



# URBIT

OFFICE CAMPUS - 22@BCN

Floorplans and technical specifications





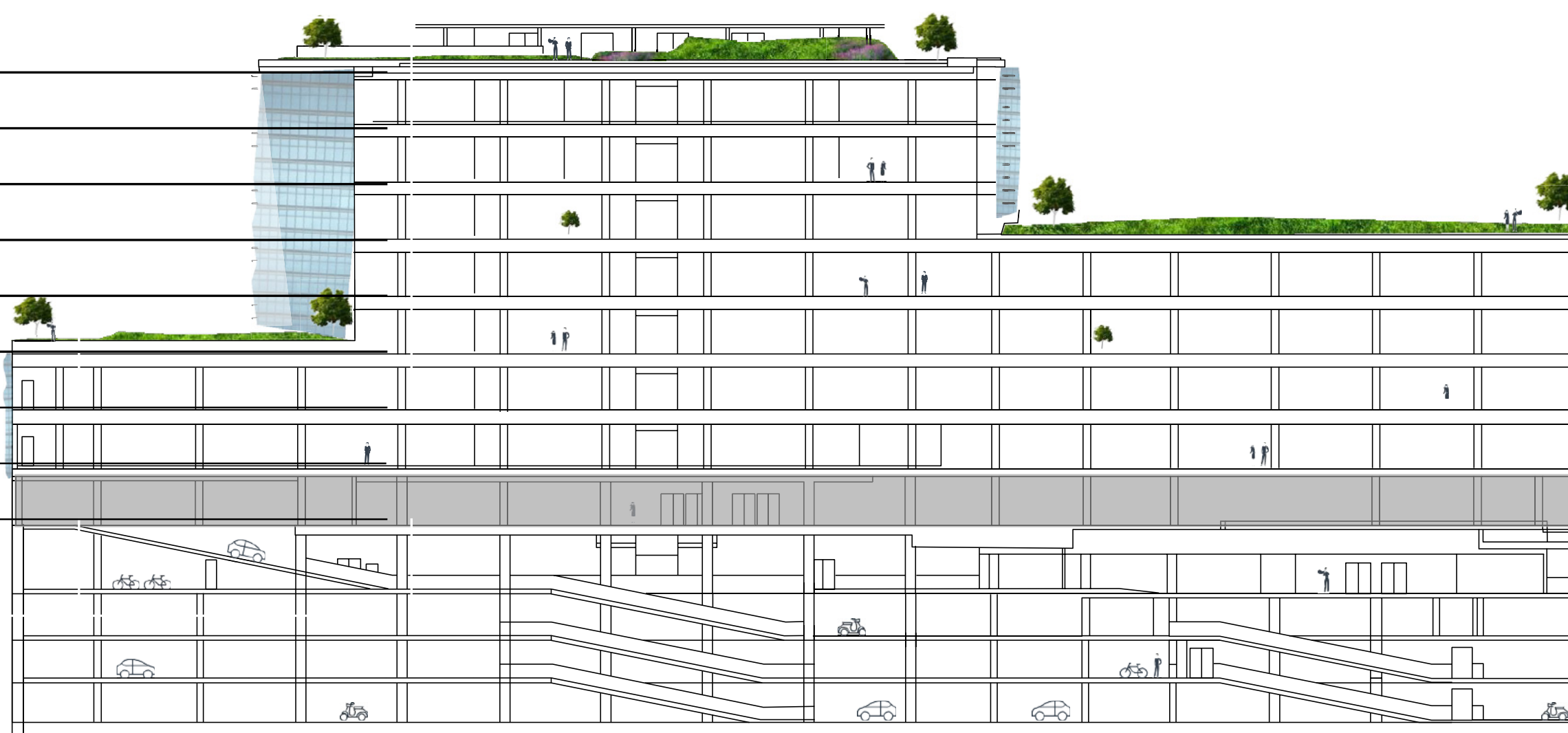
# Total: 25,894 sqm

Services and shared-use terraces: 3,676 sqm

## Area schedule

### Building 1

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



### Building 2

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

#### Terraces:

 Outdoor cinema

#### 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  
micromobility

**Total spaces: 721**

Basement -1 | 1,368 sqm | Amenities

- ① Gym
- ② Relaxation room
- ③ Meeting rooms
- ④ Auditorium
- ⑤ Kitchen / Office
- ⑥ Library
- ⑦ Interior terrace
- ⑧ Parent & Baby room
- ⑨ Game room
- ⑩ Changing rooms
- ⑪ Downtime room
- ⑫ Smart lockers
- ⑬ Vending machines

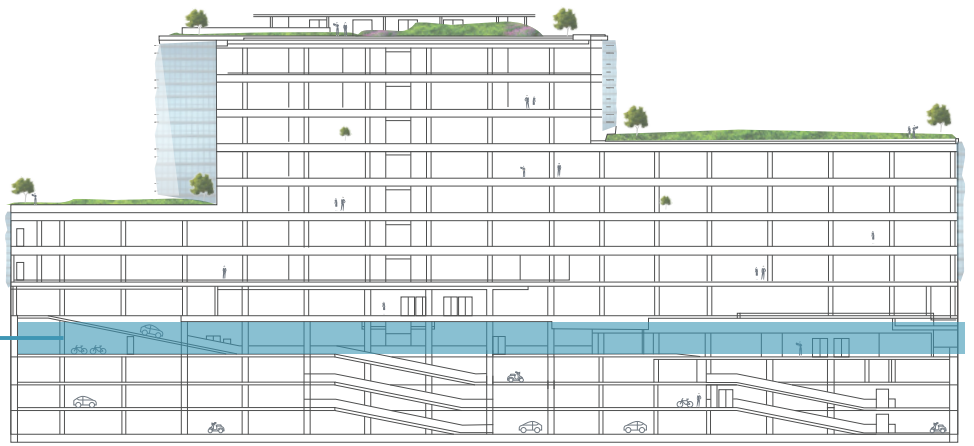
- Lifts
- Stairs
- WC



Building 1

Building 2

Basement -1



Building 1

Building 2

Ground Floor

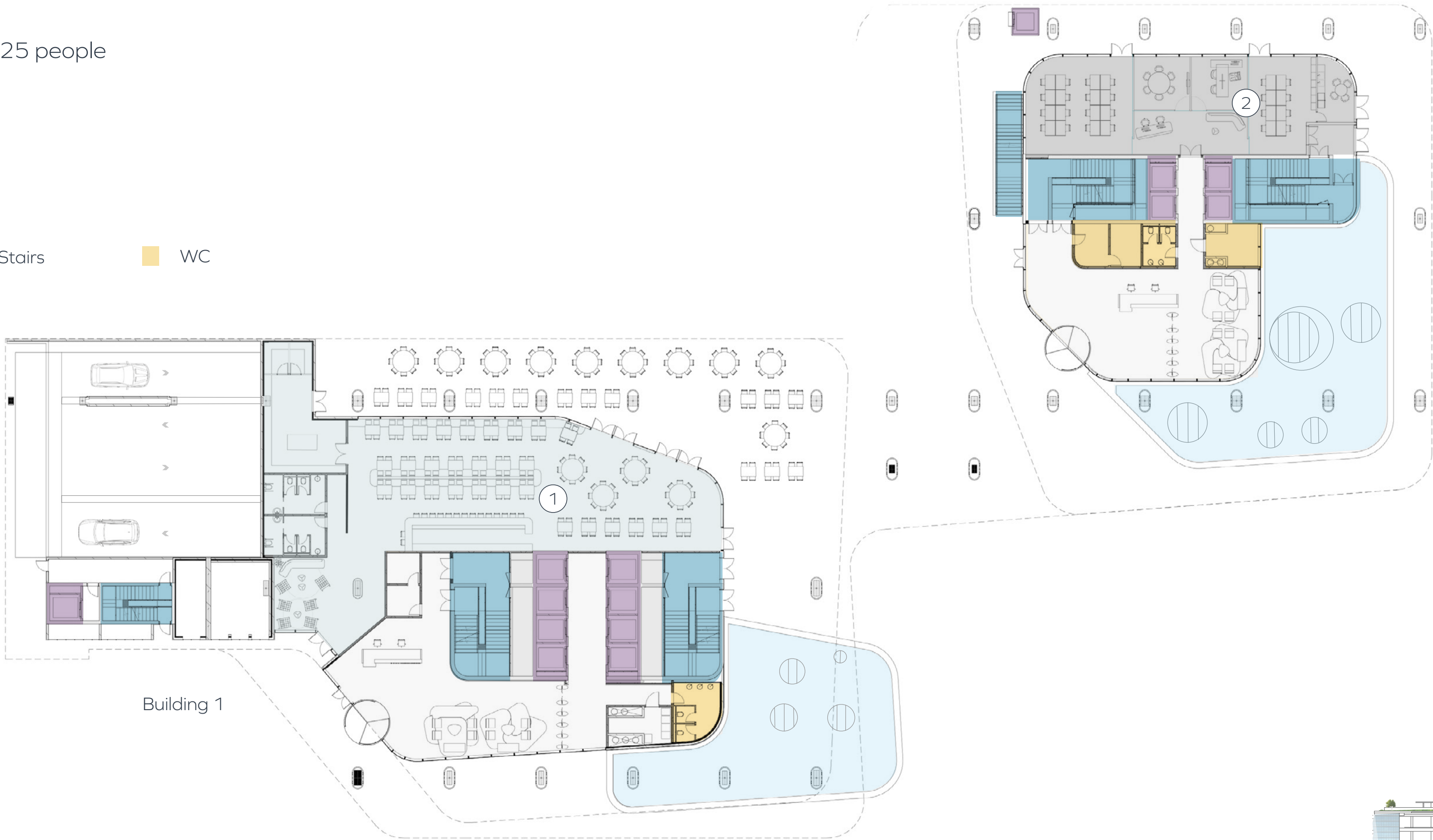
**Building 1:** 507 sqm

**Building 2:** 301 sqm | 25 people

- ① Restaurant
- ② Offices

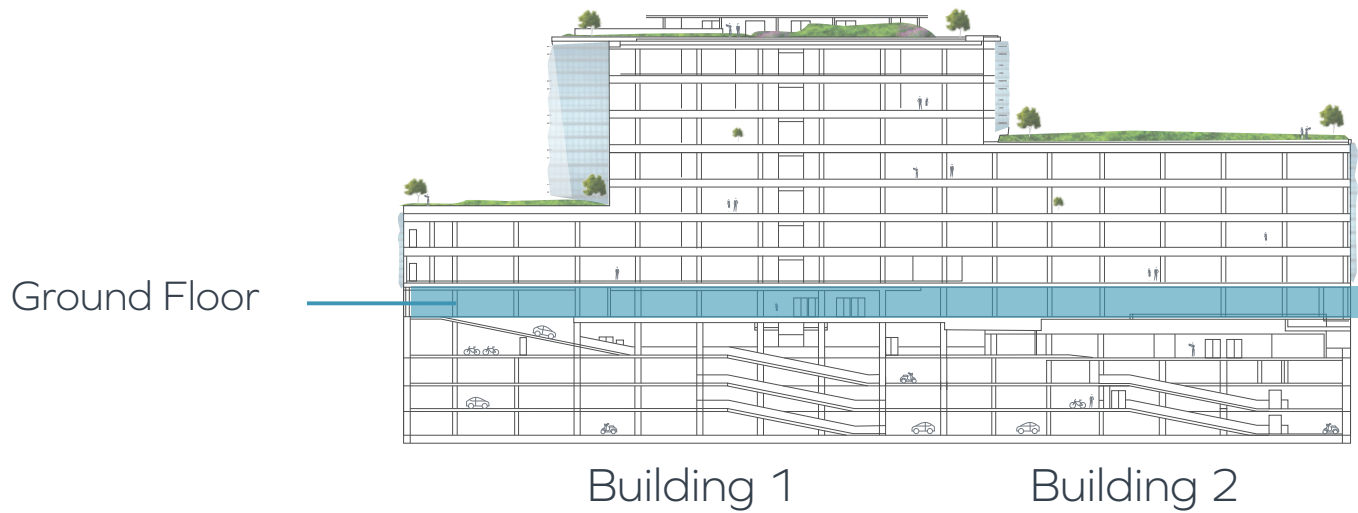
■ Lifts   ■ Stairs   ■ WC

Carrer de Bilbao



Building 1

Building 2



Ground Floor

Building 1

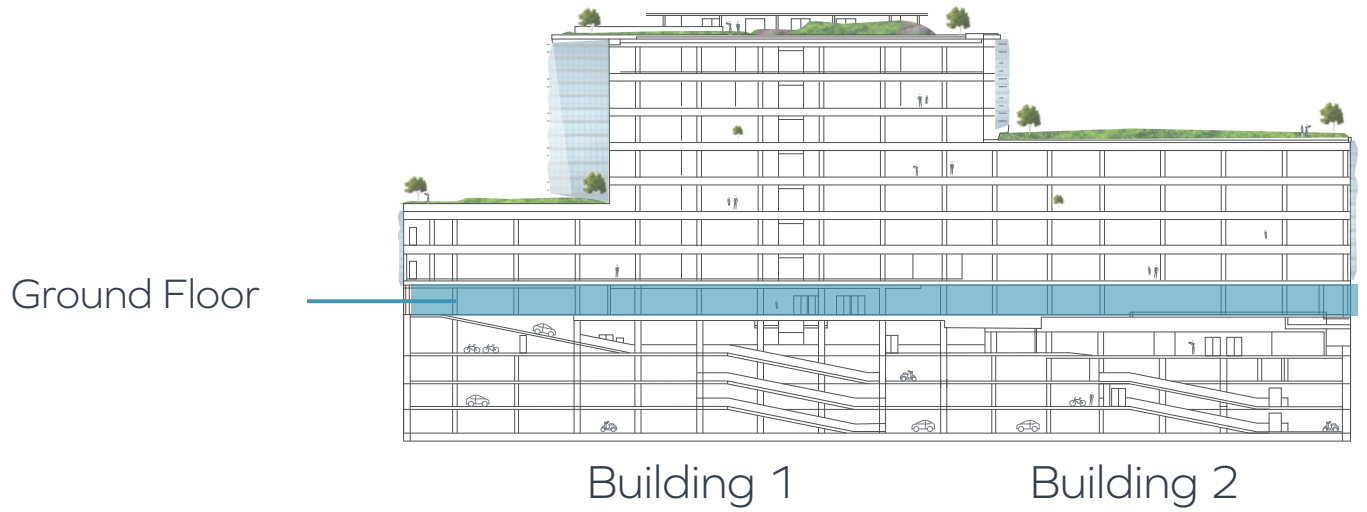
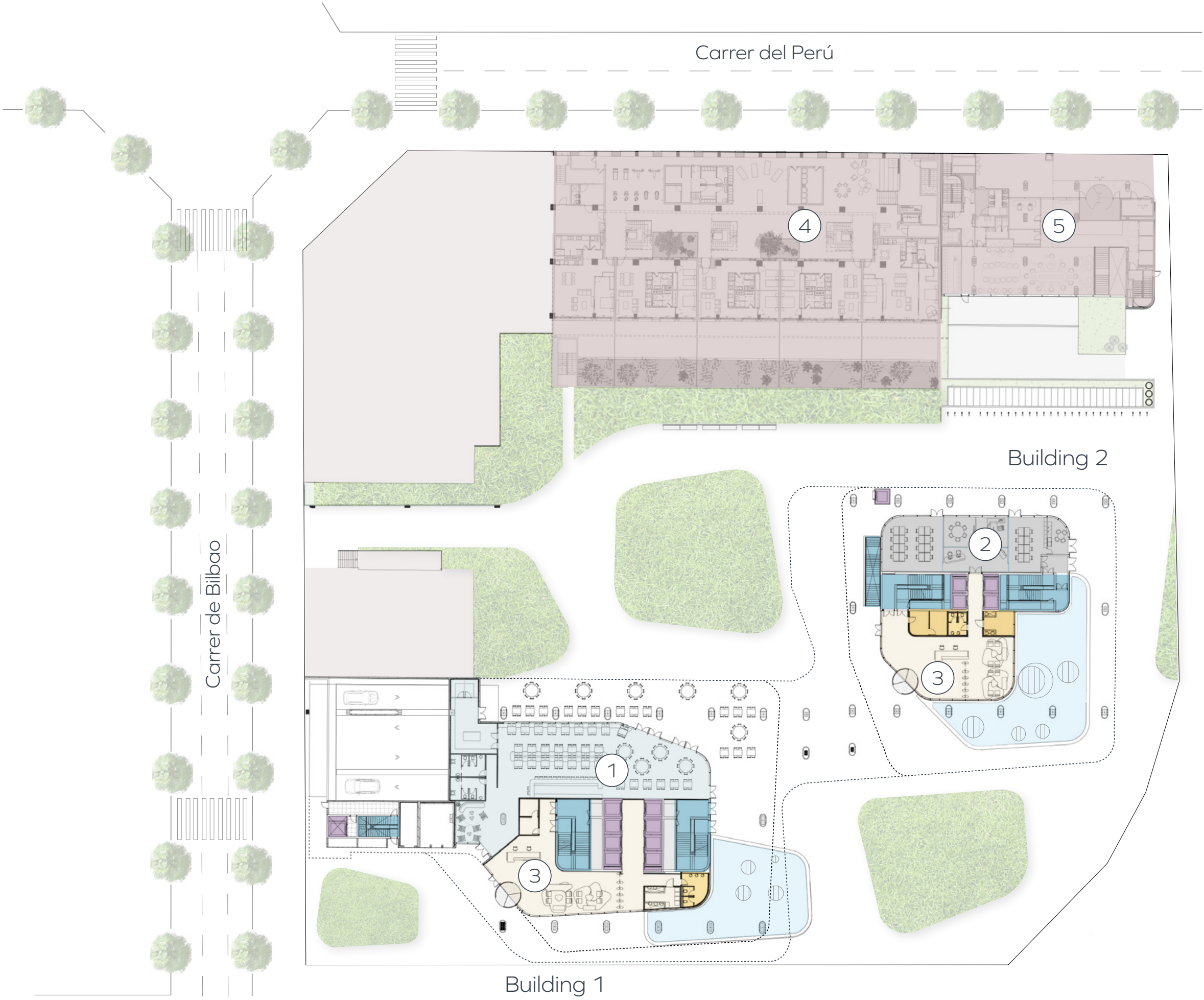
Building 2



Ground Floor + surroundings

**Building 1:** 507 sqm  
**Building 2:** 301 sqm | 25 people

- ① Restaurant
- ② Office
- ③ Lobby
- ④ Lofts
- ⑤ Hotel
- Lifts
- Stairs
- WC



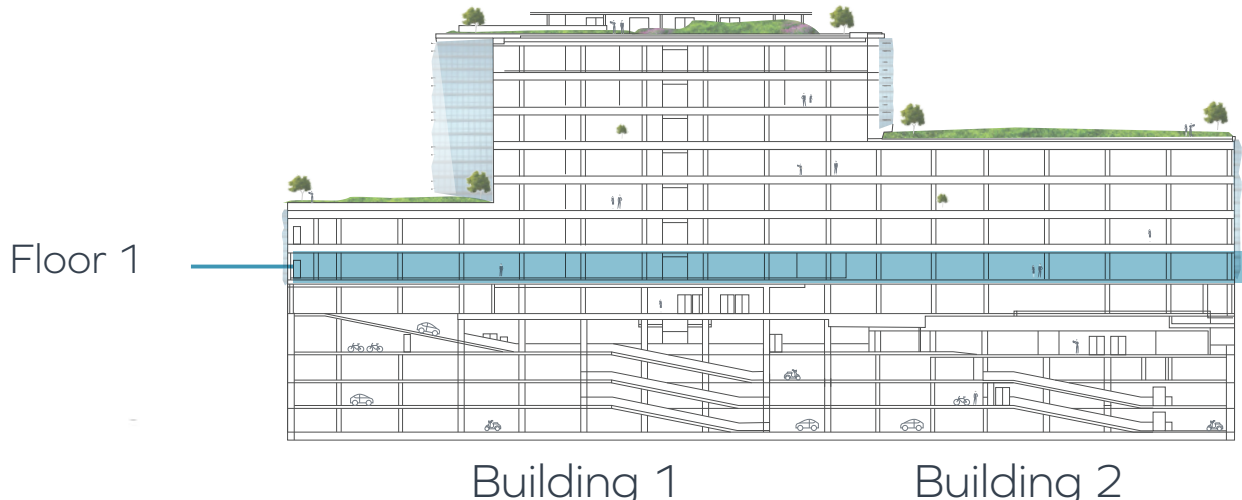
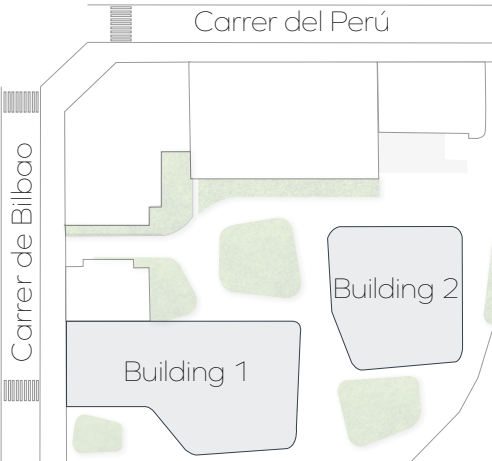
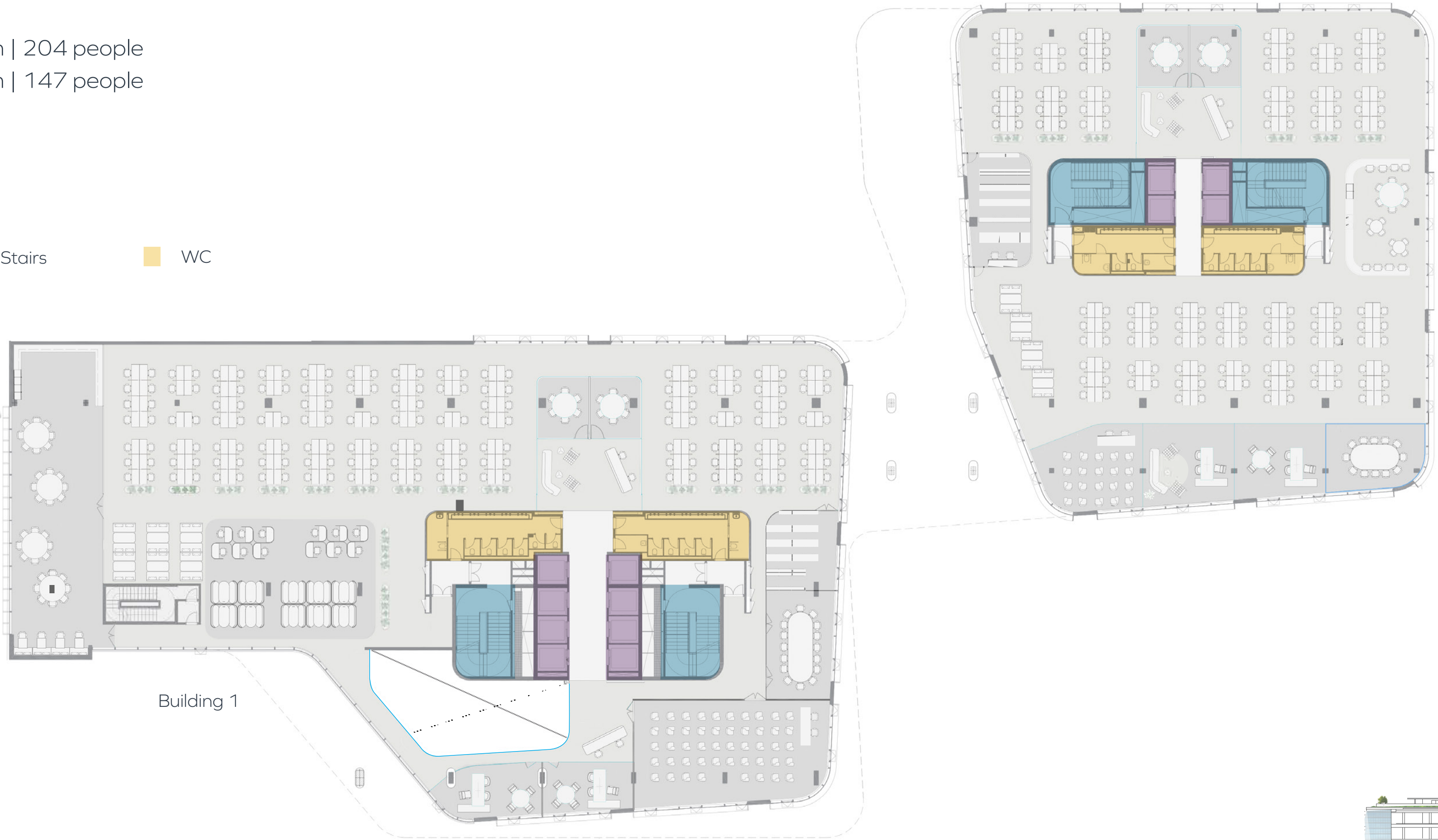


Example layout | Floor 1 | 4,122 sqm

Building 1: 2,399 sqm | 204 people

Building 2: 1,723 sqm | 147 people

■ Lifts   ■ Stairs   ■ WC



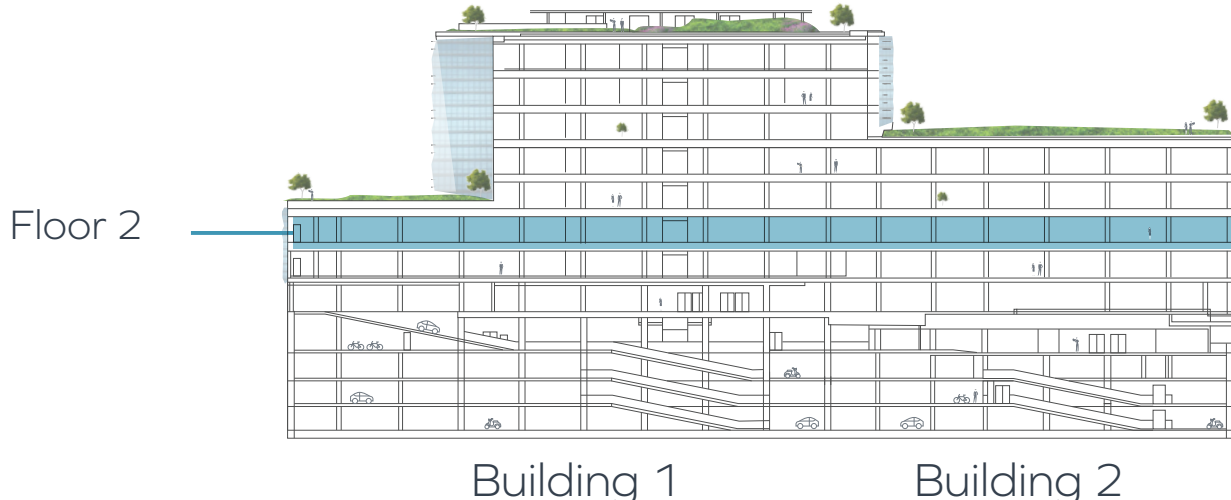
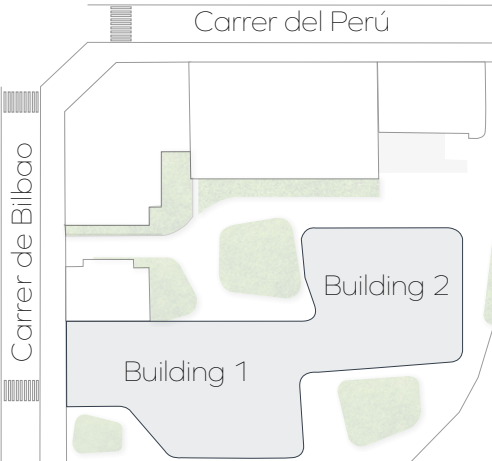
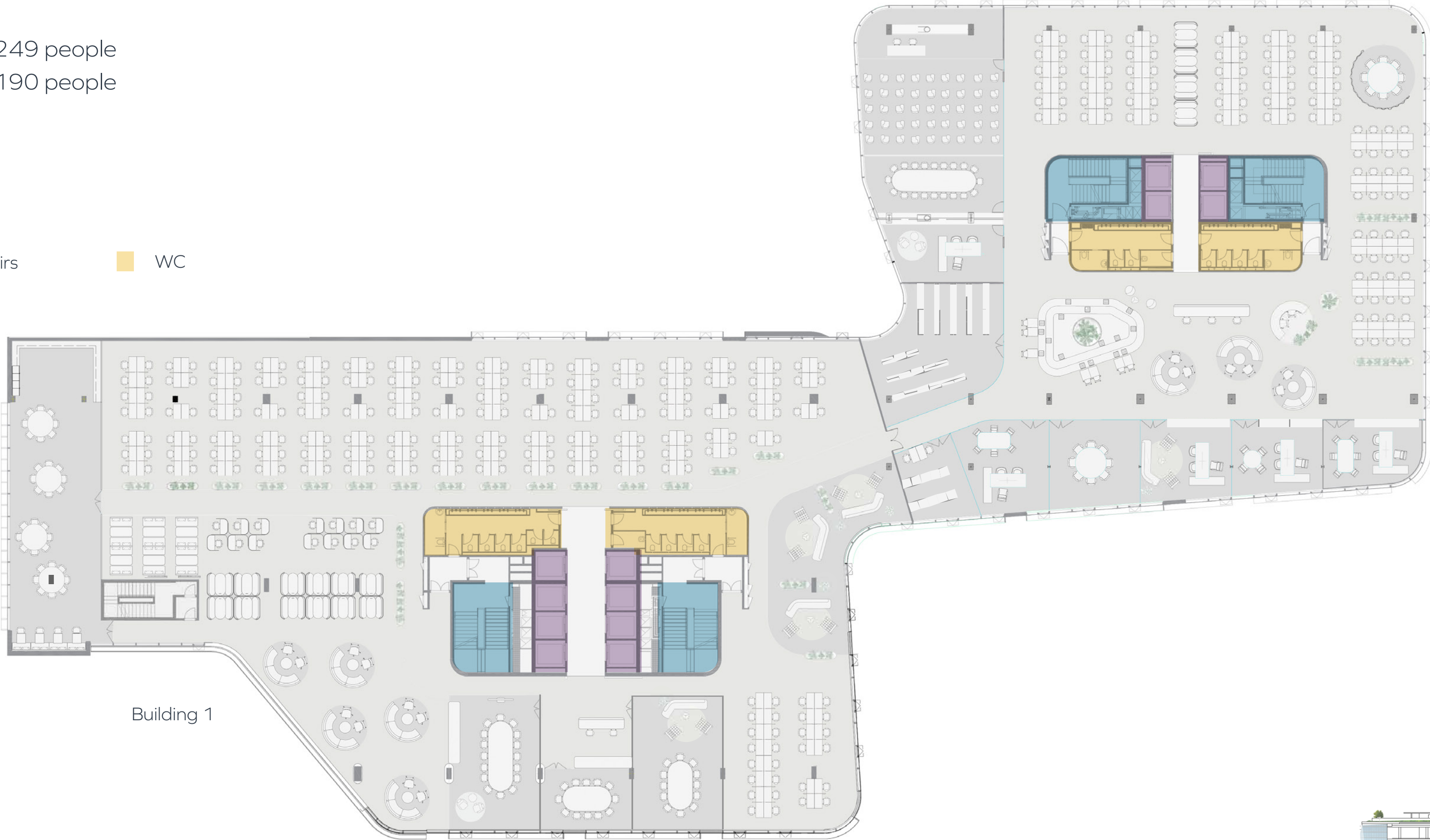


Example layout | Floor 2 | 5,107 sqm

Building 1: 2,903 sqm | 249 people

Building 2: 2,204 sqm | 190 people

■ Lifts   ■ Stairs   ■ WC



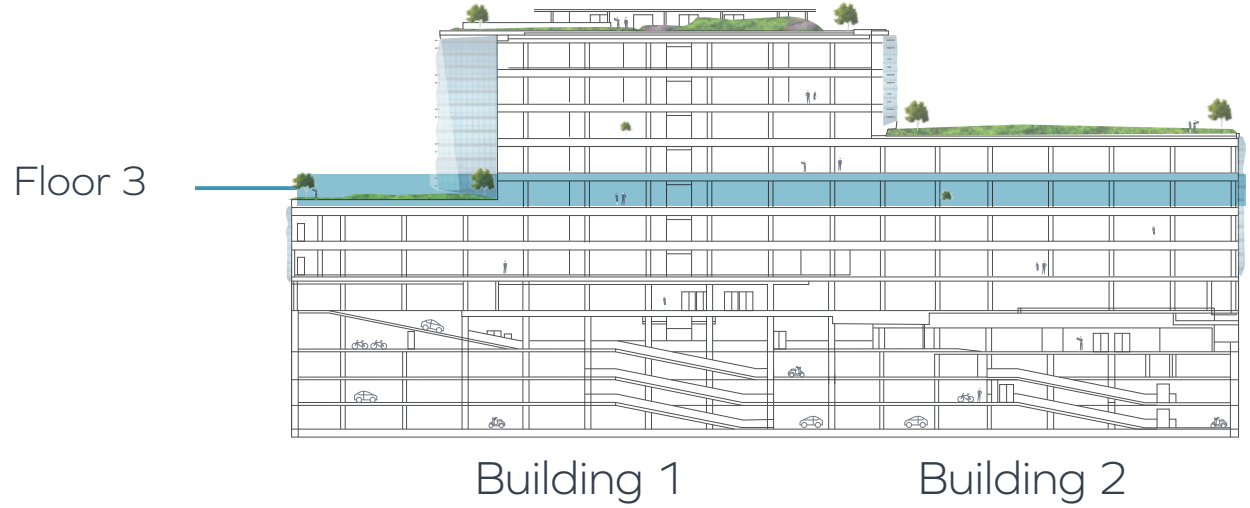
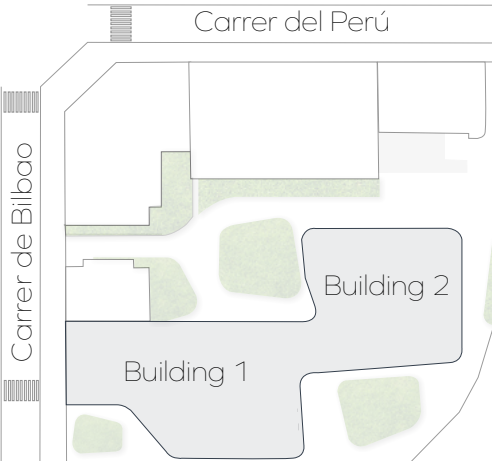


**Example layout** | Floor 3 | 4,400 sqm

**Building 1:** 2,346 sqm | **Private Terrace:** 472 sqm | 201 people

**Building 2:** 2,054 sqm | **Private Terrace:** 114 sqm | 179 people

■ Lifts   ■ Stairs   ■ WC



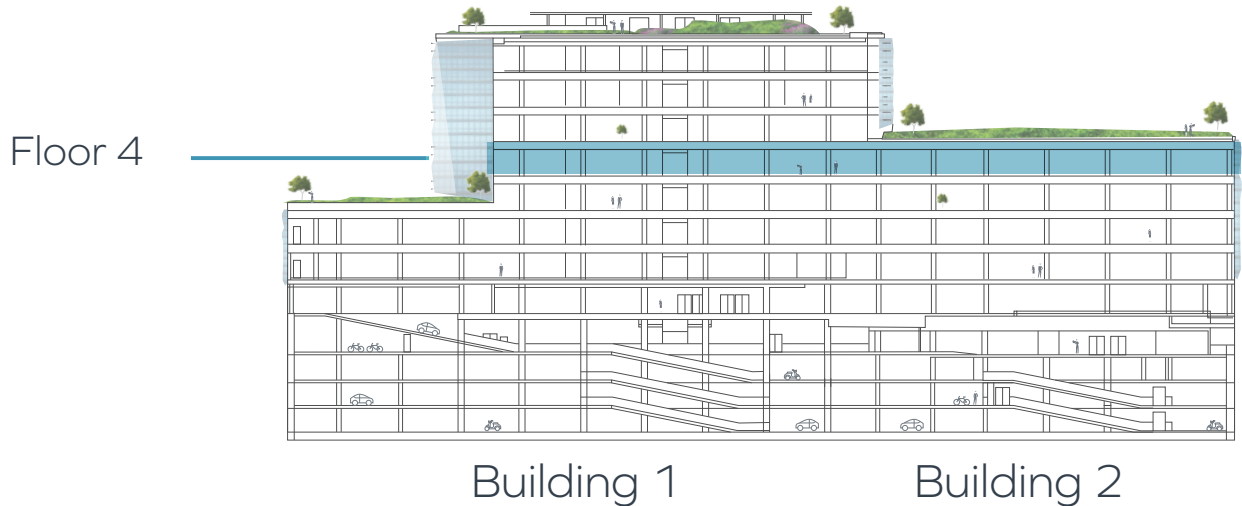
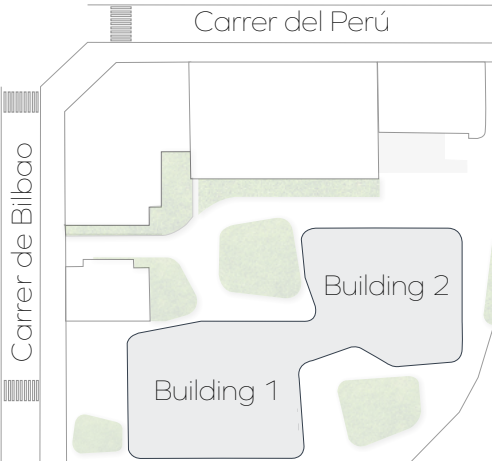
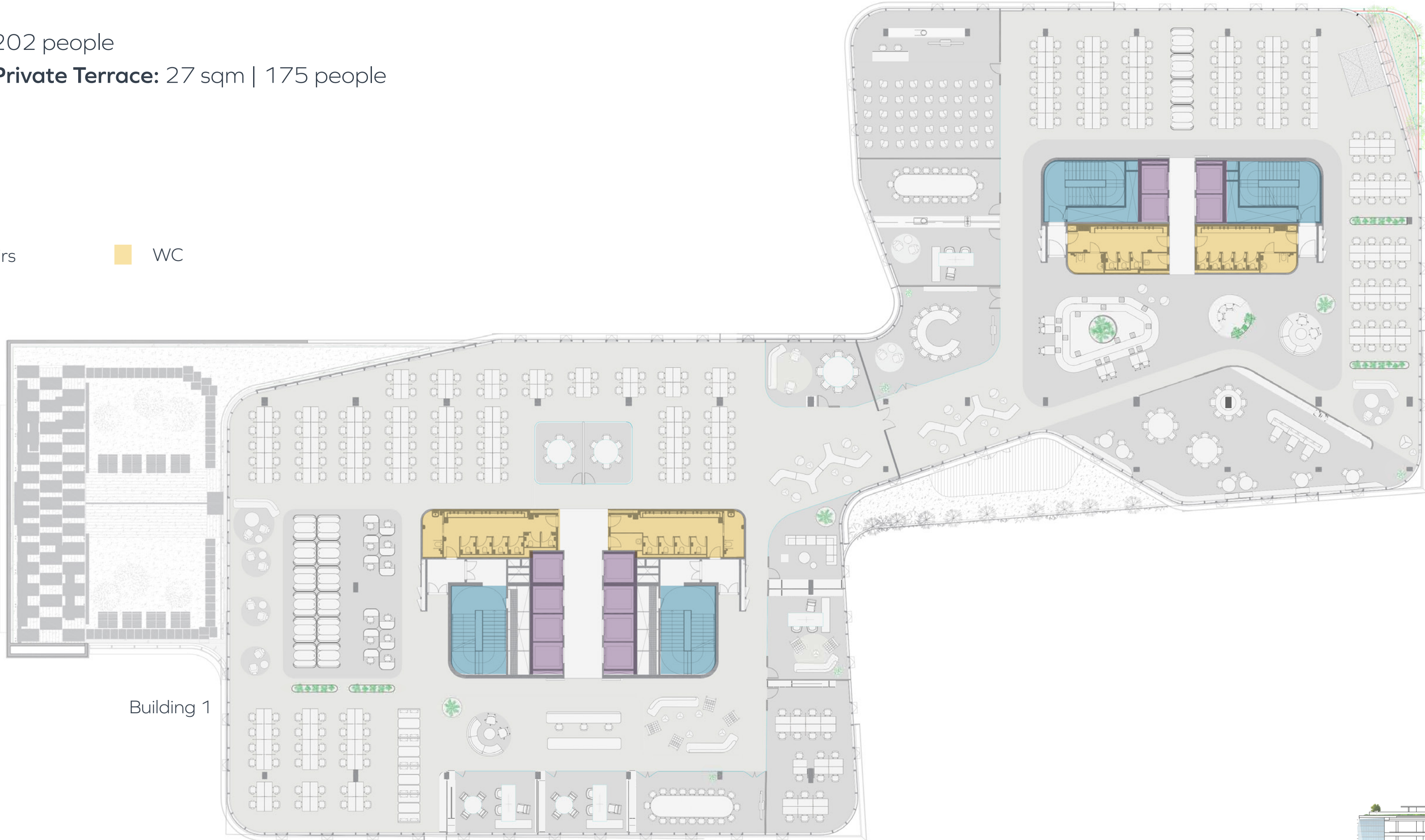


Example layout | Floor 4 | 4,355 sqm

Building 1: 2,346 sqm | 202 people

Building 2: 2,009 sqm | Private Terrace: 27 sqm | 175 people

■ Lifts   ■ Stairs   ■ WC

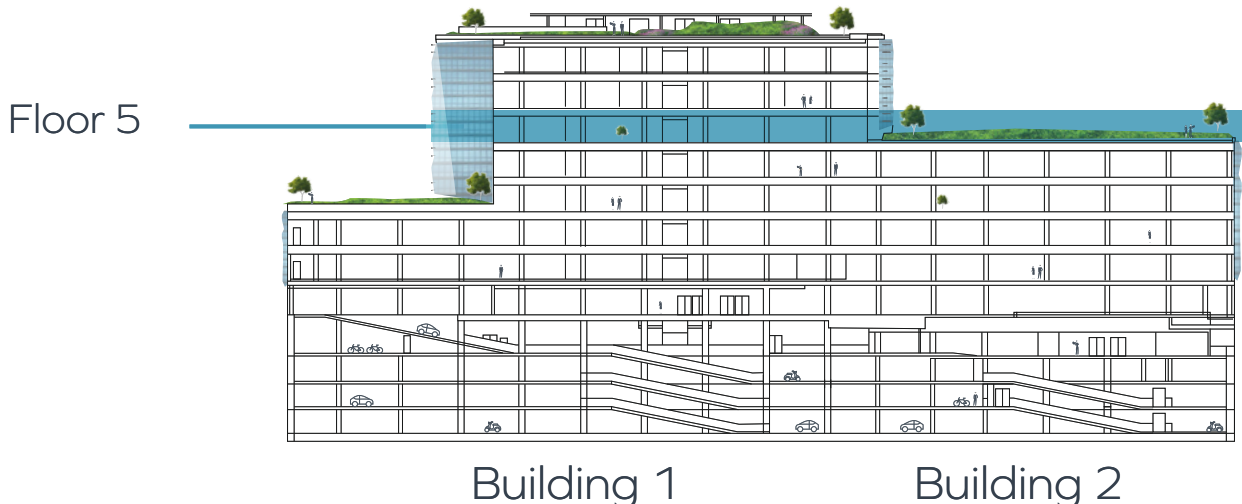
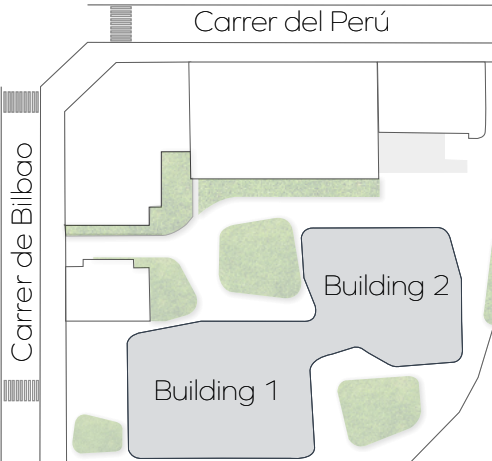
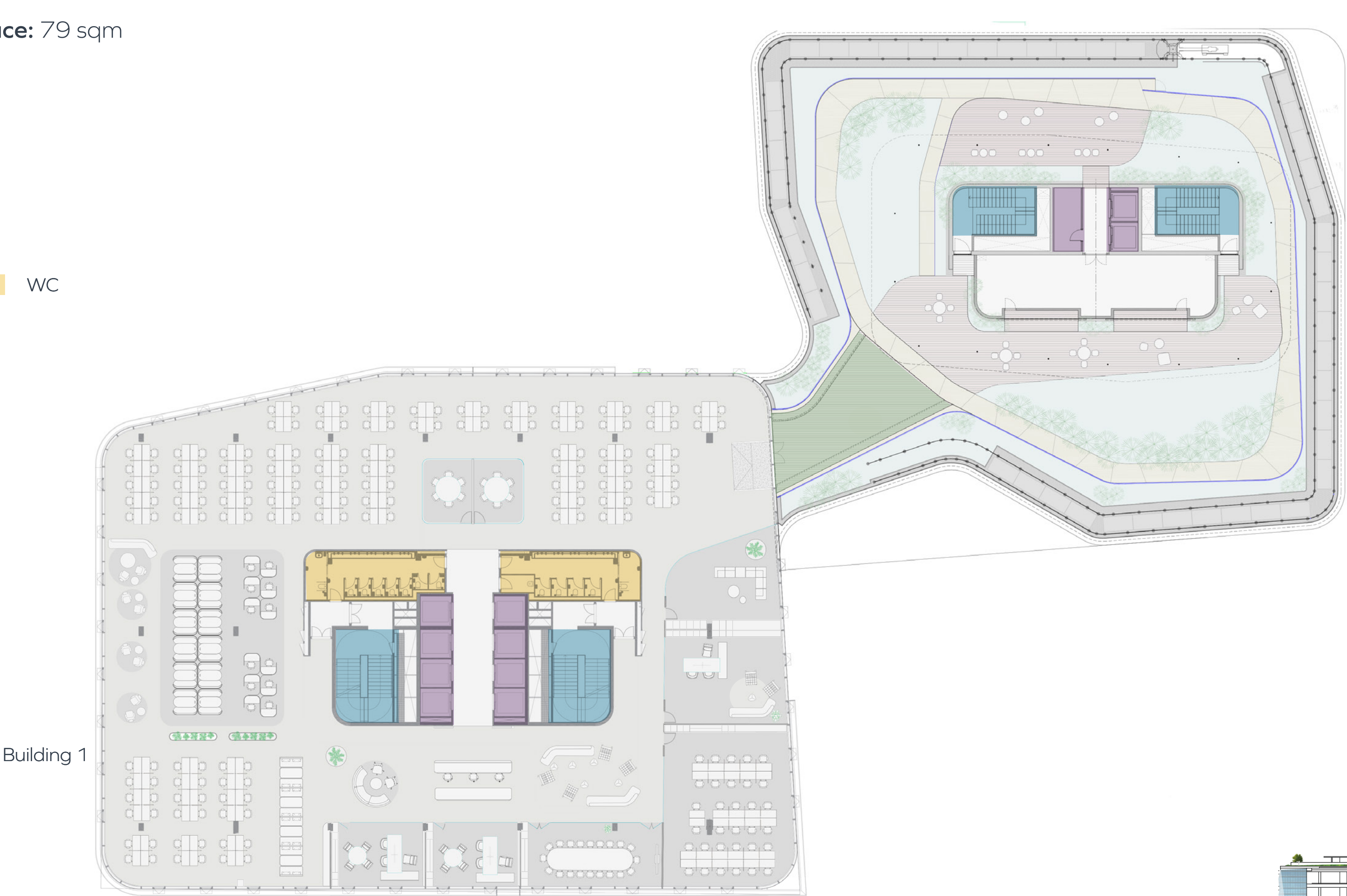




Example layout | Floor 5 | 2,438 sqm

Building 1: 2,438 sqm | Private Terrace: 79 sqm  
Shared-use terrace: 1,222 sqm

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



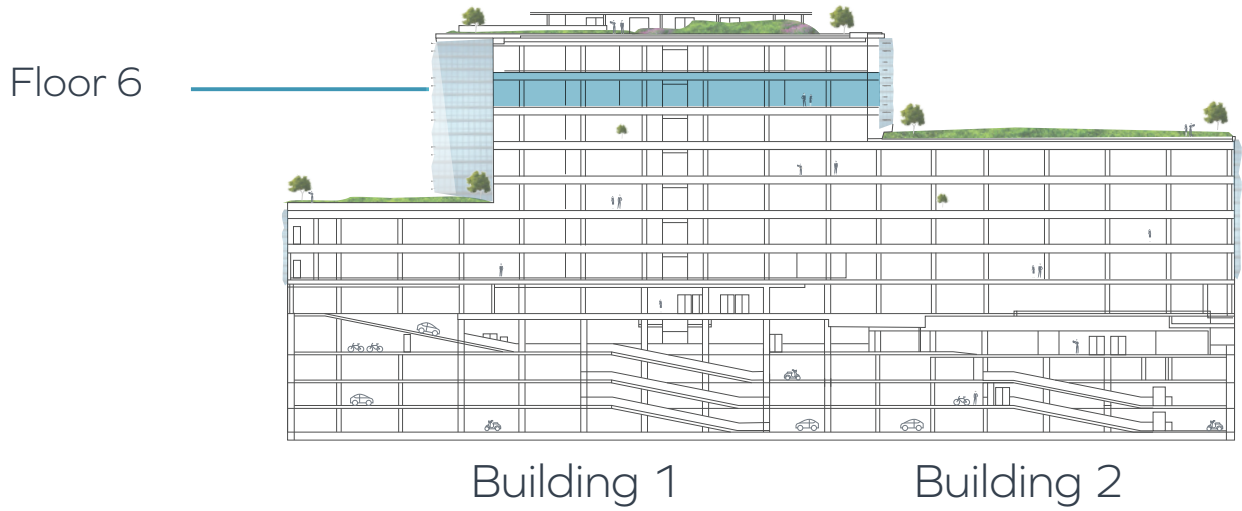
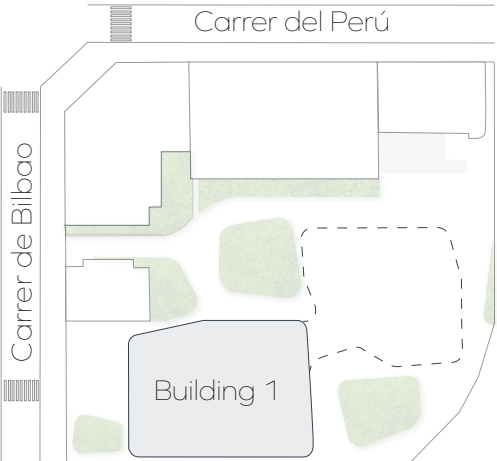
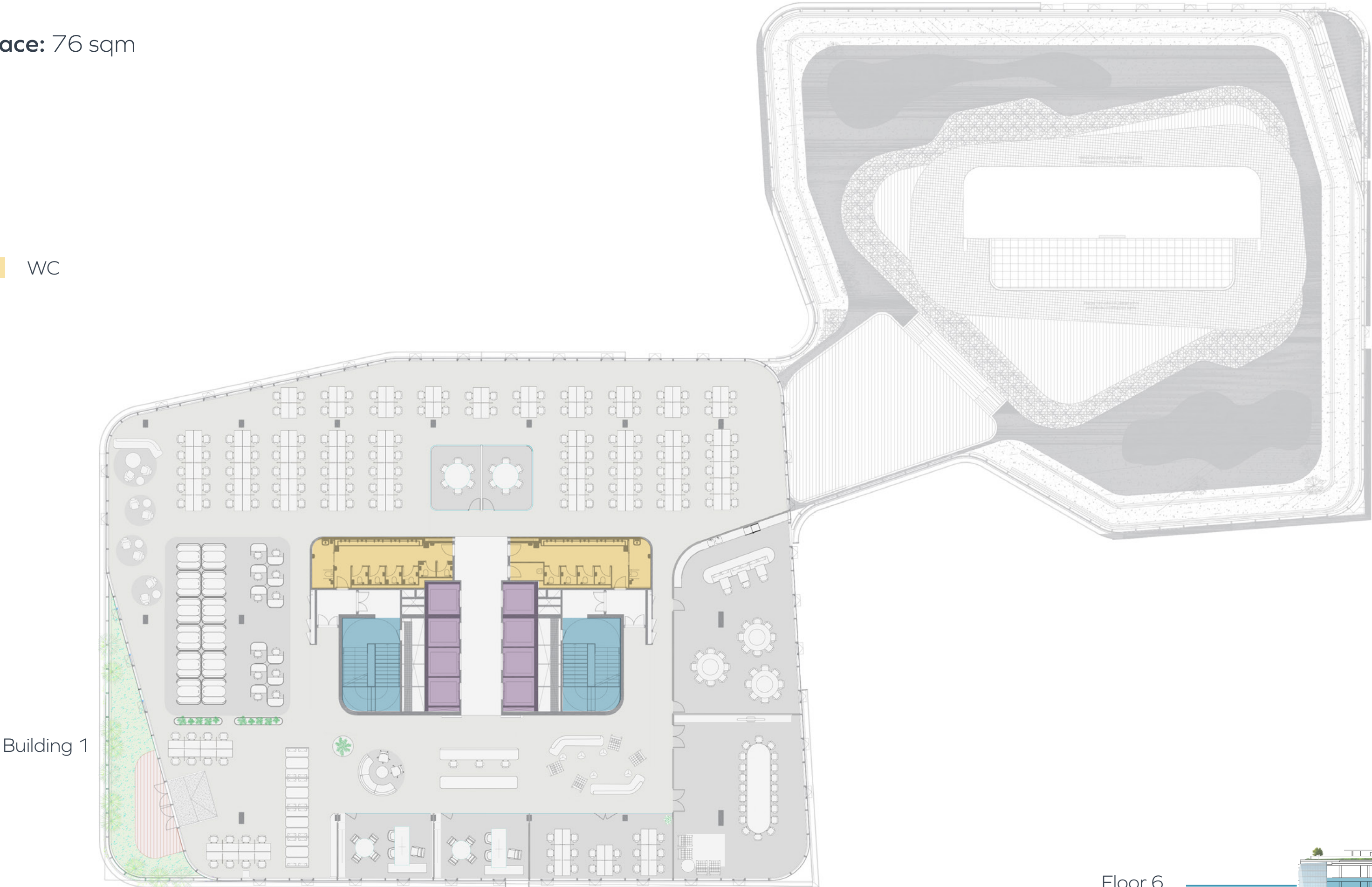


Example layout | Floor 6 | 2,332 sqm

Building 1: 2,332 sqm | Private Terrace: 76 sqm



■ Lifts   ■ Stairs   ■ WC

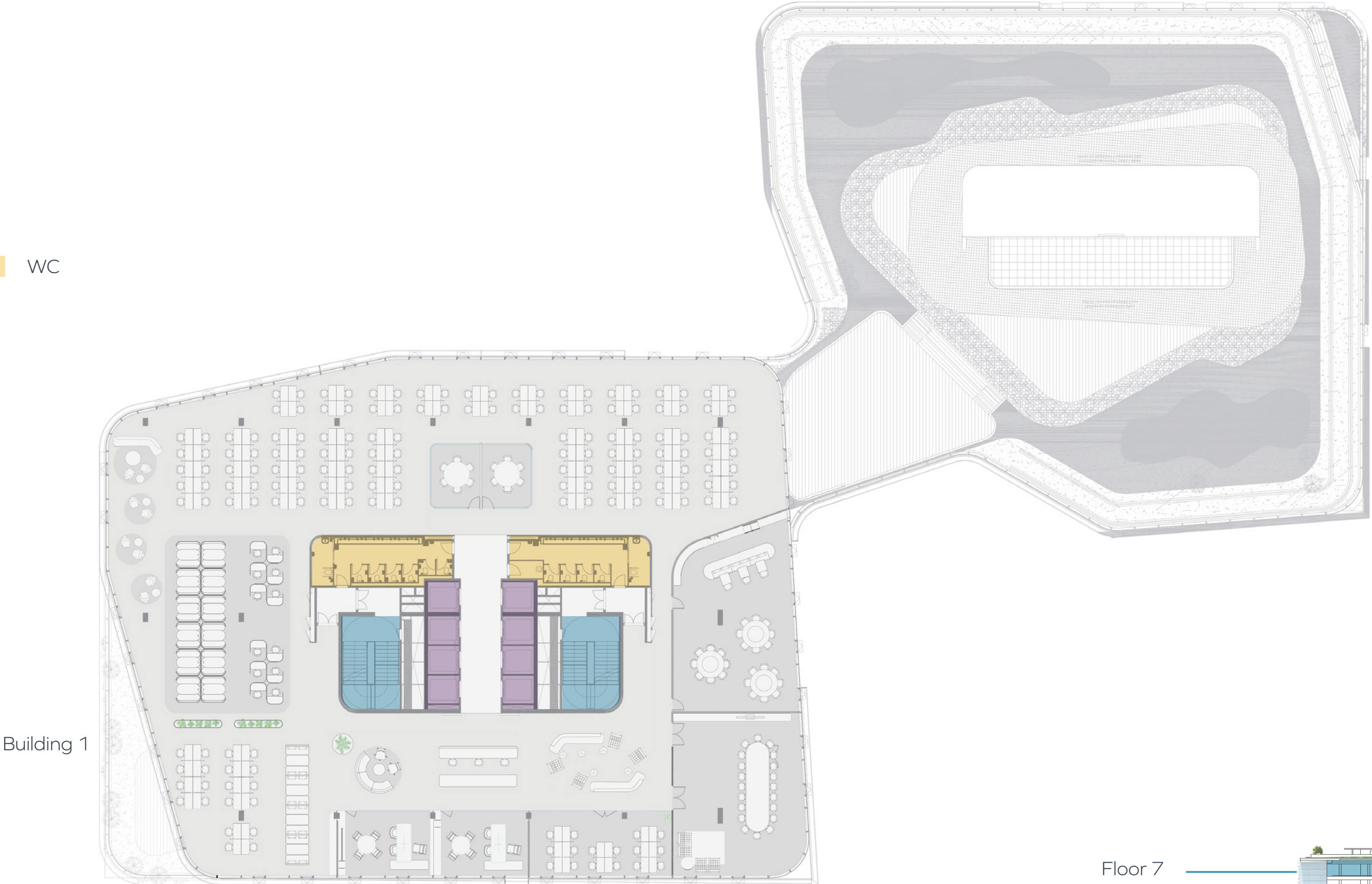




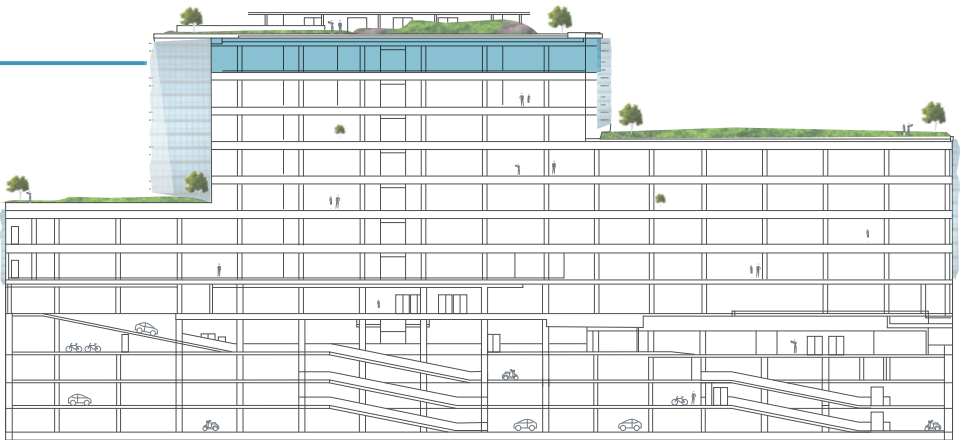
Example layout | Floor 7 | 2,331 sqm

Building 1: 2,331 sqm

- Lifts
- Stairs
- WC



Floor 7



Building 1 Building 2



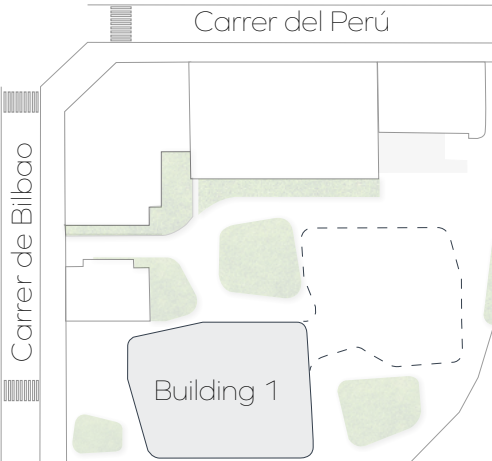
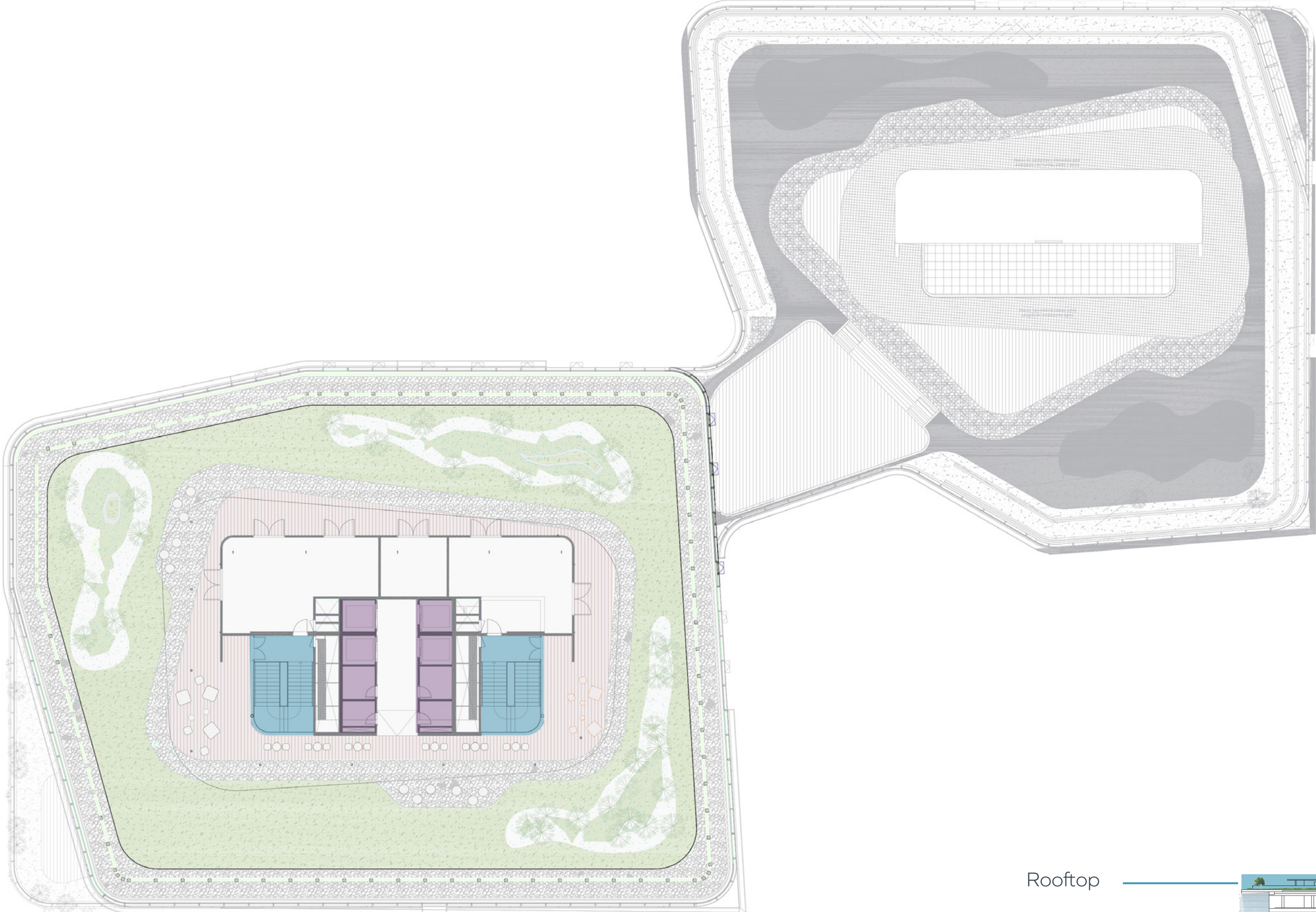
Example layout | Rooftop

Shared-use terrace: 1,086 sqm

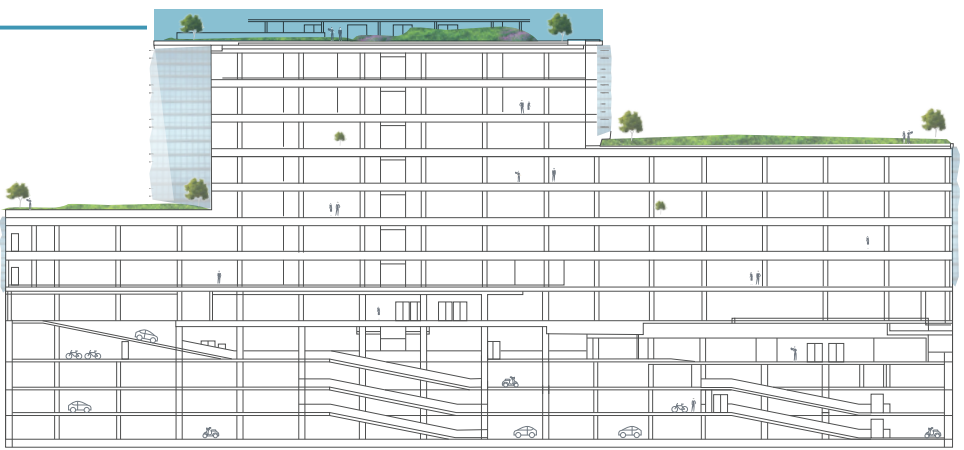


■ Lifts      ■ Stairs

Building 1



Rooftop



Building 1

Building 2



## 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 m<sup>2</sup> 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.

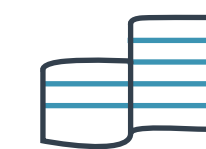


# URBIT in detail

## 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.



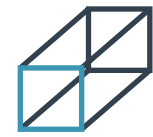
The textures, materials and colours of the exterior design of the building arise from the analysis and study of the construction materials and tones of the buildings in the surrounding area, which allows for their perfect integration with the area.

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).



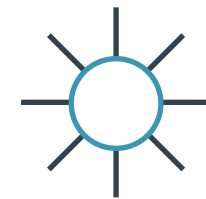
## STRUCTURE

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

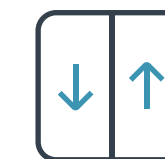
The design of the offices has been optimized to allow the maximum amount of natural light to enter through a glazed façade of up to 3.20 m clear height.



## 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.

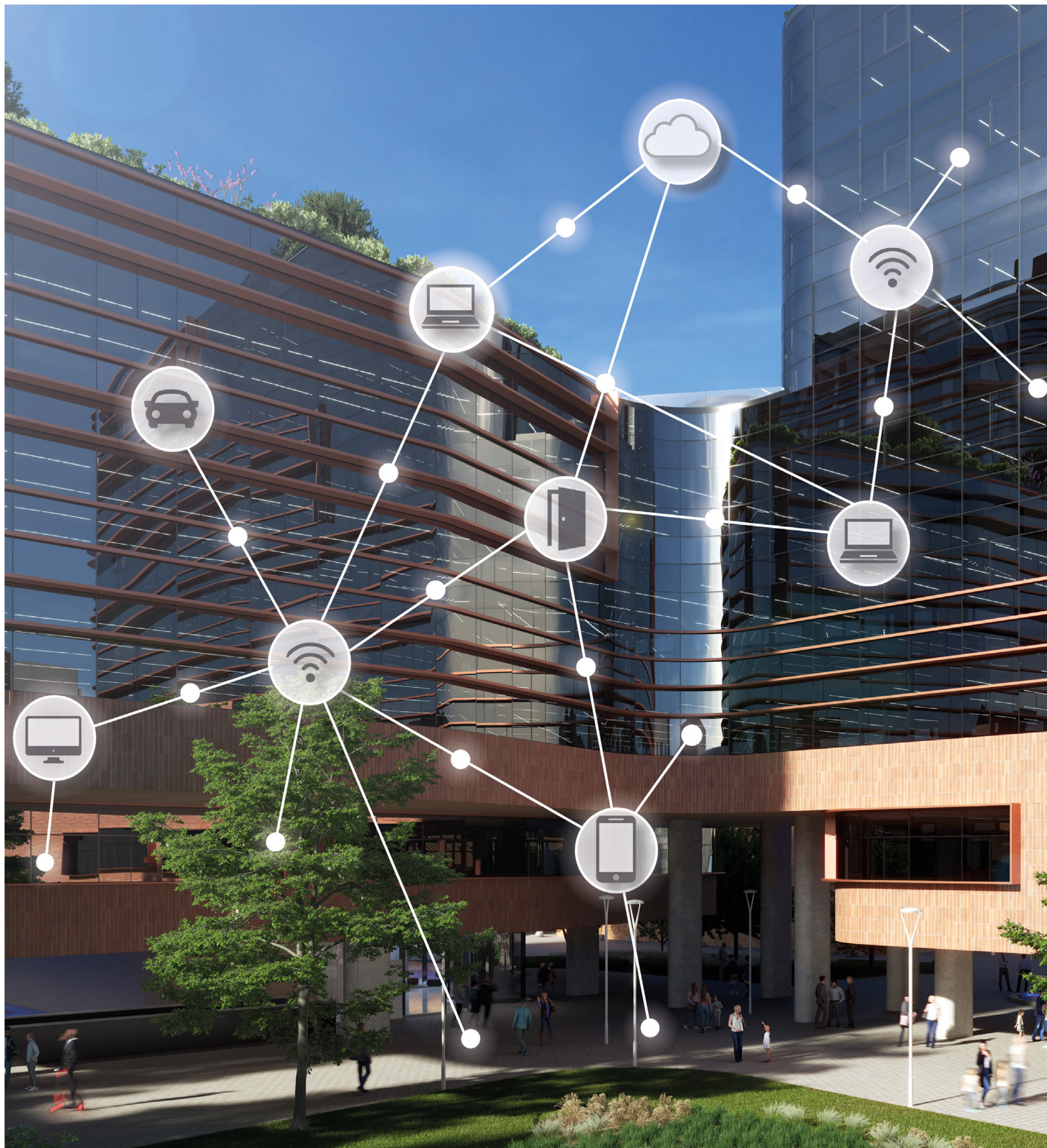




## COMMUNICATIONS AND SECURITY

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..



