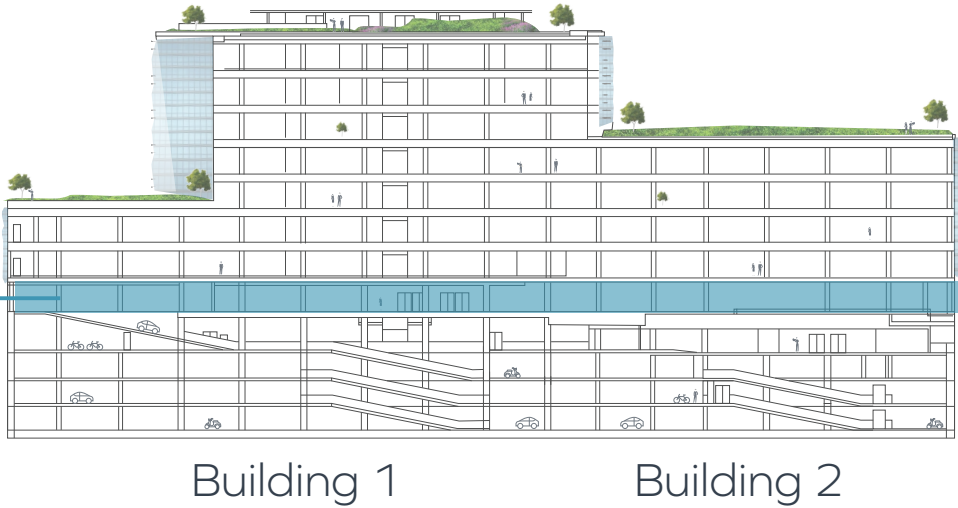
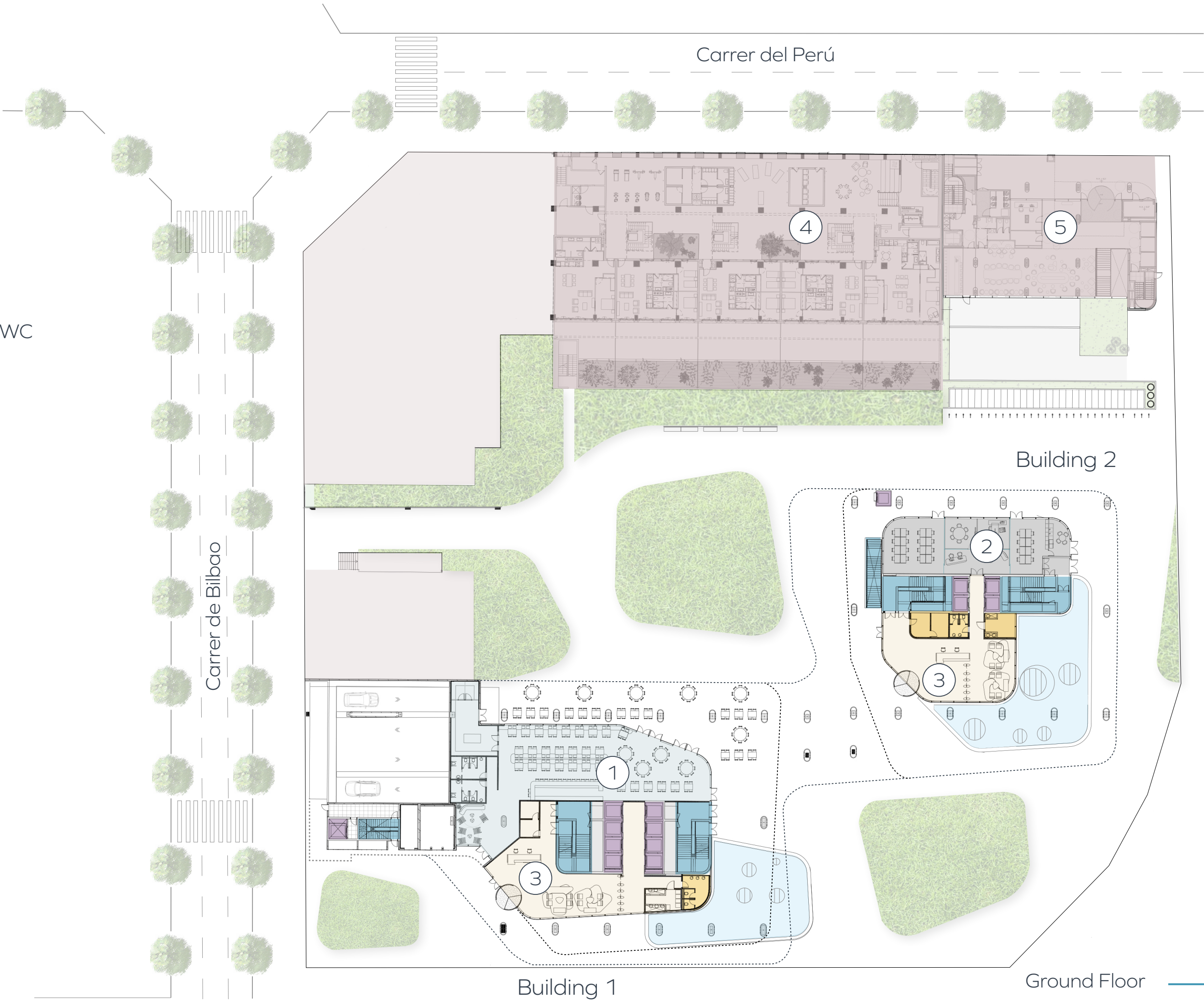
 Lofts
- 5

 Hotel

Lifts

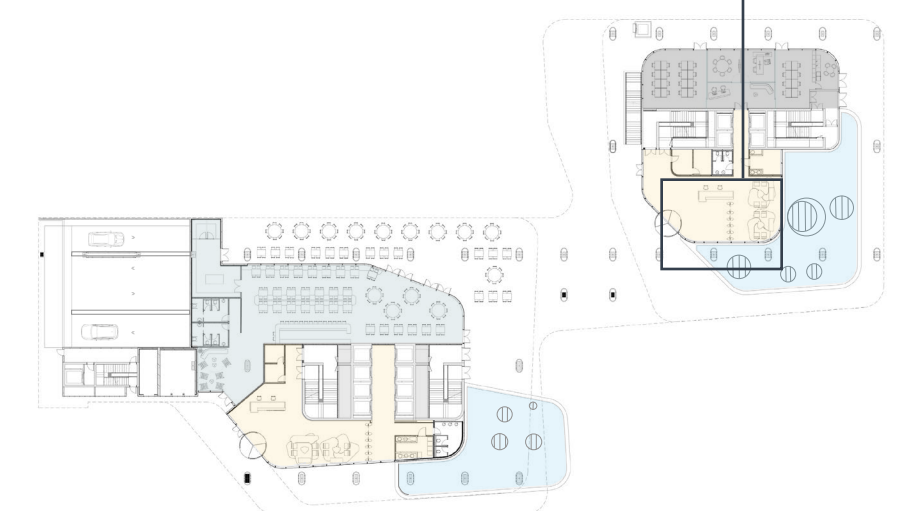
Stairs

WC





Ground floor



Exterior view looking into the Lobby from the water feature.

Example layout | Floor 3 | 4,407 sqm

Occupancy ratio 1:8
Capacity: 380 people

Building 1: 2,334 sqm | Private Terrace: 472 sqm | 201 people
Building 2: 2,073 sqm | Private Terrace: 114 sqm | 179 people

 Lifts  Stairs  WC





Floor 3
4,407 sqm



Third-floor offices.

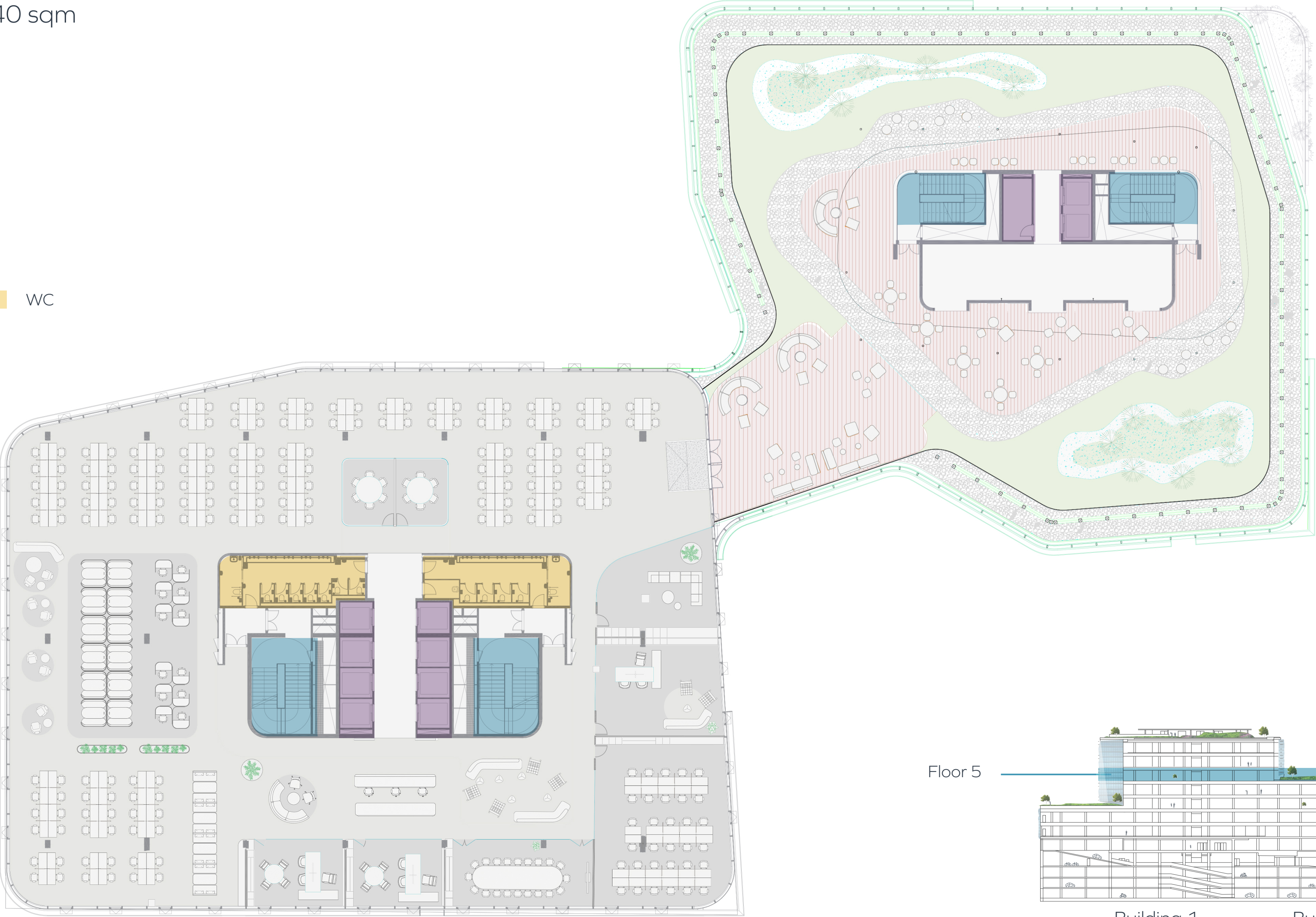
Example layout | Floor 5 | 2,440 sqm

Occupancy ratio 1:8
Capacity: 211 people

Building 1: 2,440 sqm
Shared-use terrace: 1,222 sqm

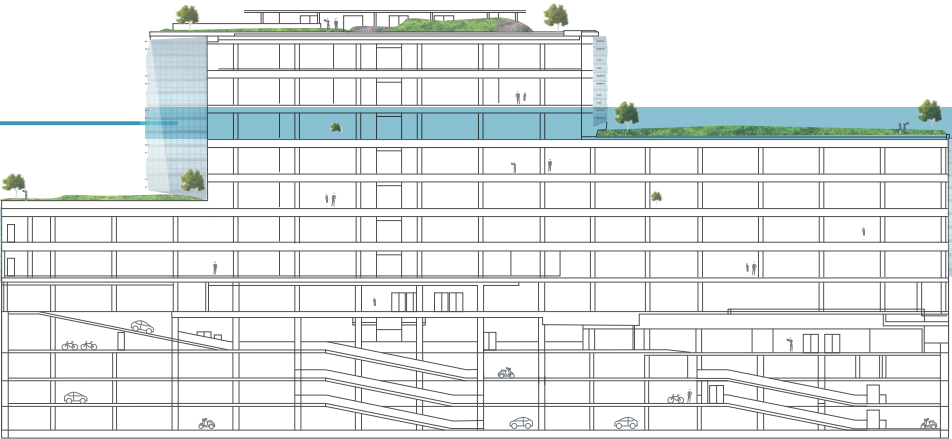
Lifts Stairs WC

Building 1



Building 2

Floor 5

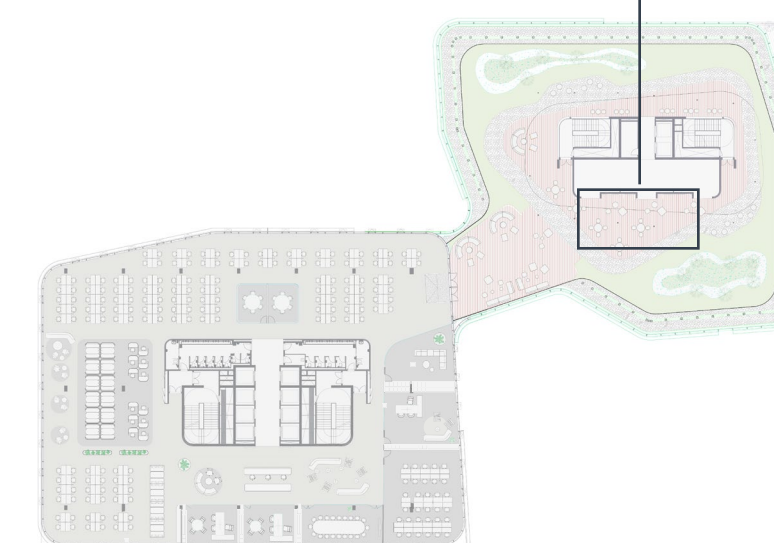


Building 1

Building 2



Floor 5
2,440 sqm



Fifth-floor terrace.

The team

Terraces with spectacular views.



Aerial view of Urbit.

Proven experience and prestige.



This prestigious Catalan studio headed up by the highly acclaimed architect Artur Fuster Mos boasts more than 25 years experience in architectural design and urban planning. With an end-to-end approach that spans from the very initial concept design through to the completion of the interior design project has allowed the studio to create unique projects in the retail, residential, hospital and health care and culture-related sectors amongst others.



A global company dedicated to the finding, planning and integrated management of real estate investments. The company develops strategic alliances and capital raising, and provides investors with a team of professionals of the highest level with proven experience in the sector. It focuses on offering tangible value in real estate investment that is secure, diversified and non-speculative.



An international investment company specialising in real estate and boasting almost 50 years experience in the sector. The division responsible for Spain and Portugal comprises a team specialist in transactions and asset management, securing deals worth a total of €2,100 million over the last five years and playing a key role in developing the 22@ district.

Find out more about **URBIT**.

urbitbcn.com



Exterior façade.



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