



# URBIT

OFFICE CAMPUS - 22@BCN

An exceptional project for  
an exceptional headquarters

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



Interior façade.

## The future is being shaped [here](#).

25,894 sqm that will redefine Barcelona's next generation of corporates.

A leader in well-being, sustainability and technology.

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

Certifications:

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.



**WiredScore**  
Under Certification



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



**Parking**  
330 private parking spaces.  
102 motorcycle seats  
289 micromobility spaces



25,894 sqm of open-plan modular floor plates.



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



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



**Synergies**  
The LABTWENTYTWO\*\*\*\* by Marriott hotel is part of the same real estate project, in addition to the loft building for rent



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



# Surrounding area – Transport links



Hotel LabTwentytwo  
by Marriot

URBIT



# Enjoy an unbeatable location with excellent transport links

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.

## Within easy reach of everything

From URBIT to...

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



- Bicing 1'
- Bus 1'
- Metro 9'
- Tranvia 2'
- Rodalies 13'



Inauguration of the new section of the Glòries - Verdaguer Tram on November 9, 2024





# 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 140** - 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 / Cuatreacapas   | 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                                       | 26 Coty                                |
|   | 27 Cuatrecases                         |





# The project

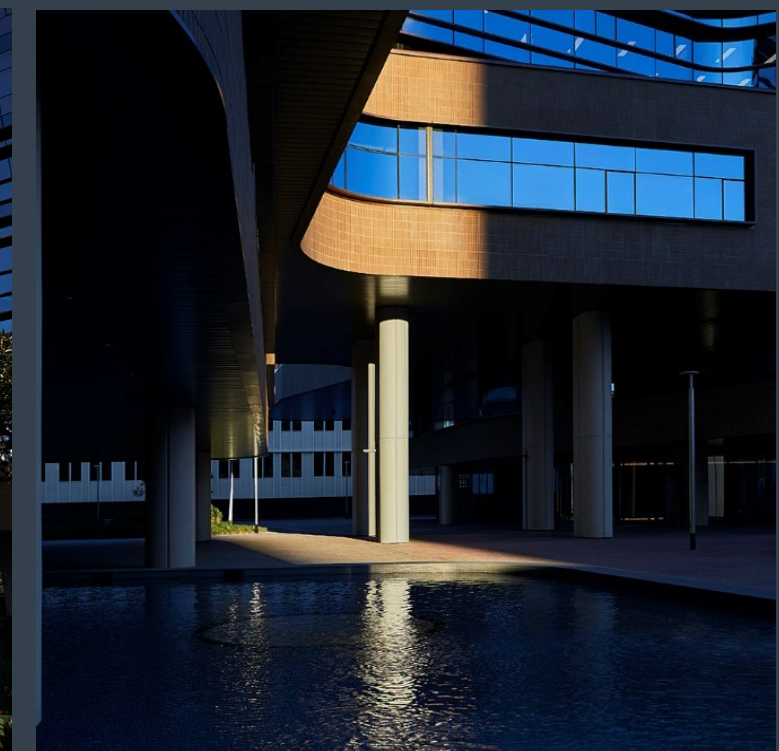




## A fresh, new office concept

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 project designed for you

URBIT comprises two buildings with a combined built area of 25,894 sqm above ground.

The first building features 17,602 sqm arranged over a ground floor and seven office floors, while the second building offers 8,291 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.





# Total: 25,894 m<sup>2</sup>

Services and shared-use terraces: 3,676 m<sup>2</sup>

## Area schedule

### Building 1

	Lettable area	Terrace area
Rooftop   Shared-use terrace		1,086 m <sup>2</sup>
Floor 7	2,331 m <sup>2</sup>	
Floor 6   Private terrace	2,332 m <sup>2</sup>	76 m <sup>2</sup>
Floor 5	2,438 m <sup>2</sup>	79 m <sup>2</sup>
Floor 4	2,346 m <sup>2</sup>	
Floor 3   Private terrace	2,346 m <sup>2</sup>	472 m <sup>2</sup>
Floor 2	2,903 m <sup>2</sup>	
Floor 1	2,399 m <sup>2</sup>	
Ground Floor	507 m <sup>2</sup>	
<b>Total</b>	<b>17,602 m<sup>2</sup></b>	

### Building 2

	Lettable area	Terrace area
Rooftop   Shared-use terrace		1,222 m <sup>2</sup>
Floor 4   Private terrace	2,009 m <sup>2</sup>	27 m <sup>2</sup>
Floor 3   Private terrace	2,054 m <sup>2</sup>	114 m <sup>2</sup>
Floor 2	2,204 m <sup>2</sup>	
Floor 1	1,723 m <sup>2</sup>	
Ground Floor	301 m <sup>2</sup>	
<b>Total</b>	<b>8,291 m<sup>2</sup></b>	

<p><b>Terraces:</b></p> Outdoor cinema	<p><b>Services, Basement Level - 1:</b></p> 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	<p><b>Car park levels:</b></p> 9 spaces 321 spaces 102 spaces 289 spaces micromobility
		<b>Total spaces: 721</b>



## 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.



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.



**WiredScore**  
Under Certification

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).



Spacious and pleasant work areas





# 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.





## Amenities and common areas



# The best **Amenities** and **Barcelona Services**



## Terraces

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



## Terraces

Outdoor cinema



## 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.



## Micromobility spaces

289 micromobility spaces with independent access



## Delivery

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



## Auditorium

Hold all manner of events without leaving the building. With capacity for 150 people.



Terraces boasting spectacular views



Plants bring natural vitality to the shared spaces.



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



**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.



Lobby building 2.



## A gym with the latest technology

Gym of 317.90 m<sup>2</sup>, with a room of state-of-the-art machines, of the Matrix brand and a multipurpose fitness room





Ammenities and common areas



## Auditorium suitable for more than 150 people

Space of 230.10 m<sup>2</sup>, intended for presentations, events, suitable for more than 150 people







## Spacious meeting rooms

URBIT has three large meeting rooms on floor -1 equipped with the latest technology, available to users for meetings, presentations, etc





## Spaces for rest and disconnection

Spacious and quiet spaces to disconnect and rest. Relaxation room and games room





## Terraces with spectacular views and outdoor cinema



## 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.

## 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.



# 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).





# URBIT in detail

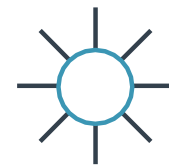
## OUTDOOR SPACES

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.



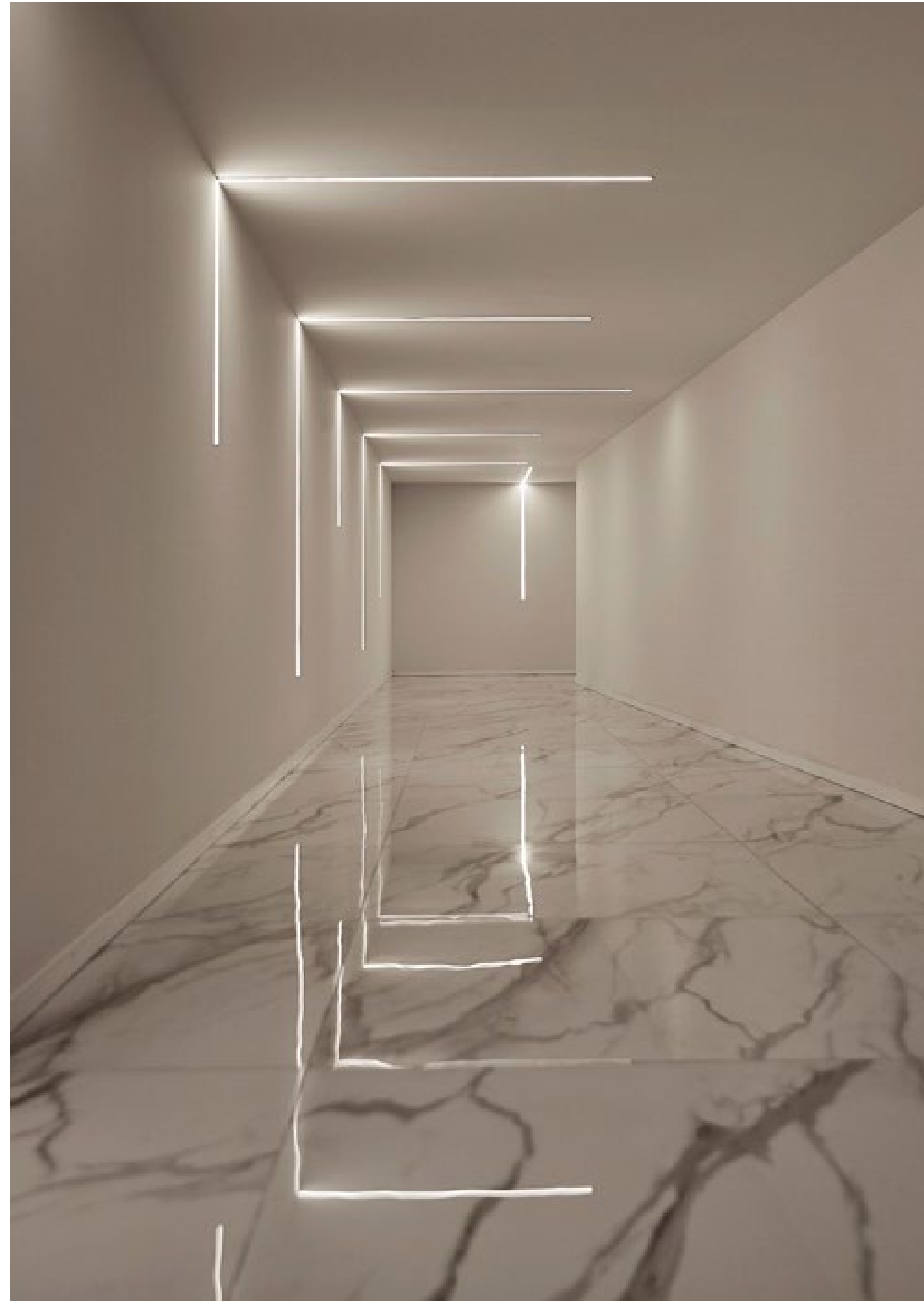
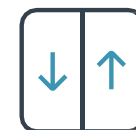
## LIGHTING

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.



## 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.

## ELECTRICITY, LIGHTING AND PHOTOVOLTAIC SYSTEM



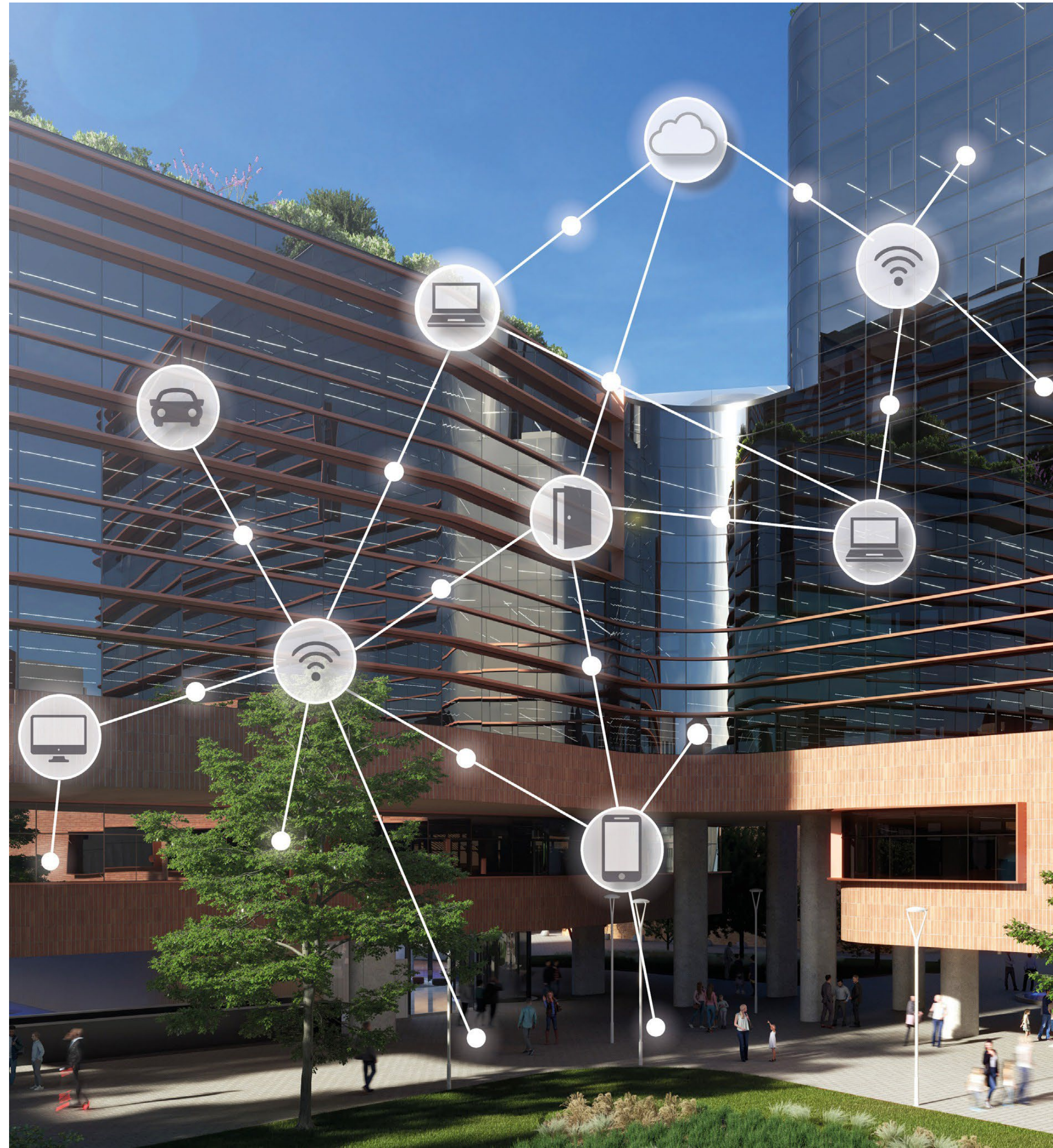
URBIT has a LED system which illuminates the entire building, it is also equipped with a photovoltaic collector on the roof that supplies power to a large part of the building's common services, thus reducing emissions and energy consumption as well as quantitatively improving the building's energy balance.



### 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..



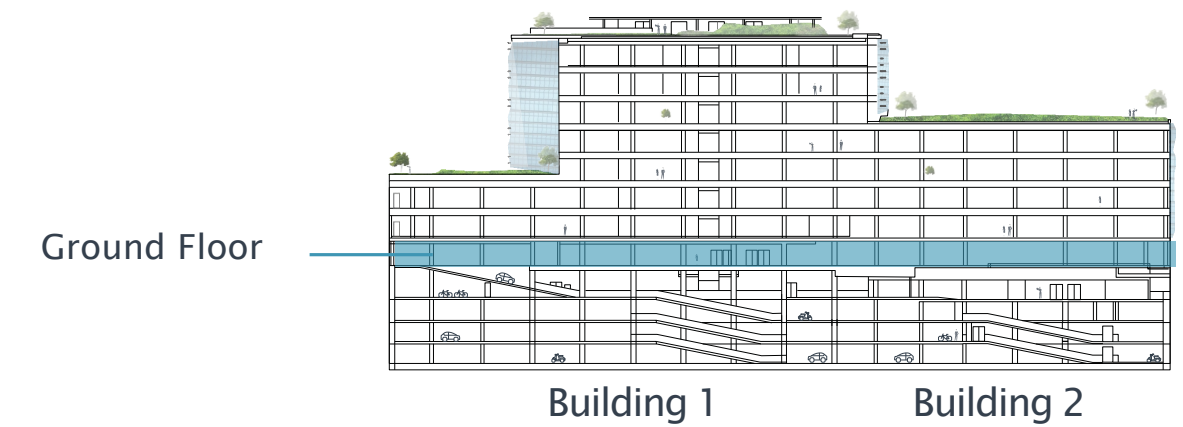
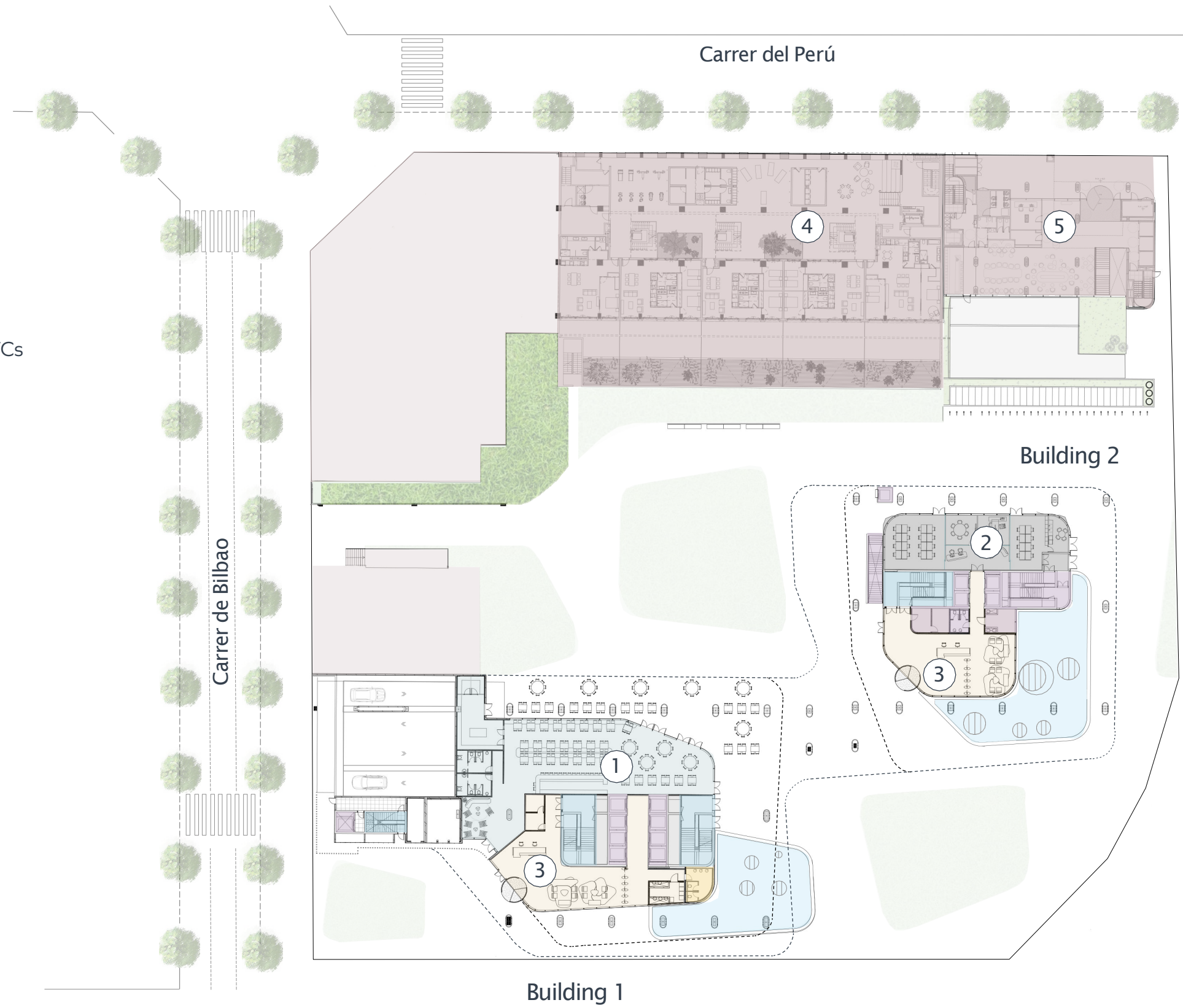
# Ground Floor + Surroundings

Building 1: 507 m<sup>2</sup>

Building 2: 301 m<sup>2</sup>

- ① Restaurant
- ② Office
- ③ Lobby
- ④ Lofts
- ⑤ Hotel

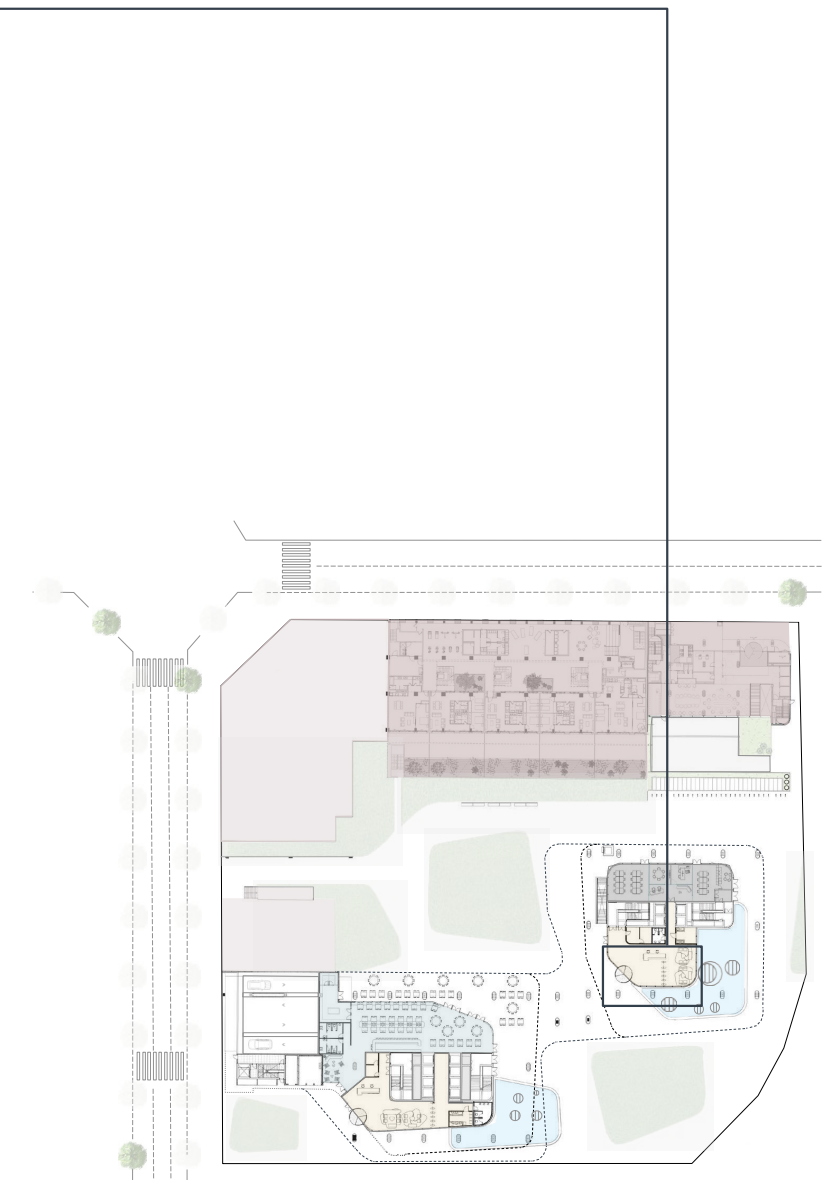
- Lifts
- Stairs
- WCs







## Ground floor



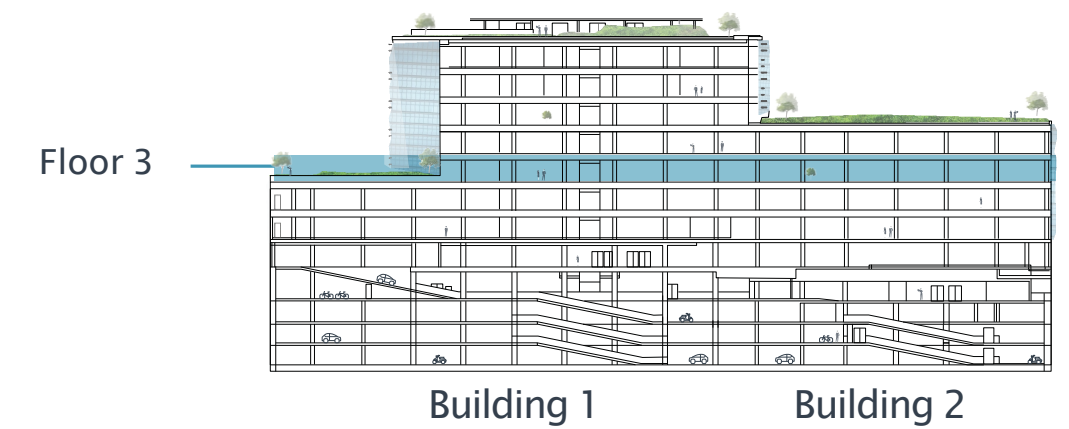
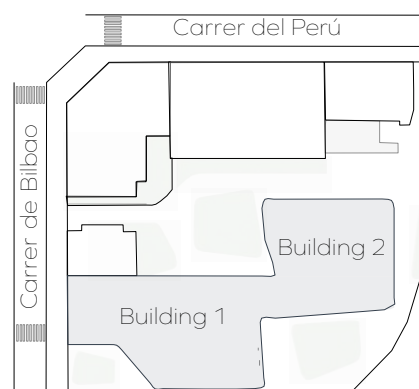
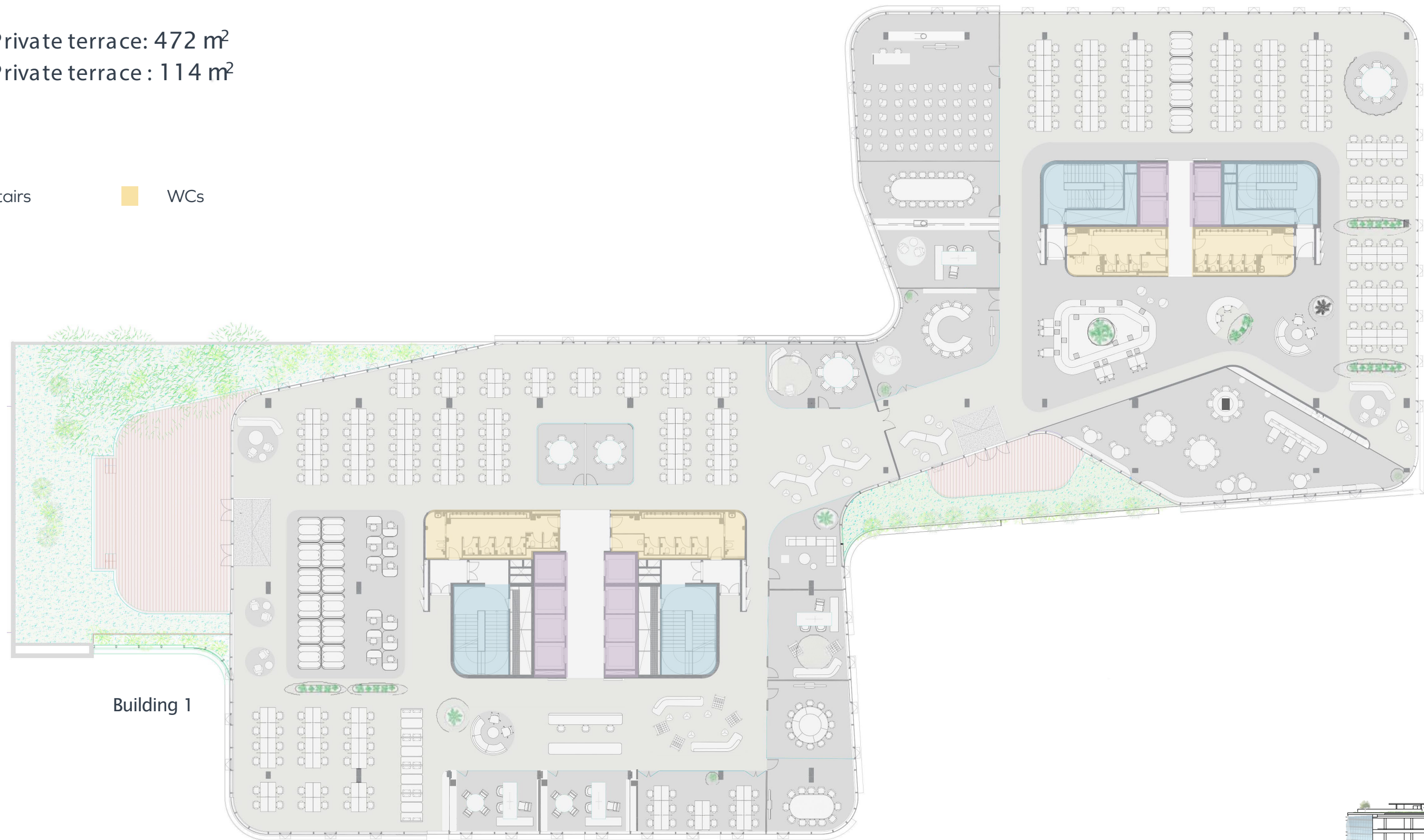
Exterior view looking into the Lobby from the water feature.



### Example layout | Floor 3 | 4.400 m<sup>2</sup>

Building 1: 2.346 m<sup>2</sup> | Private terrace: 472 m<sup>2</sup>  
Building 2: 2.054 m<sup>2</sup> | Private terrace: 114 m<sup>2</sup>

■ Lifts   ■ Stairs   ■ WCs









Floor 3  
4,400 sqm

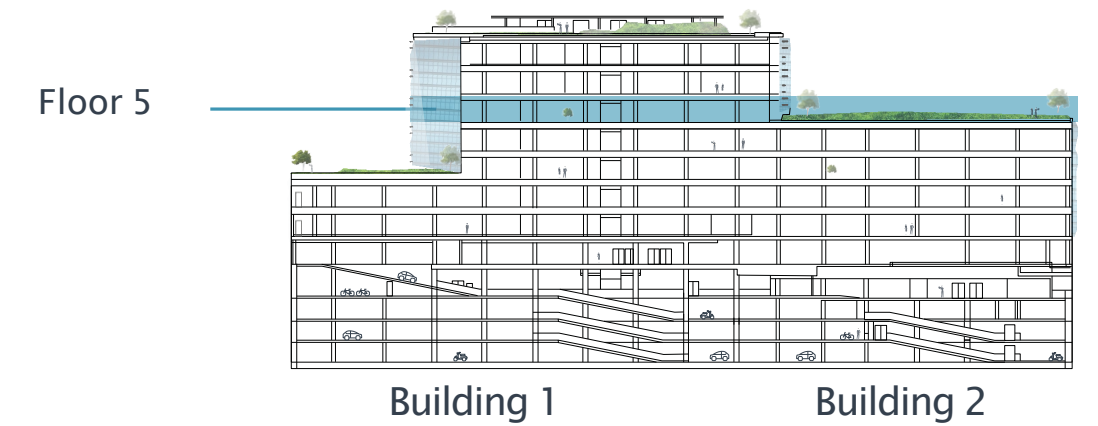
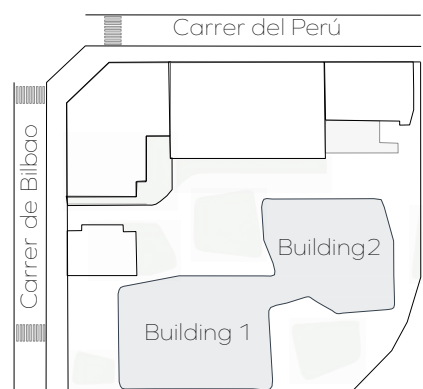
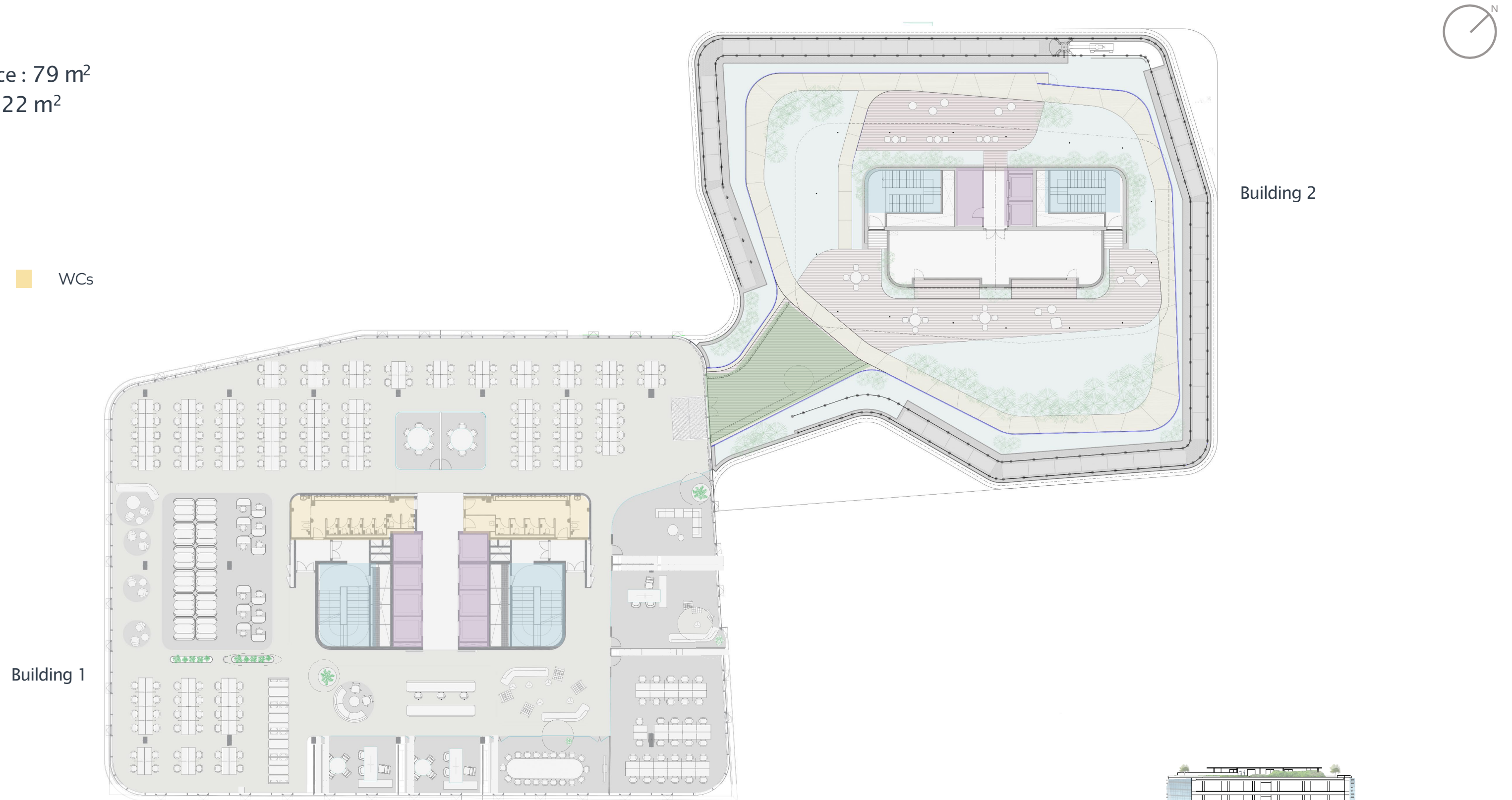




### Example layout | Floor 5 | 2.438 m<sup>2</sup>

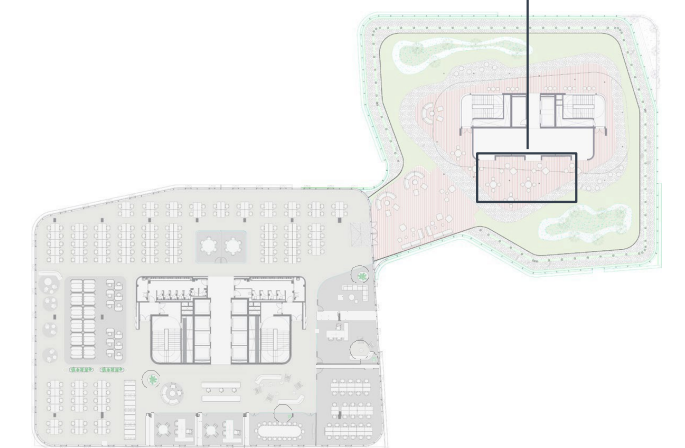
Building 1 : 2.438 m<sup>2</sup> | Private terrace : 79 m<sup>2</sup>  
Building 2: Shared-use terrace: 1.222 m<sup>2</sup>

-  Lifts
-  Stairs
-  WCs
-  Private office terrace Building 1





Floor 5  
2,438 sqm



Fifth-floor terrace.



# The team





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.



**URBIT**

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