



# URBIT

OFFICE CAMPUS - 22@BCN

Floorplans and technical specifications



# Shedule of Areas

Total: 25,927 sqm

Services and shared-use terraces: 3,676 sqm

Building 1	Lettable area	Terrace area
Rooftop   Shared-use terrace		1,086 sqm
F. 7	2,337 sqm	
F. 6   Private terrace	2,337 sqm	76 sqm
F. 5   Private terrace	2,445 sqm	79 sqm
F. 4	2,351 sqm	
F. 3   Private terrace	2,351 sqm	472 sqm
F. 2	2,908 sqm	
F. 1	2,400 sqm	
Ground Floor	508 sqm	
<b>Total</b>	<b>17,638 sqm</b>	



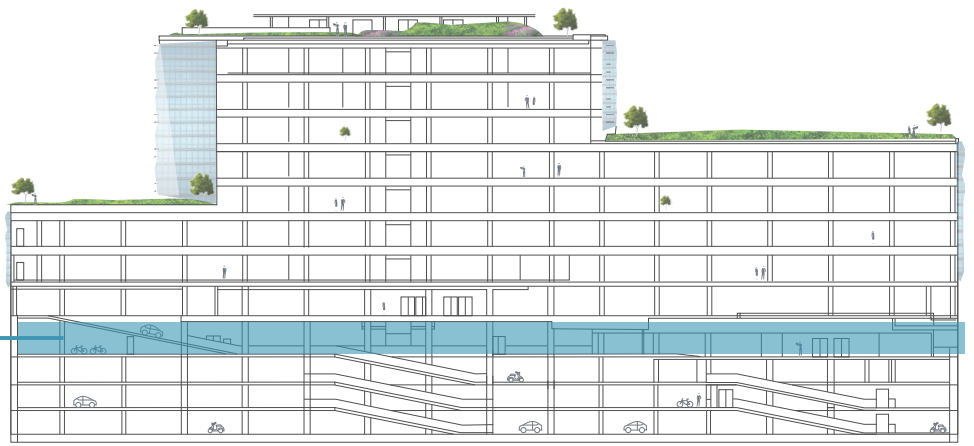
Building 2	Lettable area	Terrace area
Rooftop   Shared-use terrace		1,143 sqm
F. 4   Private terrace	2,015 sqm	27 sqm
F. 3   Private terrace	2,059 sqm	114 sqm
F. 2	2,210 sqm	
F. 1	1,720 sqm	
Ground Floor	286 sqm	
<b>Total</b>	<b>8,289 sqm</b>	

Services, Ground Floor:	Services, Basement Level -1:	Car park levels:
<ul style="list-style-type: none"> <li>Restaurant</li> </ul>	<ul style="list-style-type: none"> <li>Smart lockers</li> <li>Auditorium</li> <li>Library</li> <li>Kitchen - Canteen</li> <li>Vending machines</li> </ul>	<ul style="list-style-type: none"> <li>Gym</li> <li>À la carte mobility</li> <li>Relaxation room</li> <li>Parent and baby room</li> <li>Downtime room</li> <li>Meeting room</li> <li>Changing rooms</li> </ul>
		<ul style="list-style-type: none"> <li>9 spaces</li> <li>321 spaces</li> <li>102 spaces</li> <li>289 spaces</li> </ul>
		<b>Total spaces: 721</b>

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



Basement -1

Building 1      Building 2

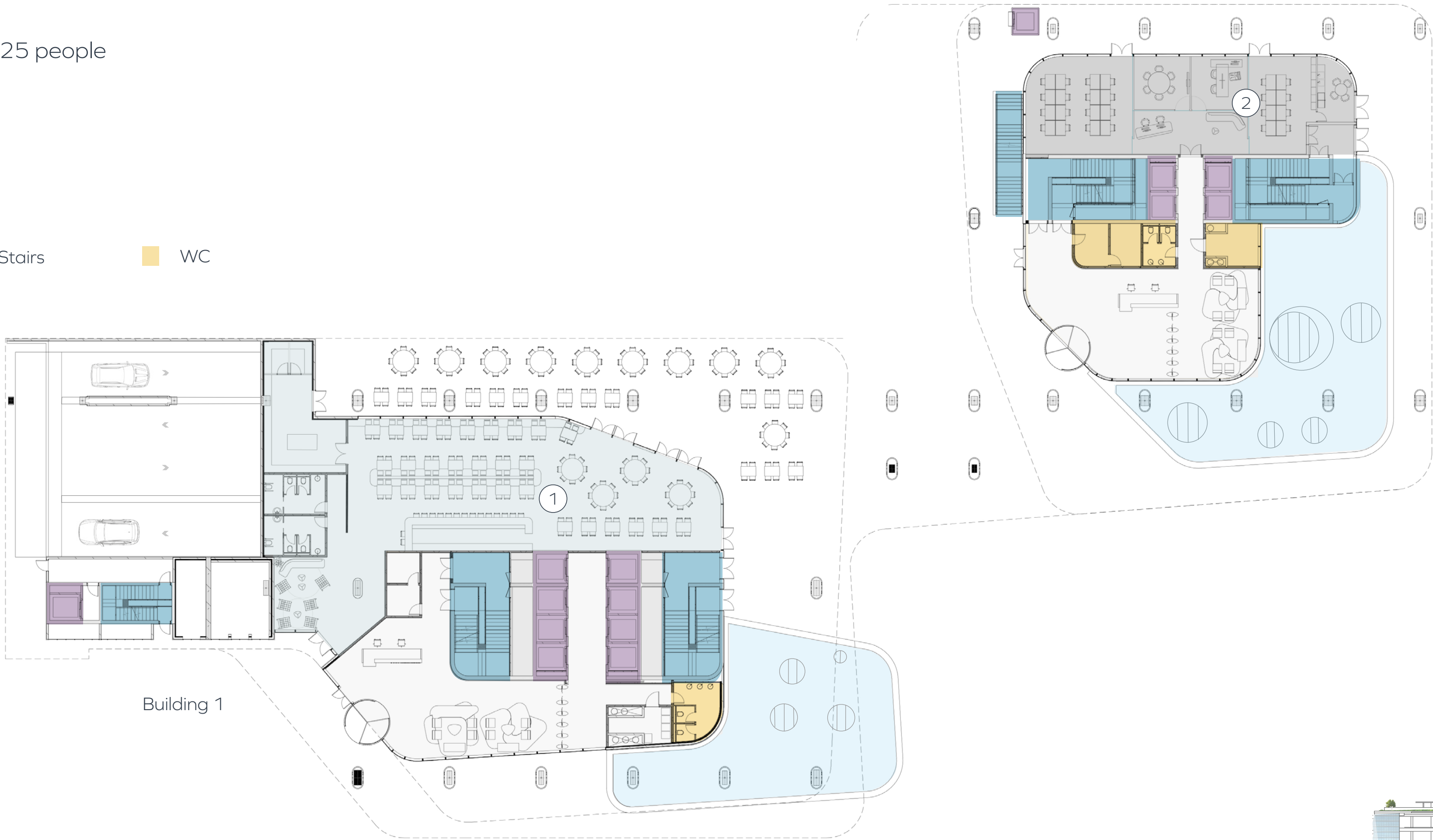
Ground Floor

**Building 1:** 508 sqm  
**Building 2:** 286 sqm | 25 people

- ① Restaurant
- ② Offices

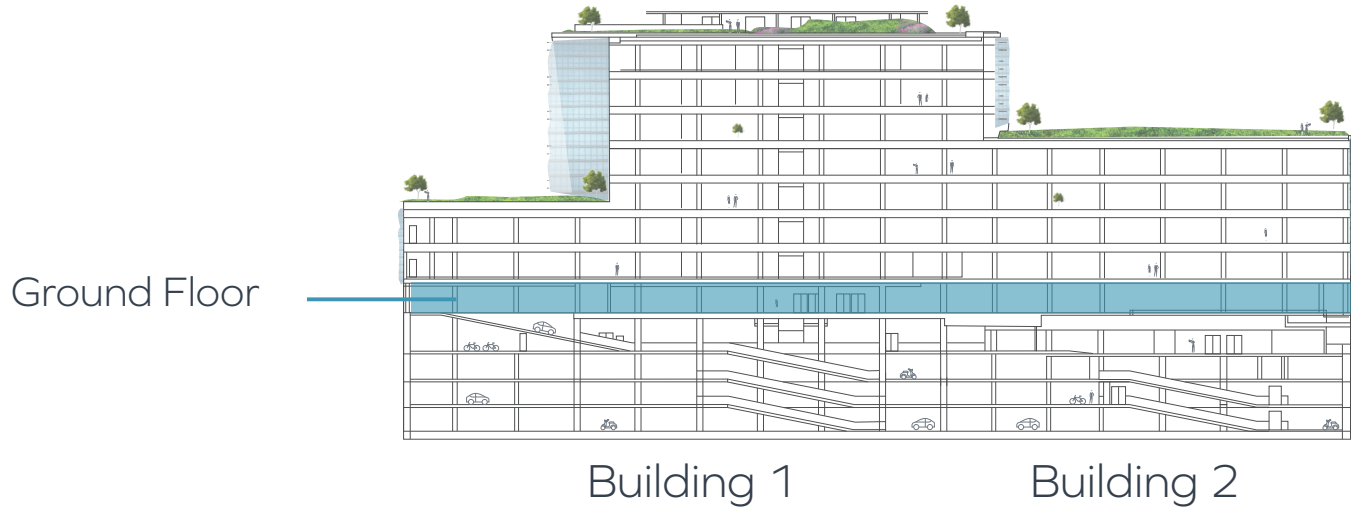
■ Lifts   ■ Stairs   ■ WC

Carrer de Bilbao



Building 1

Building 2



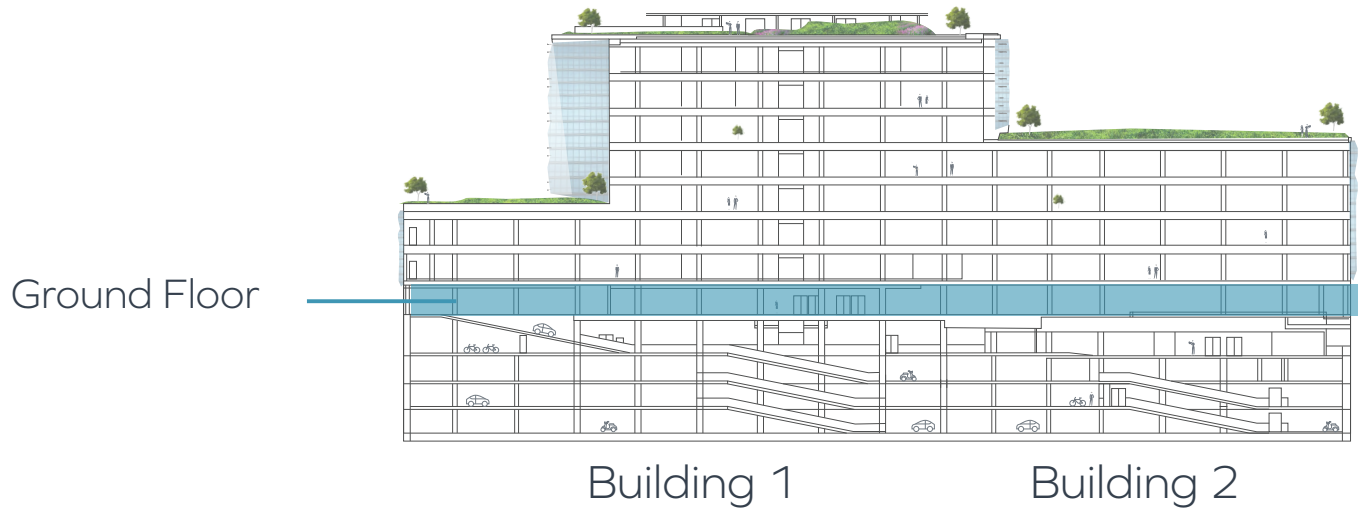
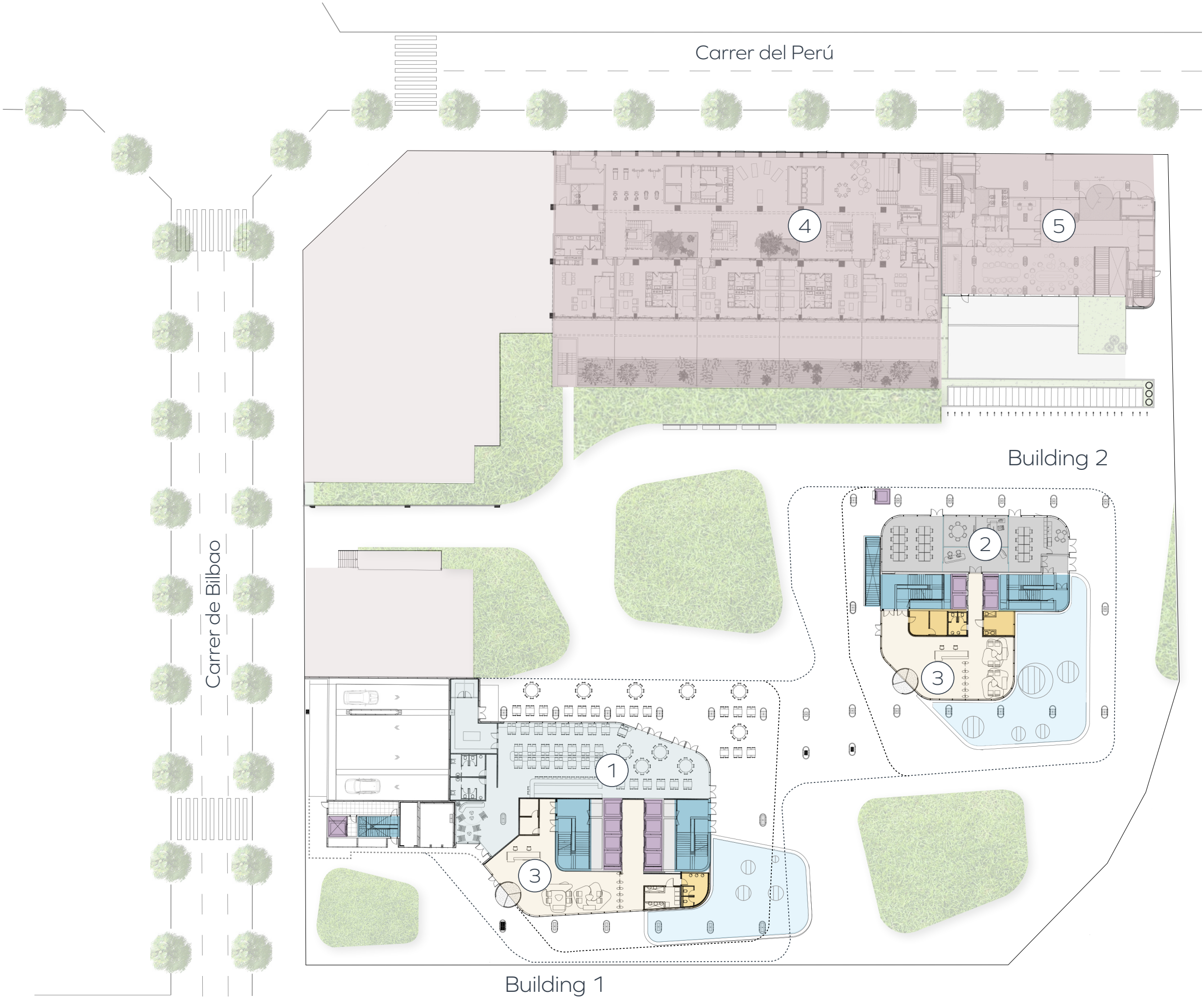
Ground Floor

Building 1   Building 2

Ground Floor + surroundings

**Building 1:** 508 sqm  
**Building 2:** 286 sqm | 25 people

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

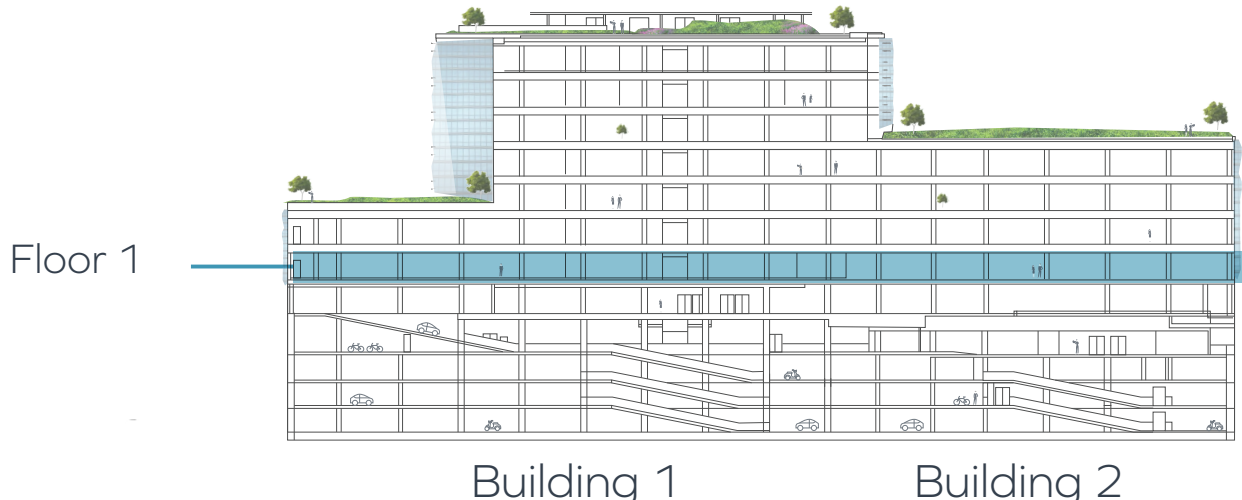
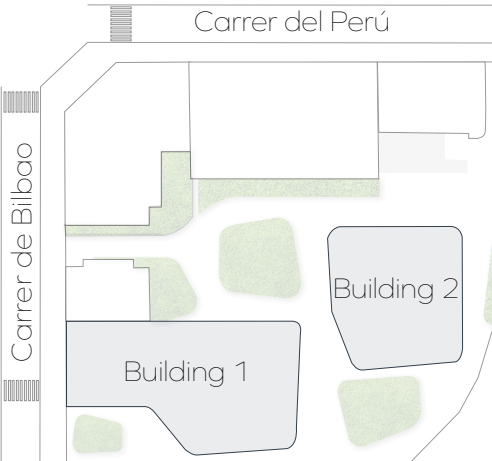
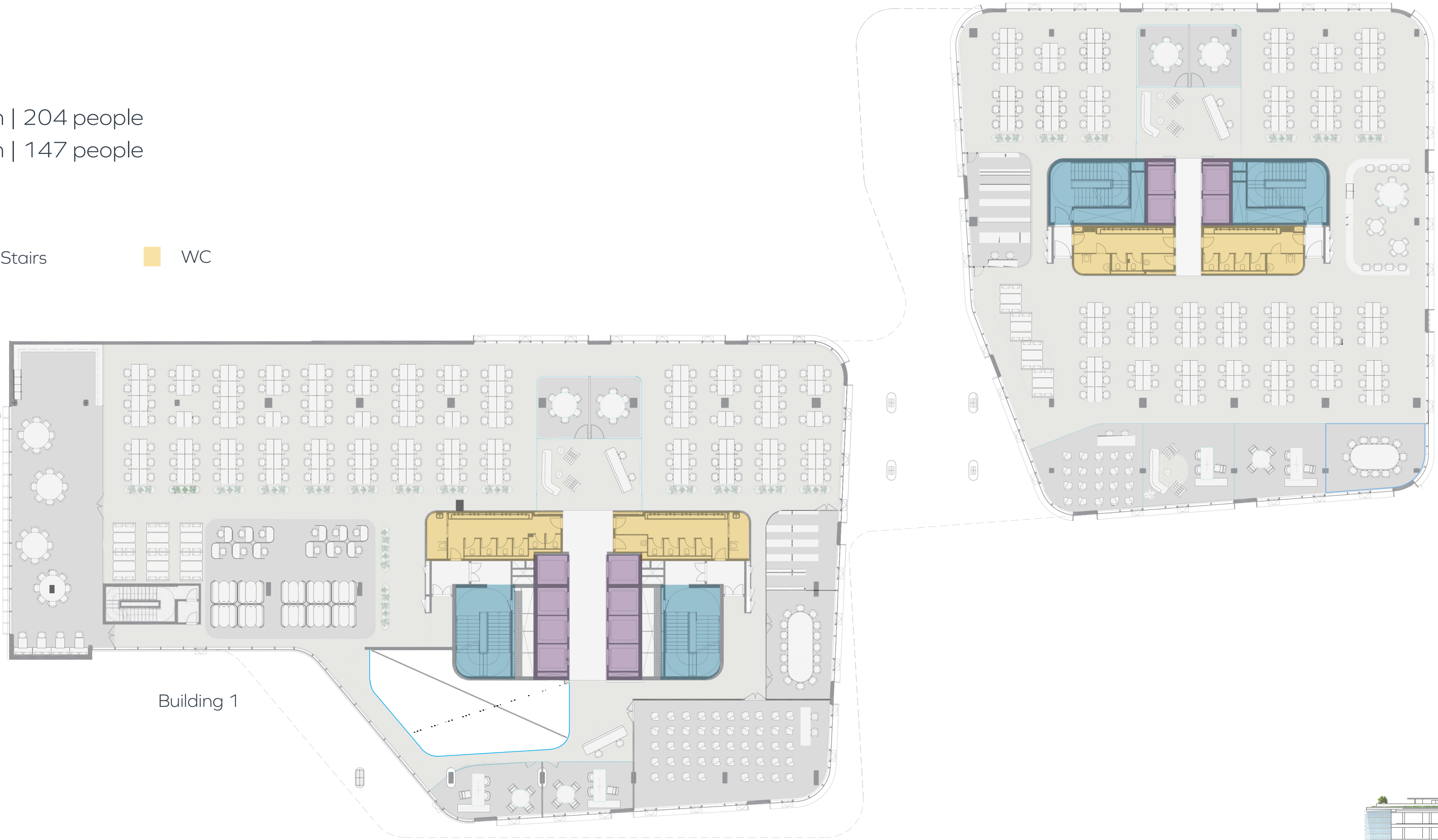


**Example layout | Floor 1 | 4,120 sqm**

**Occupancy ratio 1:8**  
**Capacity: 351 people**

**Building 1: 2,400 sqm | 204 people**  
**Building 2: 1,720 sqm | 147 people**

■ Lifts   ■ Stairs   ■ WC

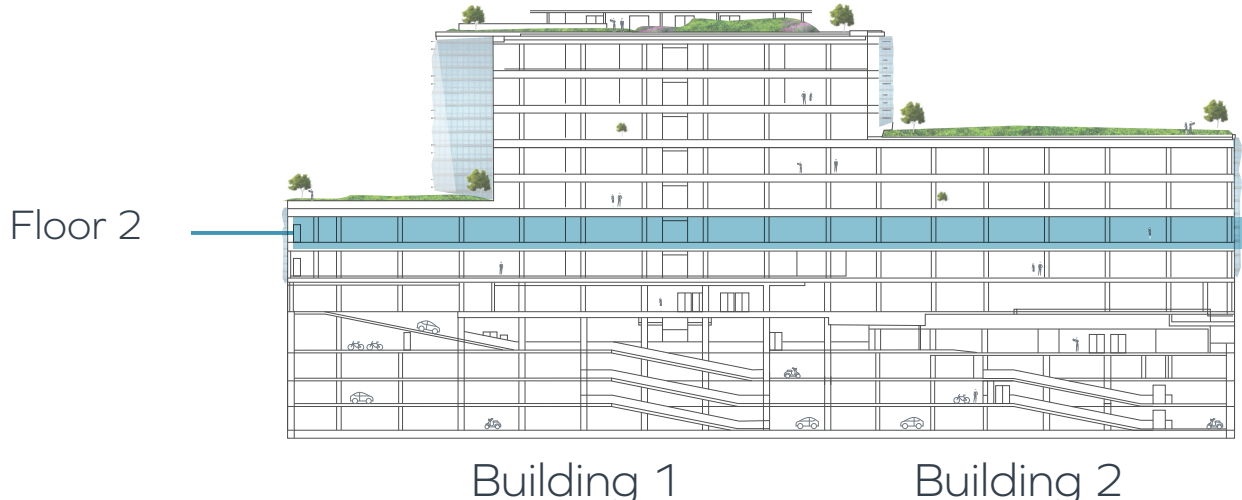
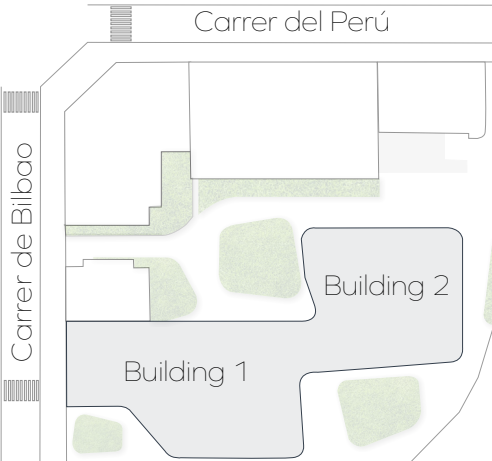
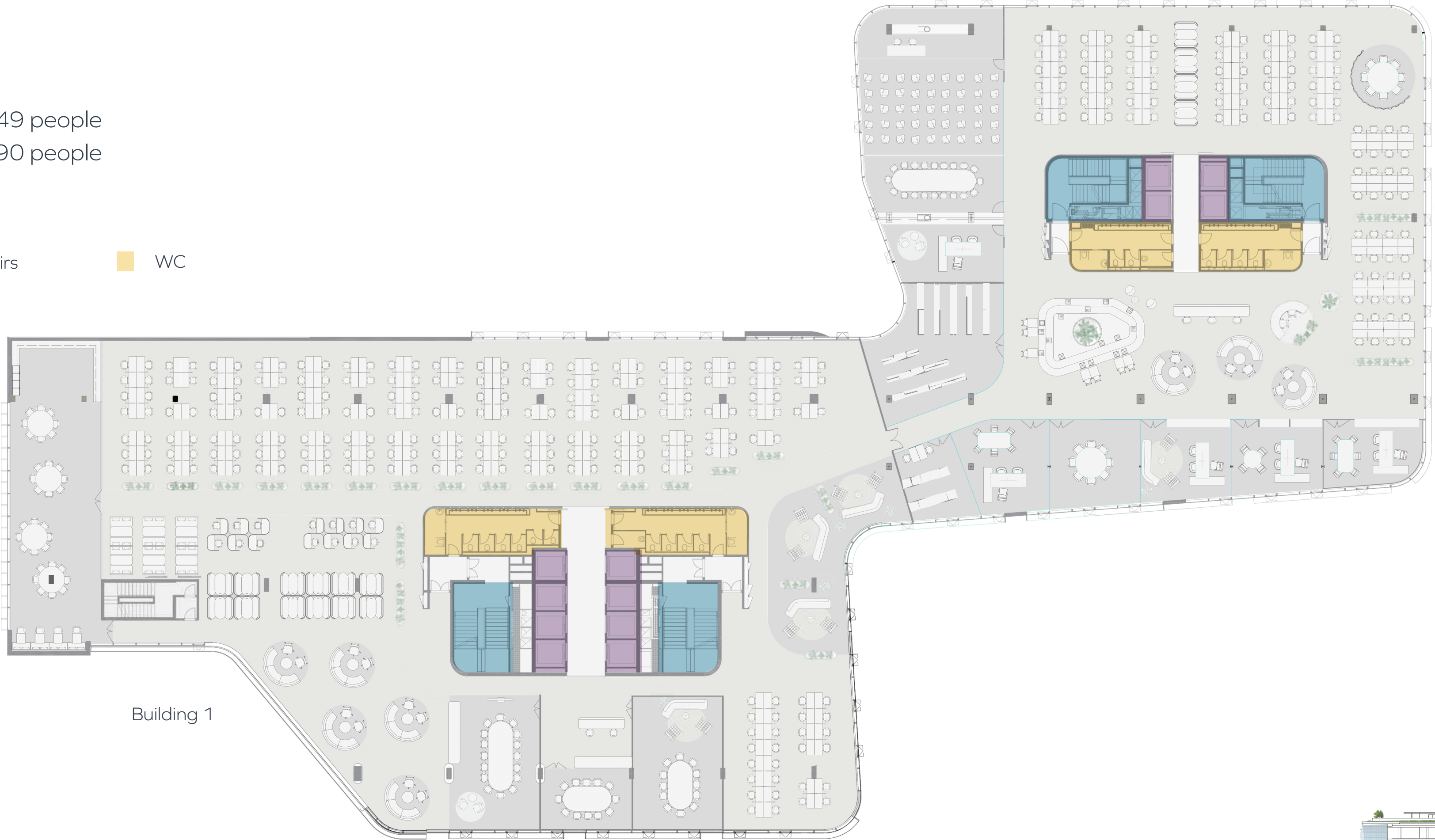


# Example layout | Floor 2 | 5,118 sqm

Occupancy ratio 1:8  
Capacity: 439 people

Building 1: 2,908 m<sup>2</sup> | 249 people  
Building 2: 2,210 m<sup>2</sup> | 190 people

■ Lifts   ■ Stairs   ■ WC



**Example layout | Floor 3 | 4,410 sqm**

**Occupancy ratio 1:8**  
**Capacity: 380 people**

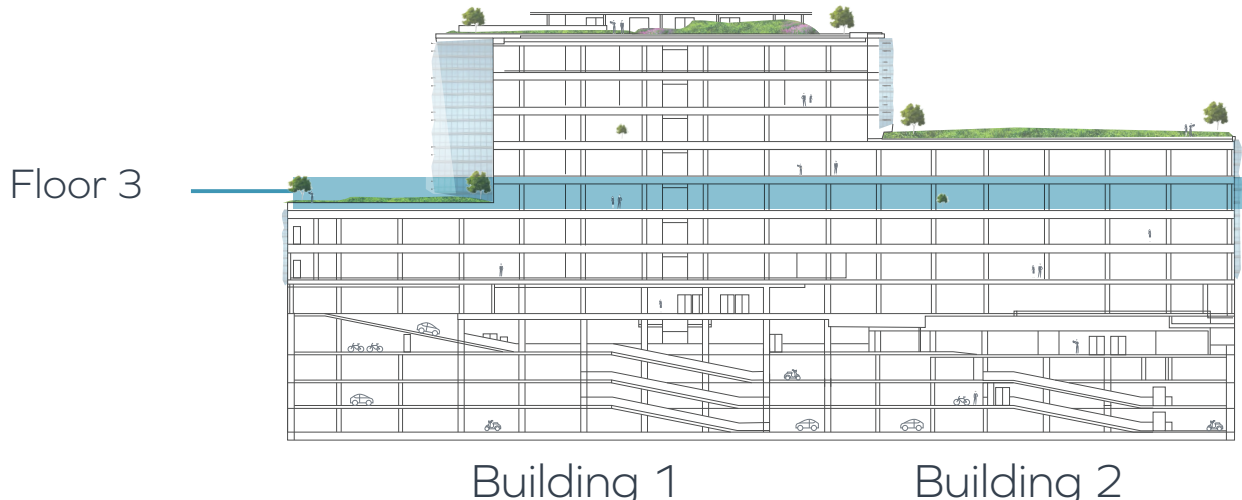
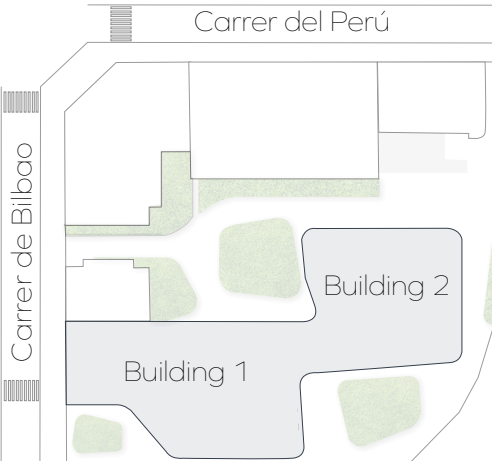
**Building 1: 2,351 sqm | Private Terrace: 472 sqm | 201 people**  
**Building 2: 2,059 sqm | Private Terrace: 114 sqm | 179 people**

■ Lifts   ■ Stairs   ■ WC



Building 1

Building 2



Floor 3

Building 1

Building 2

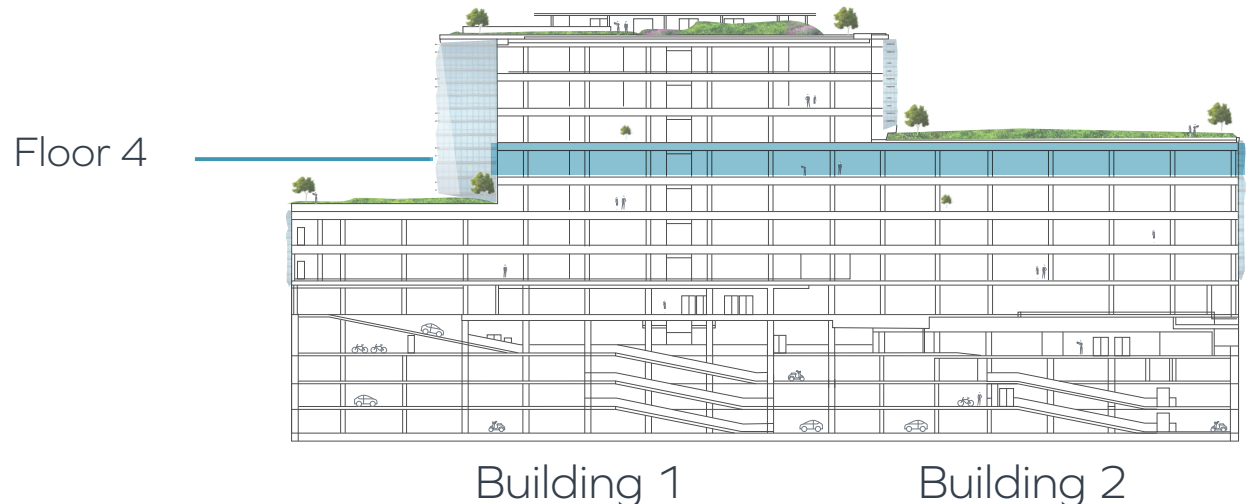
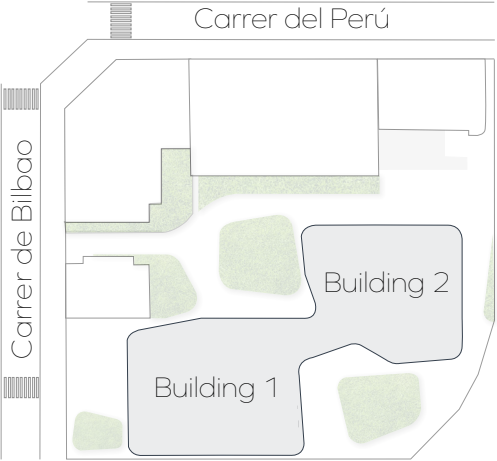
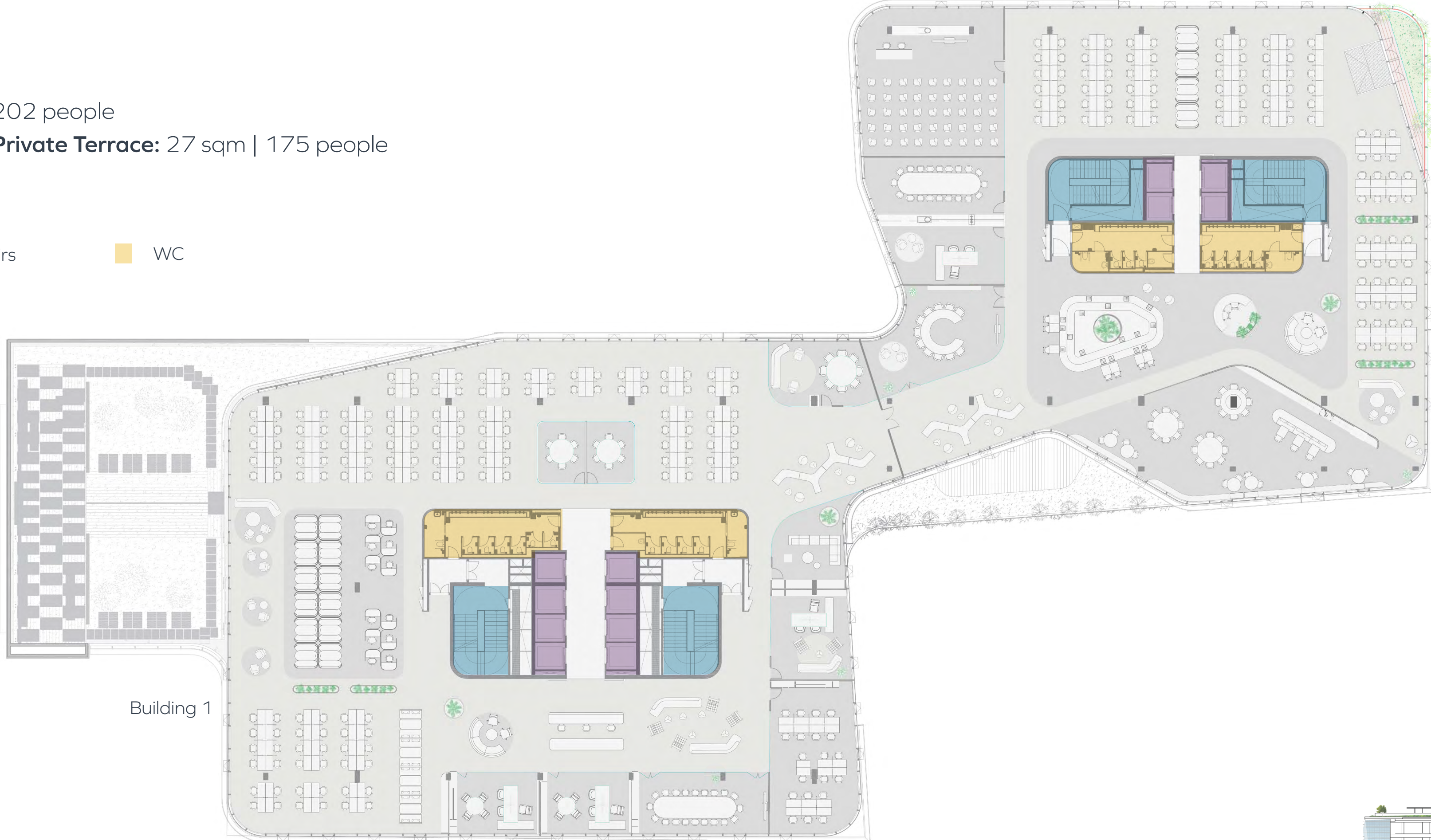


# Example layout | Floor 4 | 4,366 sqm

Occupancy ratio 1:8  
Capacity: 377 people

Building 1: 2,351 sqm | 202 people  
Building 2: 2,015 sqm | **Private Terrace:** 27 sqm | 175 people

■ Lifts   ■ Stairs   ■ WC

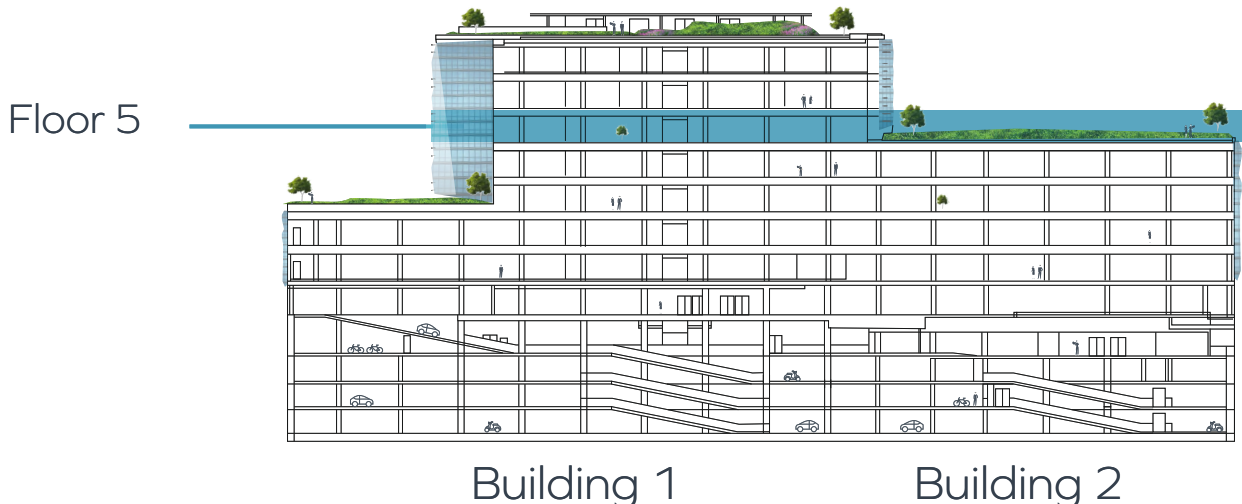
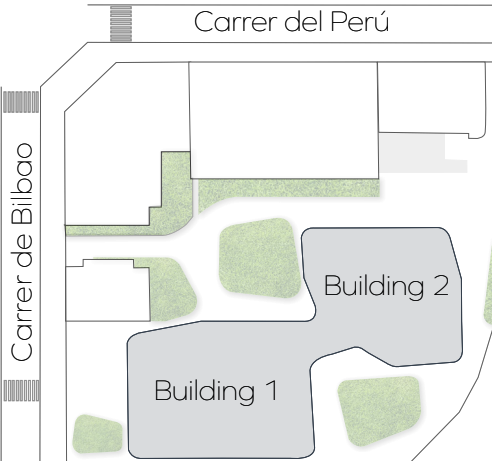


**Example layout | Floor 5 | 2,445 sqm**

Occupancy ratio 1:8  
Capacity: 211 people

Building 1: 2,445 sqm | Private Terrace: 79 sqm  
Shared-use terrace: 1,143 sqm

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

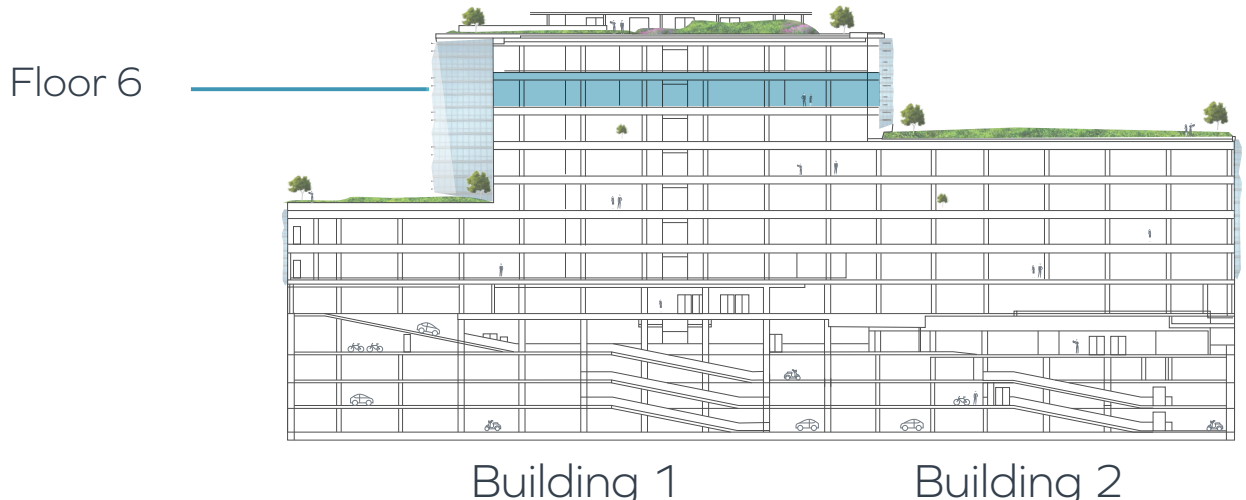
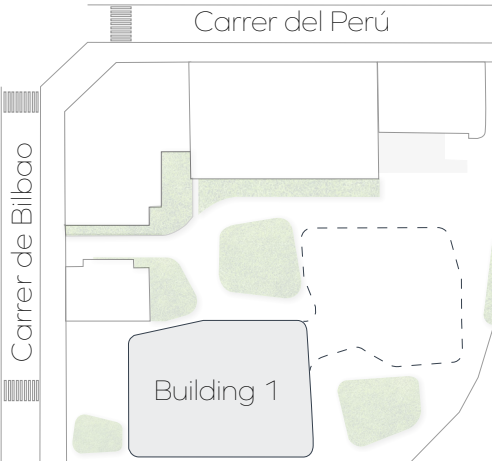
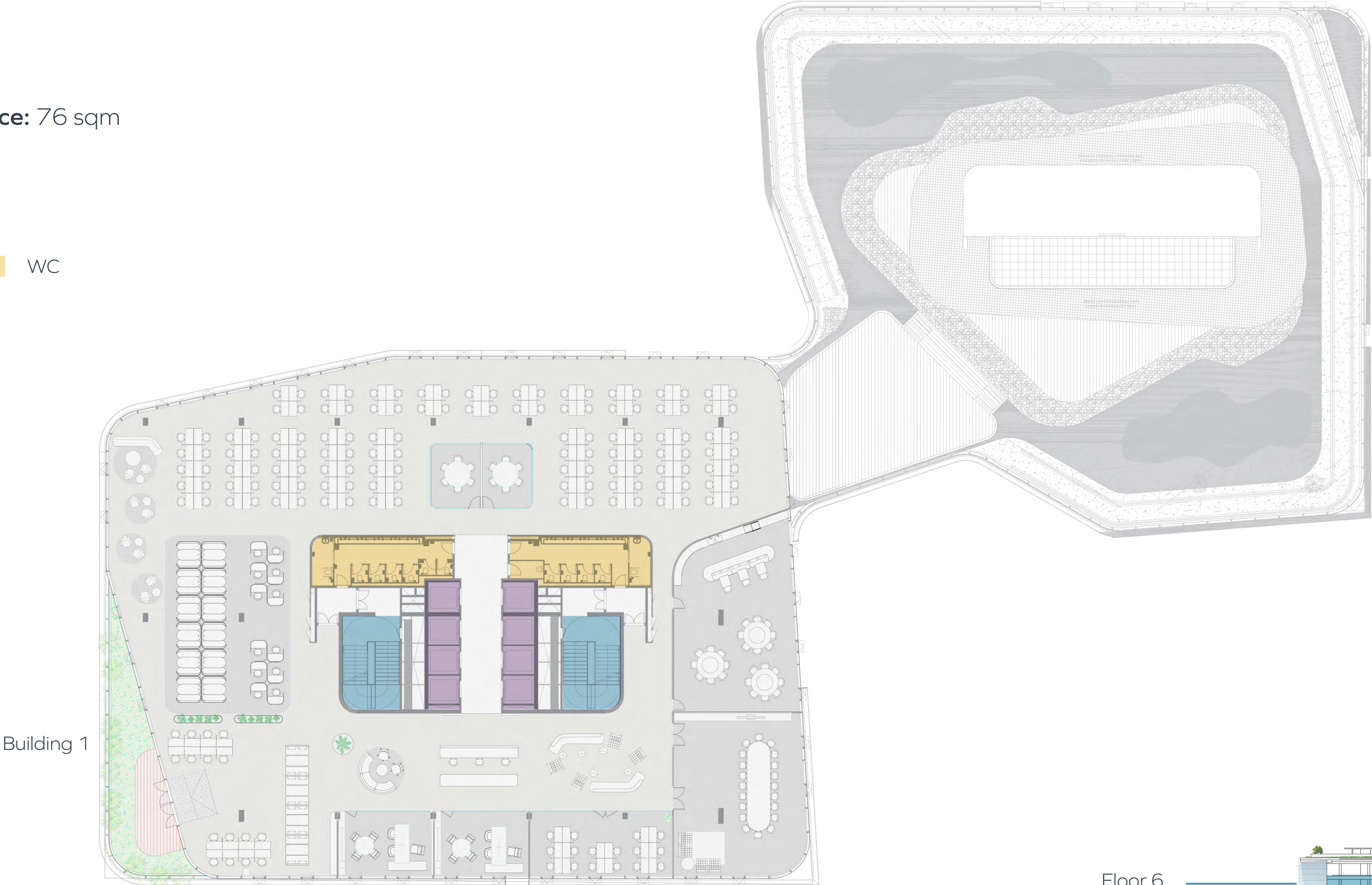


Example layout | Floor 6 | 2,337 sqm

Occupancy ratio 1:8  
Capacity: 201 people

Building 1: 2.337 m<sup>2</sup> | Private Terrace: 76 sqm

■ Lifts   ■ Stairs   ■ WC

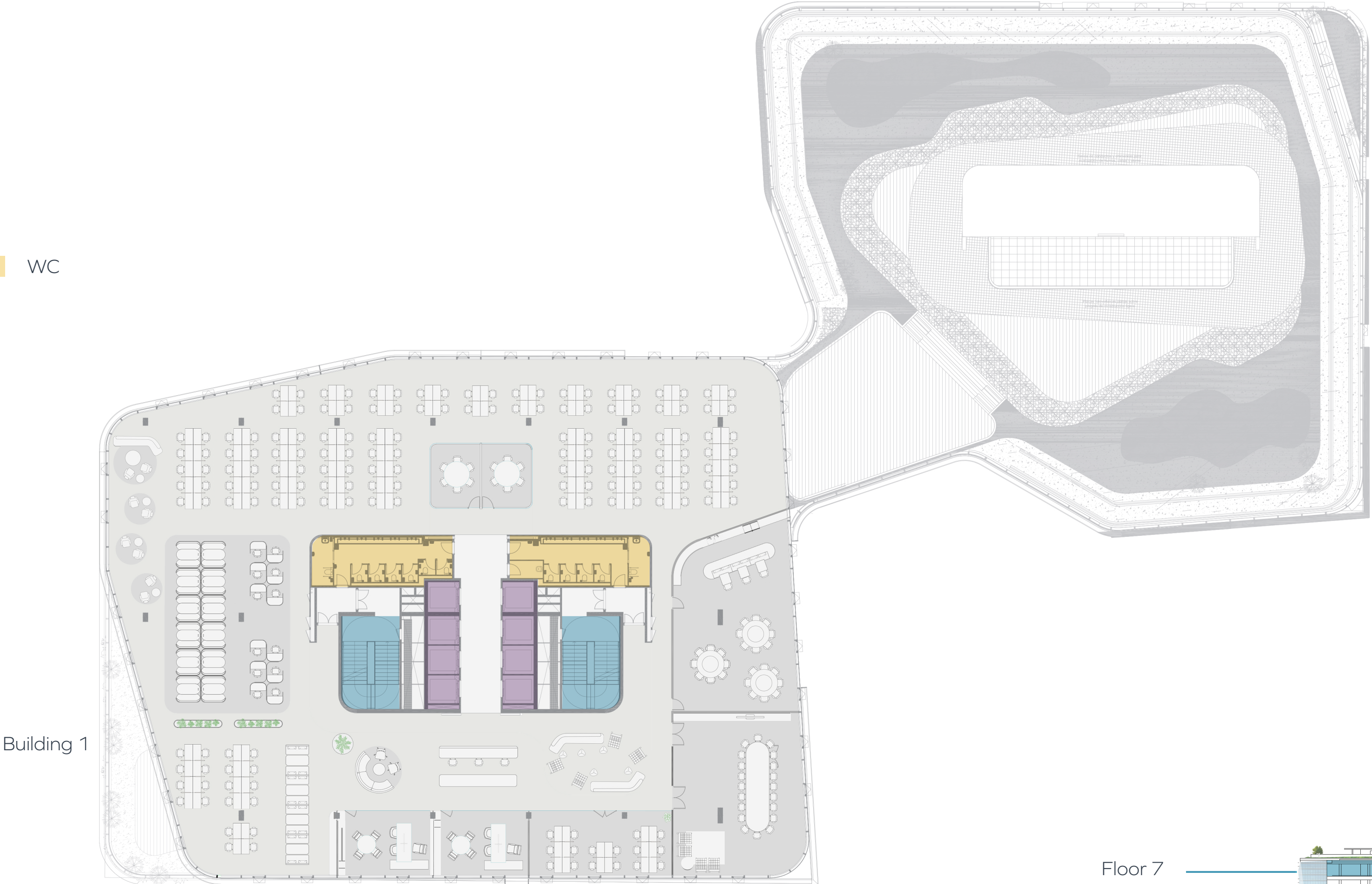


**Example layout | Floor 7 | 2,337 sqm**

**Occupancy ratio 1:8**  
**Capacity: 201 people**

**Building 1: 2,337 sqm**

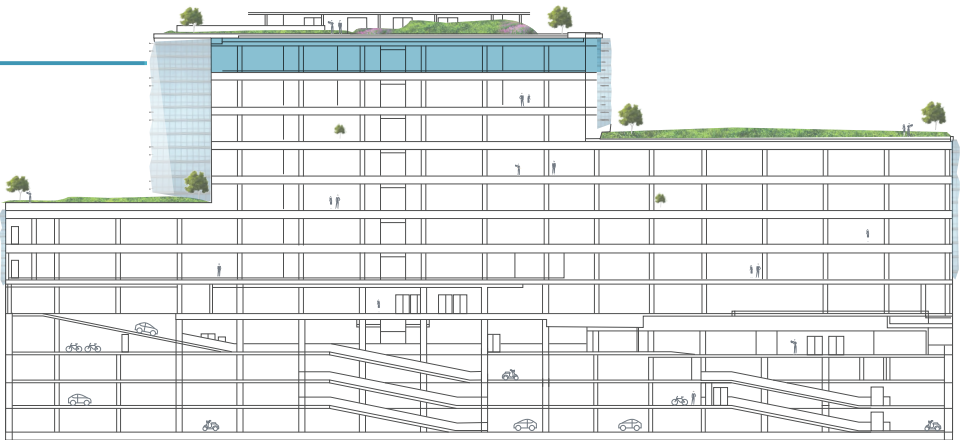
■ Lifts   ■ Stairs   ■ WC



Building 1



Floor 7

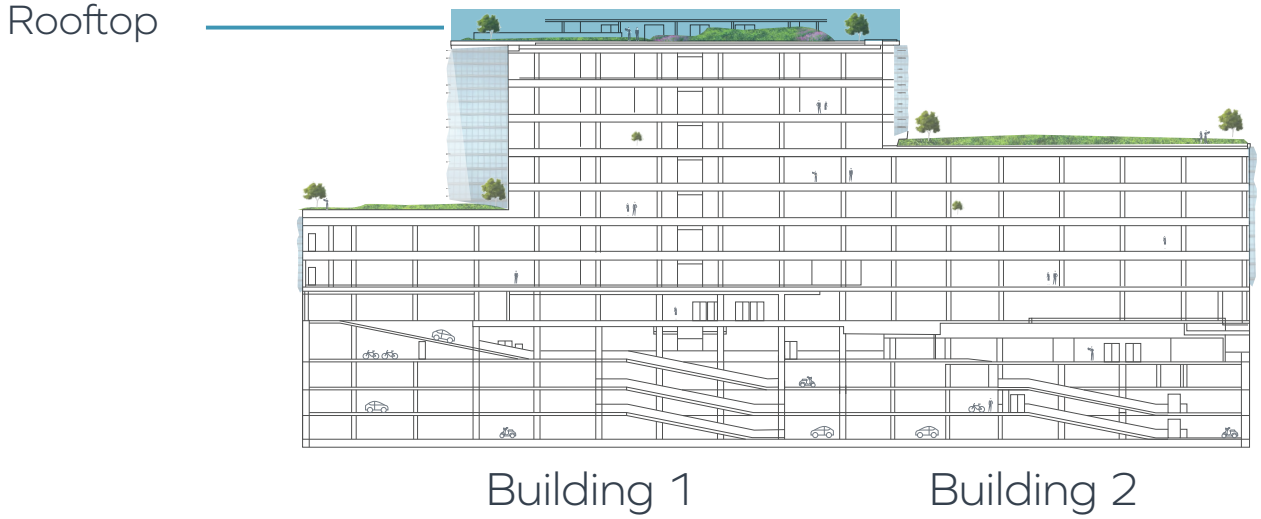
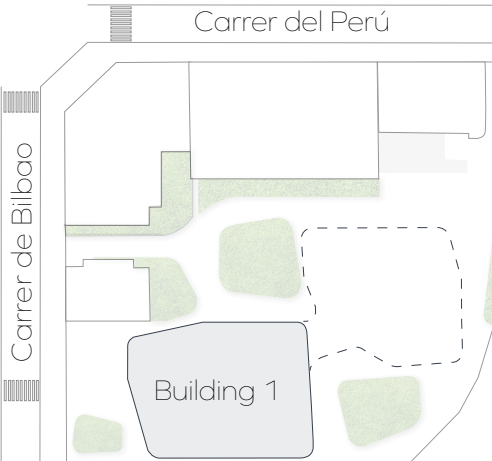
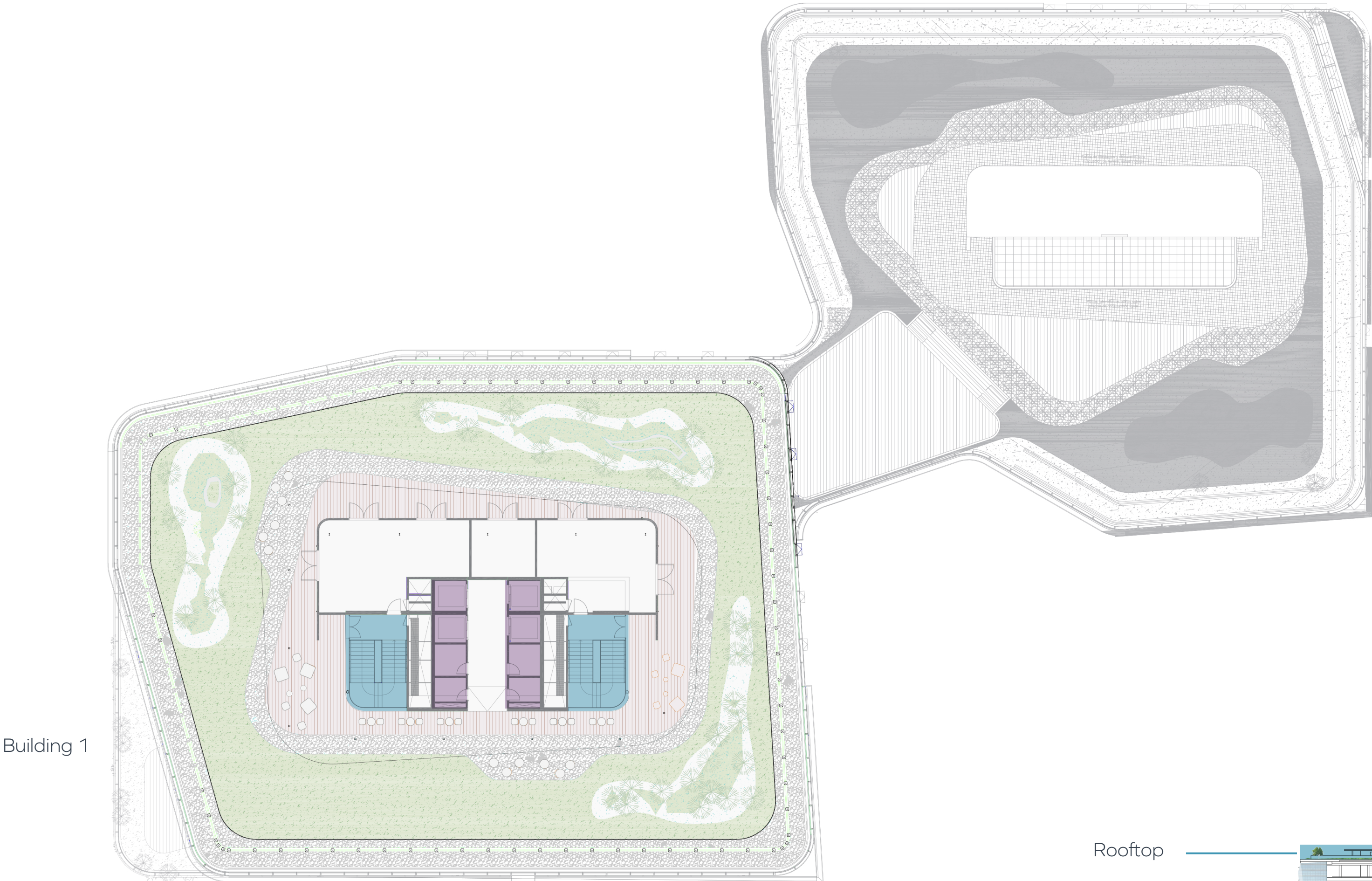


Building 1   Building 2

Example layout | Rooftop

Shared-use terrace: 1,086 sqm

■ Lifts     ■ Stairs





## 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).



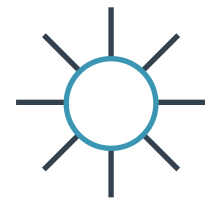
## STRUCTURE

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

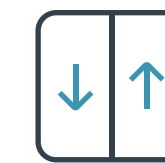
The design of the offices has been optimized to allow the maximum amount of natural light to enter through a glazed façade of up to 3.20 m clear height.



# 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.



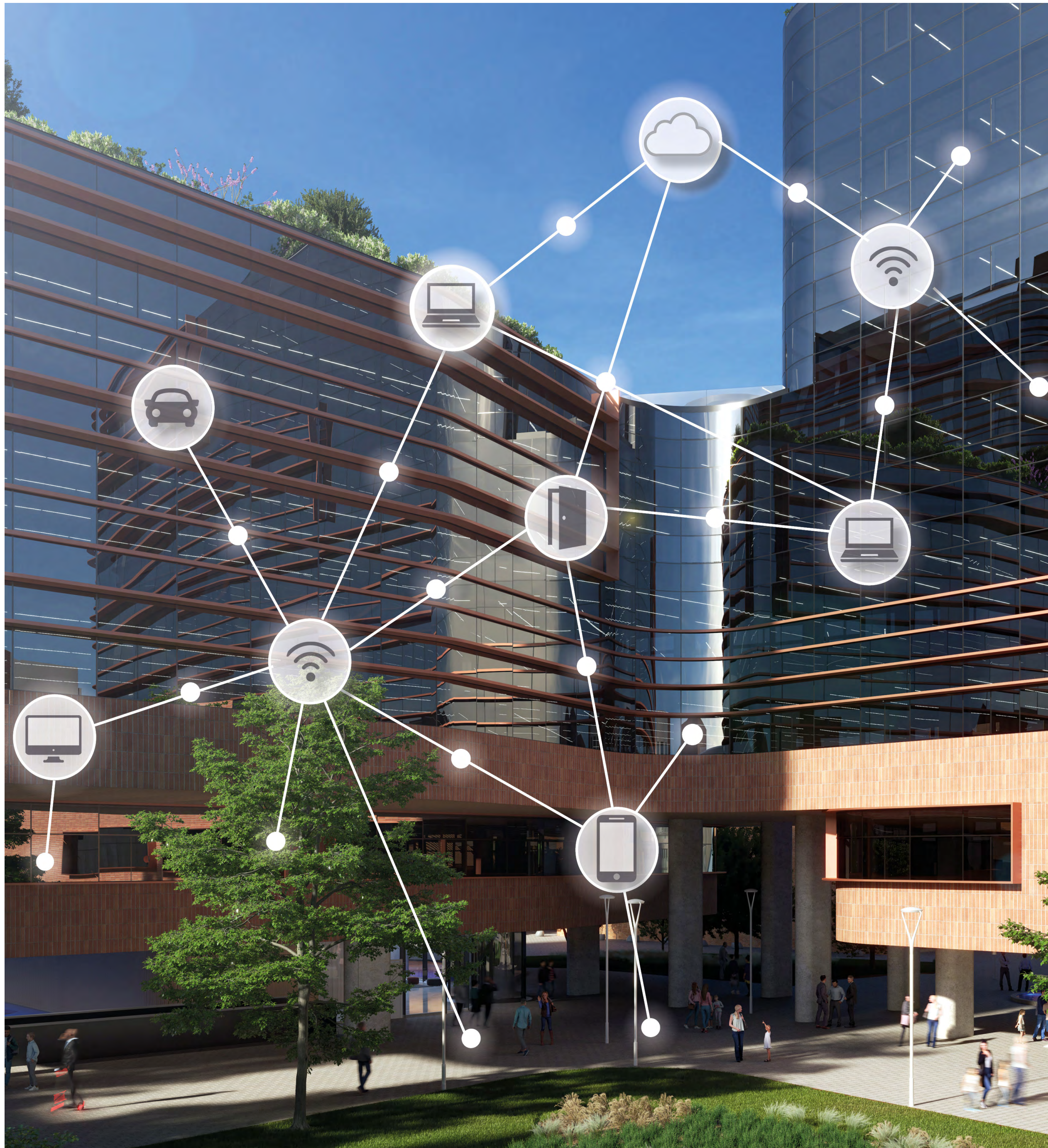




## COMMUNICATIONS AND SECURITY

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..

