



EDIFICIO  
**CONNECTA**

Where wellbeing and technology meet

# CONTENT

01



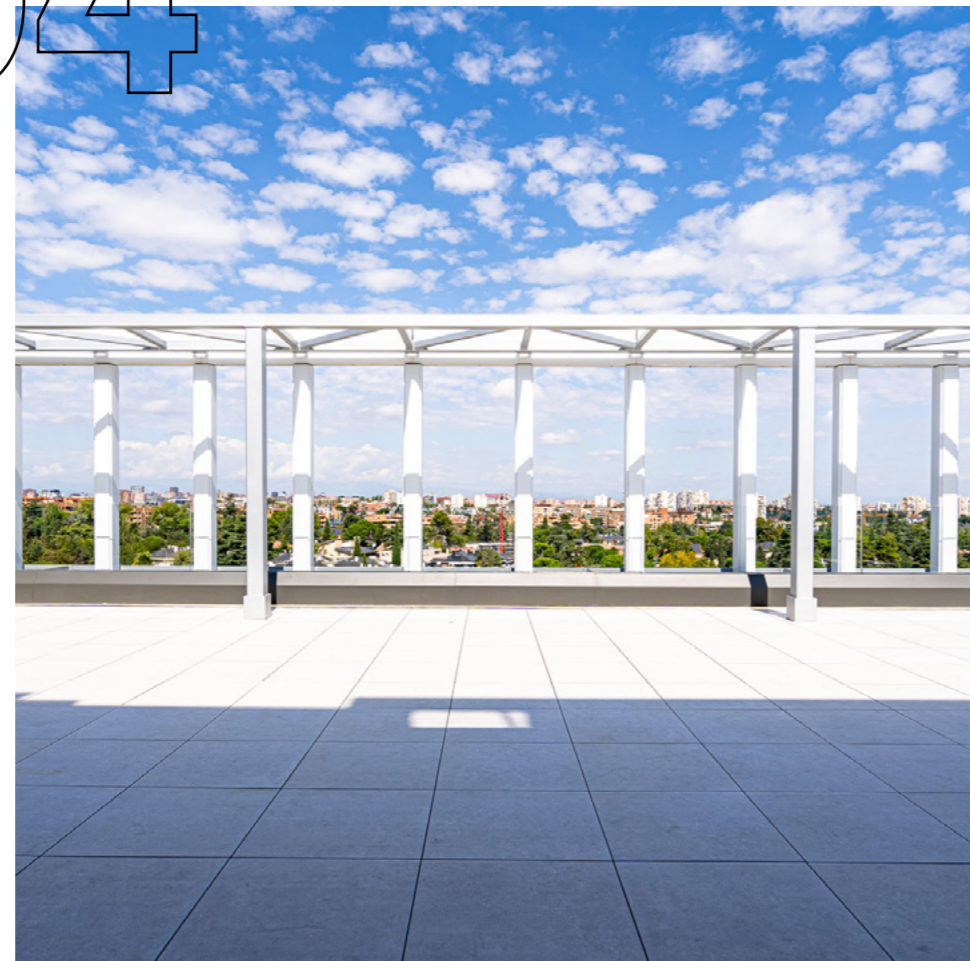
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03



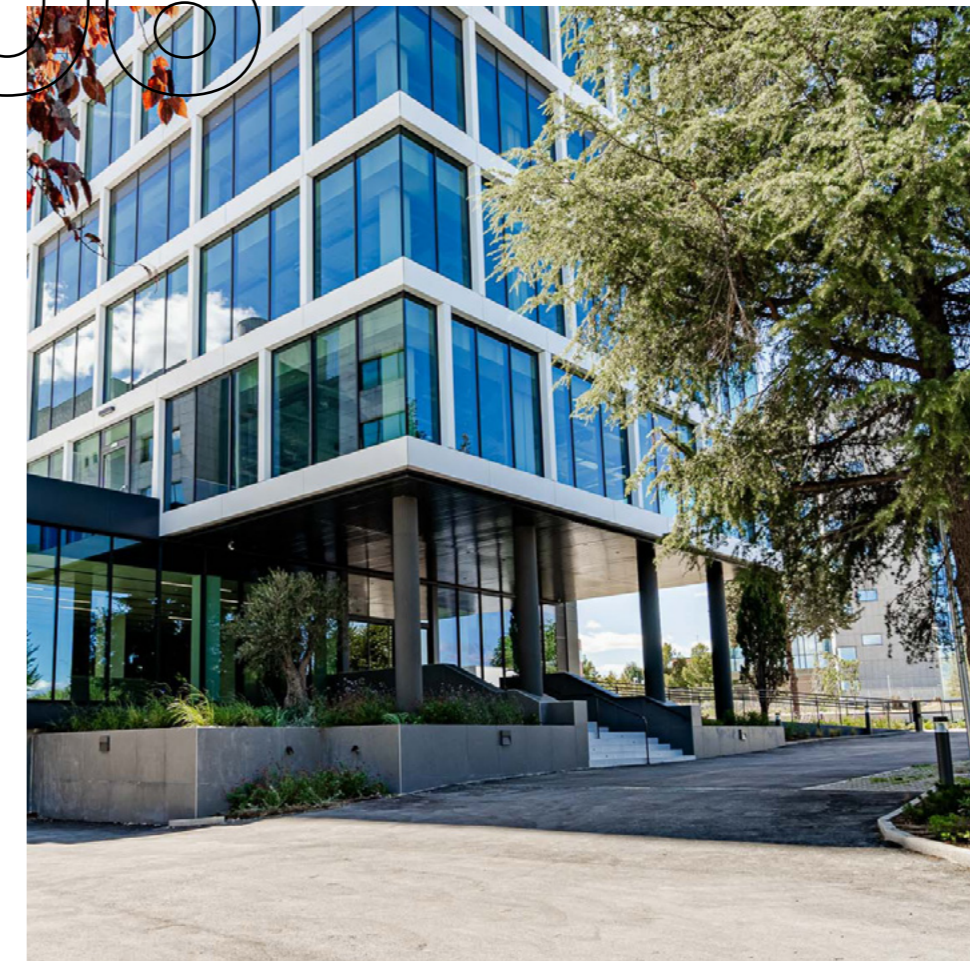
04



05



06





**6,393 sqm**

of office space over seven floors

**+850 sqm**

of green areas and terraces

**Easy access**

to Arturo Soria and the A-2 and M-30 motorways

**175**

parking spaces

**Sustainable**

in terms of health and comfort








**WiredScore**

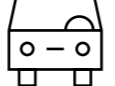

# CONNECT TO THE CITY'S

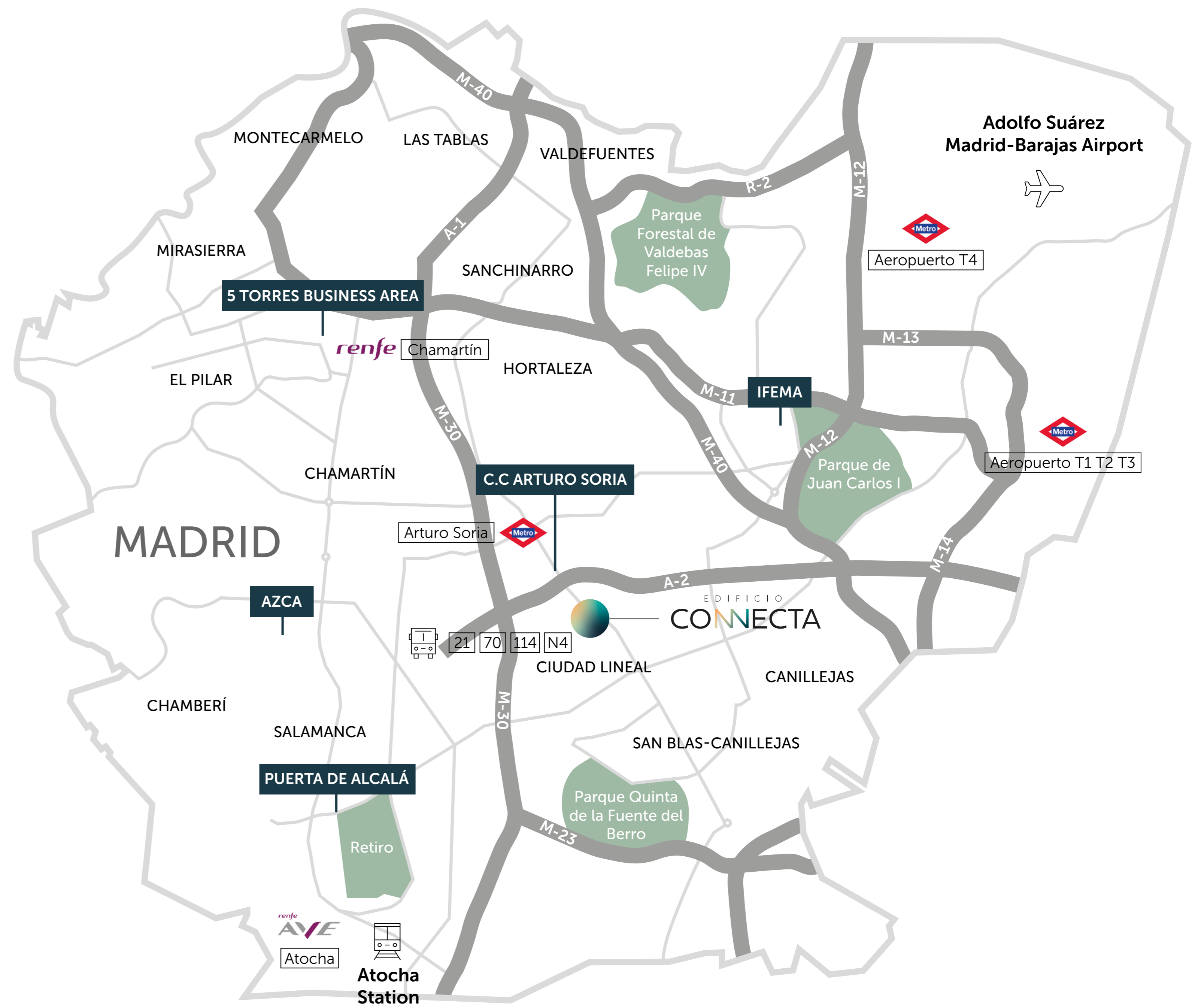
# MAIN ARTERIES

The CONNECTA Building is in one of Madrid's prime locations in terms of proximity, connectivity and services. From its strategic location very near the A-2 motorway, Arturo Soria and the M-30 motorway, it's possible to reach any point in Madrid in a matter of minutes.

**CONNECT WITH:**

- BUS 21, 70, 114, N4 
- C.C ARTURO SORIA
- ARTURO SORIA 
- ADOLFO SUÁREZ MADRID - BARAJAS 
- IFEMA
- AZCA
- 5 TORRES BUSINESS AREA
- ATOCHA STATION 
- PUERTA DE ALCALÁ
- CHAMARTÍN 

	
-	4'
3'	3'
7'	5'
6'	-
10'	-
10'	-
12'	-
10'	-
16'	-
15'	-



# A HUB FOR BIG BUSINESS



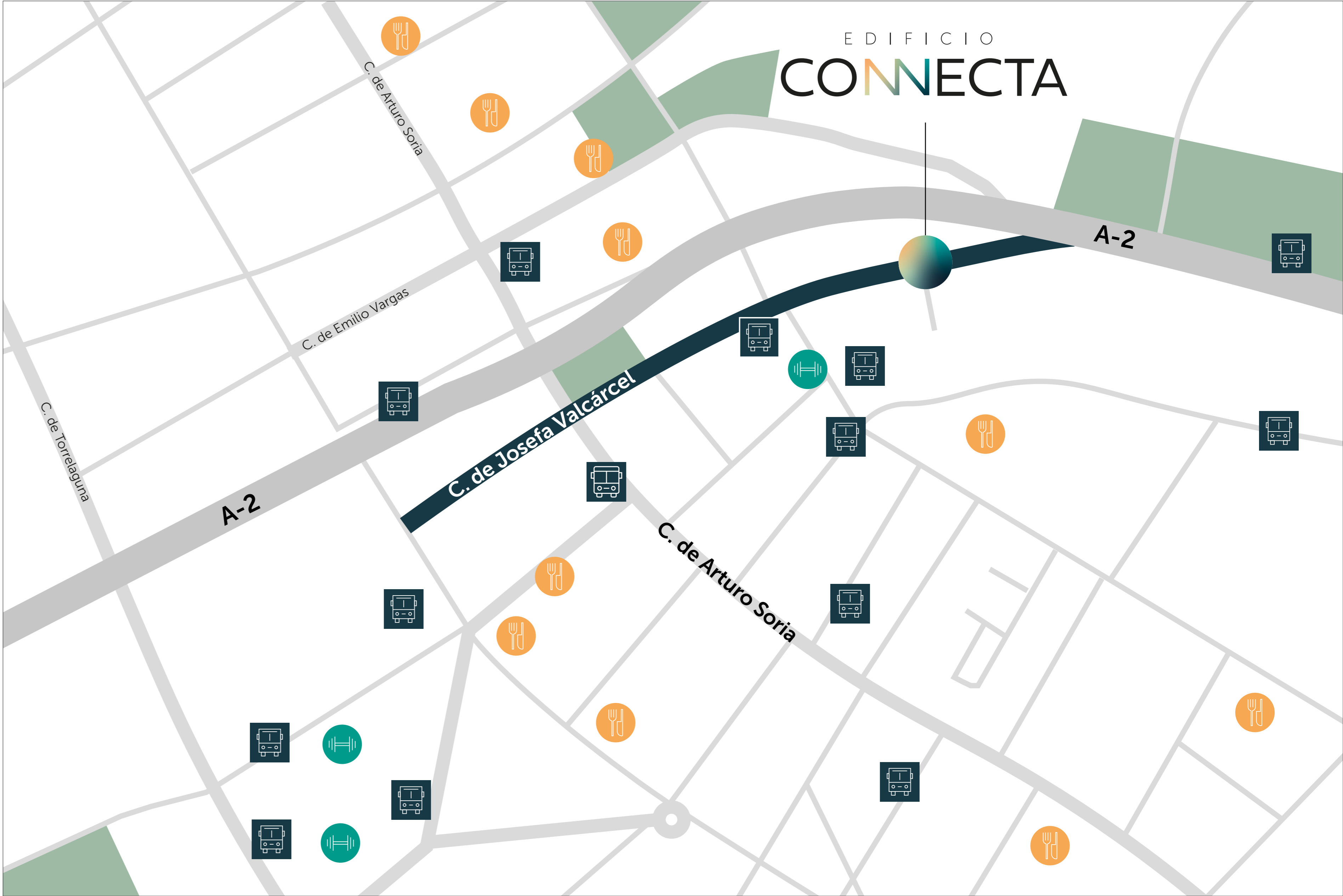
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**CONNECTA**

- 1 Seidor
- 2 Atrevia
- 3 AXPE Consulting
- 4 OMRON Electronics
- 5 CEMEX
- 6 Atípica Films
- 7 Panel Sistemas Informáticos
- 8 Alsa
- 9 Viatrix Pharmaceuticals
- 10 Colt Technology Services
- 11 Ge Wind Energy
- 12 Dufry
- 13 Merck Sharp & Dohme
- 14 Digital Virgo
- 15 Instituto Nacional de Estadística
- 16 Veolia
- 17 AXA Seguros
- 18 Ministerio de Cultura y Deportes

# CLOSE TO EVERYTHING YOU NEED

## FROM SMALL SHOPS TO LARGE PARKS

Just a few steps away from the CONNECTA Building, a whole world is waiting to be discovered. Restaurants and bars, bus stops, BiciMad bicycle-sharing stations, schools and supermarkets, not to mention Pinar Conde Orgaz Park, a large green space offering endless outdoor options, including walking, working out and eating.



-  Buses
-  Gyms
-  Restaurants

# 03 PARADISE IN AN OFFICE BUILDING

## CONNECTA BUILDING: ONE OF THE MOST MODERN REPRESENTATIVE ASSETS IN MADRID

Its elegant shell hides a unique space that seamlessly combines high-performance work areas, gardens and green areas that help relieve stress, terraces with spectacular panoramic views and communal areas that users love.



Offices



Multipurpose space

Terrace



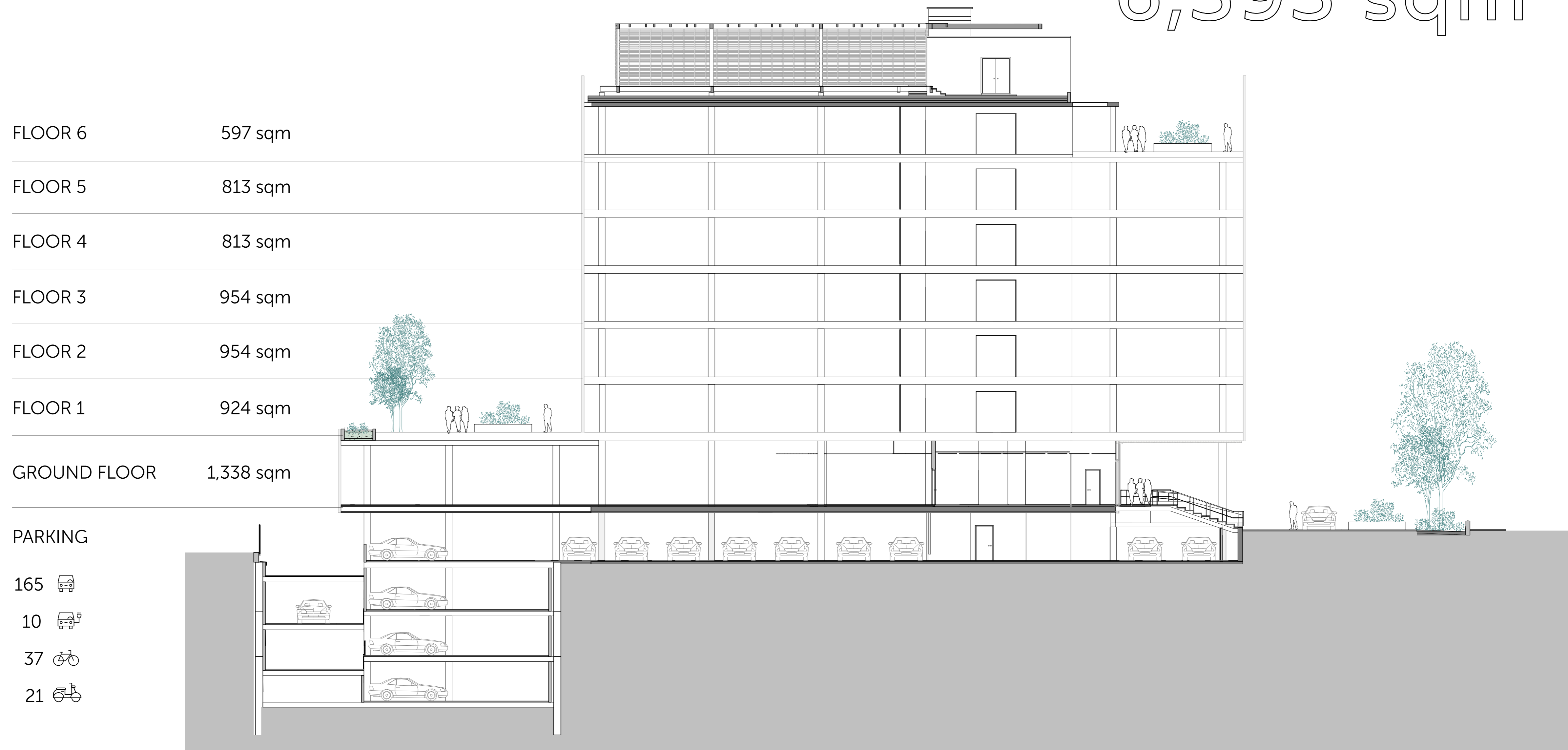
# A GREAT SPACE FOR A GREAT

# COMPANY

The CONNECTA Building makes the most of its architectural volumes to reinvent the corporate headquarters of tomorrow. Its central volume provides

a gateway to warm, inspiring work areas equipped with state-of-the-art technology.

**TOTAL AREA:**  
**6,393 sqm**





# A BUILDING THAT CONNECTS WITH:



## Nature

The project boasts more than 600 sqm of green areas, including areas to relax and connect with nature.



## Multipurpose spaces

Besides offices, the CONNECTA Building has specific areas for meeting with colleagues, concentrating or just taking it easy for a few minutes.



## Spectacular terraces

Enjoying the Madrid sunshine is a pleasure from the presidential terrace on the roof of the building and from the private terraces on ground floor and floors 1, 4 and 6.



## Changing rooms

The building makes it easy to reconcile day-to-day work and an active lifestyle. Sport is encouraged and changing rooms and showers are available to all.



## Motherhood

A quiet, private lactation room is available to help mothers combine work with caring for and feeding their baby.



## Parking

Plenty of parking spaces available: 165 parking spaces plus 10 spaces for electric vehicles, a visitor parking and a bicycle parking area.



## Healthy food and drinks

In the vending machine areas, it's easy to grab a quick, healthy bite to eat, have a cup of tea or enjoy a refreshing drink.



## Collaboration area

The ground floor boasts a fully equipped team-building area that's perfect for informal discussions, corporate events and group activities.

# 04 HEALTH AND COMFORT COME FIRST

The CONNECTA Building was not given just an aesthetic makeover. The project was designed to meet the highest standards of sustainability, worker wellbeing and connectivity.



Interiors



WiredScore



## Caring for people

- Universal accessibility.
- Active and adjustable furniture.
- Lactation room.
- Mental health support initiatives.

## The perfect working environment

- High-quality lighting.
- Acoustic design with quiet areas, mixed zones and transit areas.

## In contact with nature

- Outdoor areas landscaped with local vegetation.
- Natural and biophilic elements in indoor communal areas.

## Optimal air quality

- Filtration that is 30% more effective than current standards. ASHRAE Standard 62.1-2010.
- High-efficiency active polarization filters (F9 and carbon + alternative filter for all outdoor air).
- Environmental quality is continuously monitored in terms of temperature, humidity and CO<sub>2</sub>.
- The building is a smoke-free area within a radius of 7.5 m.

## Healthy eating

- Healthy eating options.



## Water saving

- High-efficiency, low-consumption taps and fittings that save up to 50% of water.
- Low-water vegetation and efficient irrigation.

## Energy efficiency

- Efficient luminaires and air conditioning.
- Photovoltaic solar panels that generate the building's own electricity.
- The façade glazing has low thermal transmittance (U value) and solar control.
- Control of light pollution in the night sky.

## Concentration and productivity

- Spaces designed to maximize natural light and provide access to views.
- Green areas and terraces.

## Selection of materials

- DAP- and FSC-certified materials that are regionally sourced, recycled or reused.
- Products and materials with VOC emission certificates and low VOC content.
- Waste room designed to include recycling facilities.

## Sustainable mobility

- Charging zones for electric vehicles.
- Covered parking area for bicycles.
- Changing rooms with showers.



WiredScore

## Connectivity

The best mobile connectivity and Internet access throughout the premises.

## Wi-Fi

Wi-Fi is available for all users in communal areas on the ground floor and in the lobby.

## Electricity

Backup generator for telecommunications equipment to prevent power outages.

## Telecommunications

Two telecommunication connections adapted to all operators.

## Network

Specific rooms for network infrastructure and space on the roof for antennas.



Collaboration area



# 05 THE PROJECT IN DETAIL

All the spaces in the CONNECTA Building have been renovated with high-quality, low environmental impact materials that include the latest advances to offer users a unique experience.

## Technical installations

- Building air conditioning will be controlled by a VRF system with heat pump and air cooling for heat recovery. These systems are able to provide cooling and heat at the same time. Heating is practically free of charge (in office use) because heat is transferred from areas requiring cooling to areas that need heating.
- Improved air quality through high-efficiency filters.
- The building will be equipped with a customer substation, thus making it possible to choose medium voltage and optimize electricity costs.
- LED lighting with DALI dimming system.
- Building management system (BMS) for complete control of building installations, including utilities consumption monitoring (lighting, electric power, air conditioning, hot water, etc).
- The building will be equipped with a state-of-the-art access control and video surveillance system.
- Occupancy ratio of 1:8.

# Façade

- In general, the façade will be a stick curtain wall system with a second skin made of extruded aluminium pilasters and connection gaps in the floor slabs to improve the building's appearance and provide protection from the effects of the sun.
- The main communication area is clad with a ventilated façade of perforated aluminium panels, including a system of frames to illuminate and ventilate the different areas containing telecommunication servers.

Green spaces



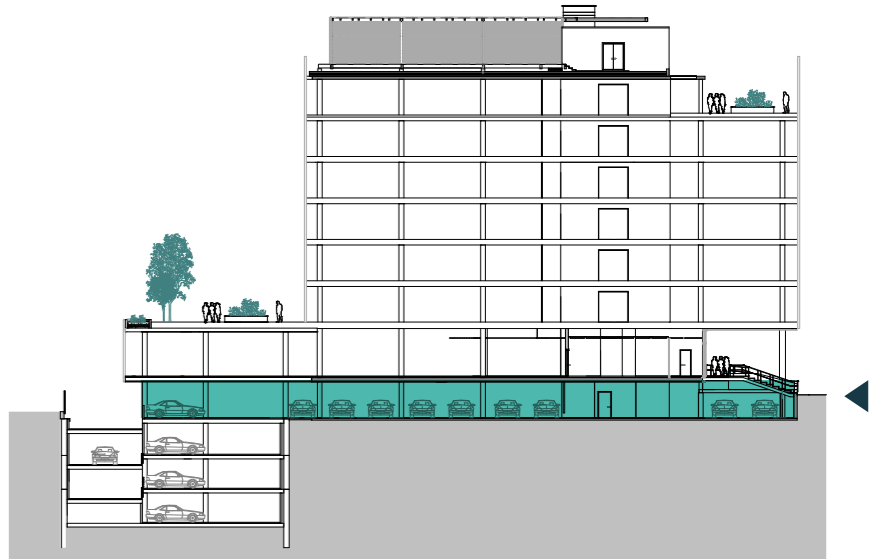
In contact with nature



# BASEMENT -1



- Changing rooms
- Electric car parking
- Bicycle parking
- Covered outdoor parking
- Stairs
- Lifts

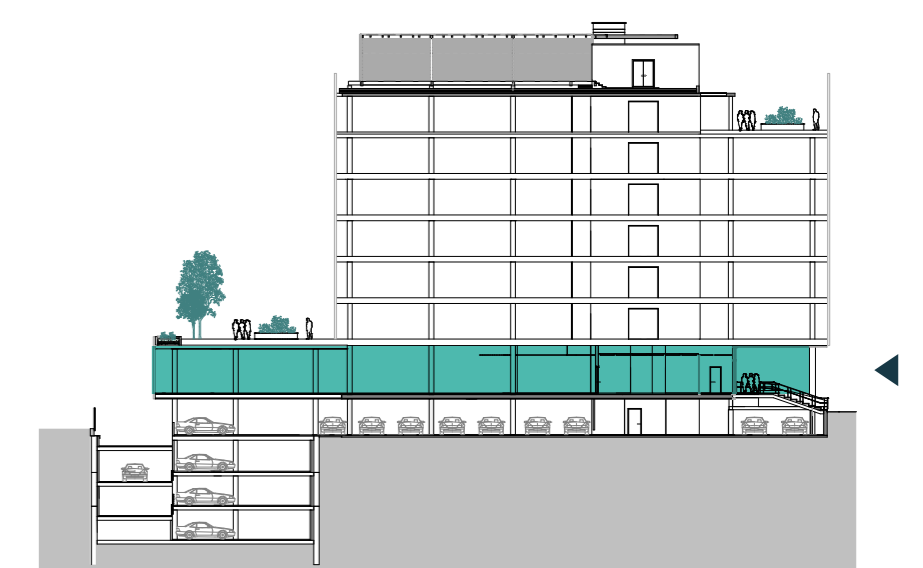


1,338 sqm

# GROUND FLOOR

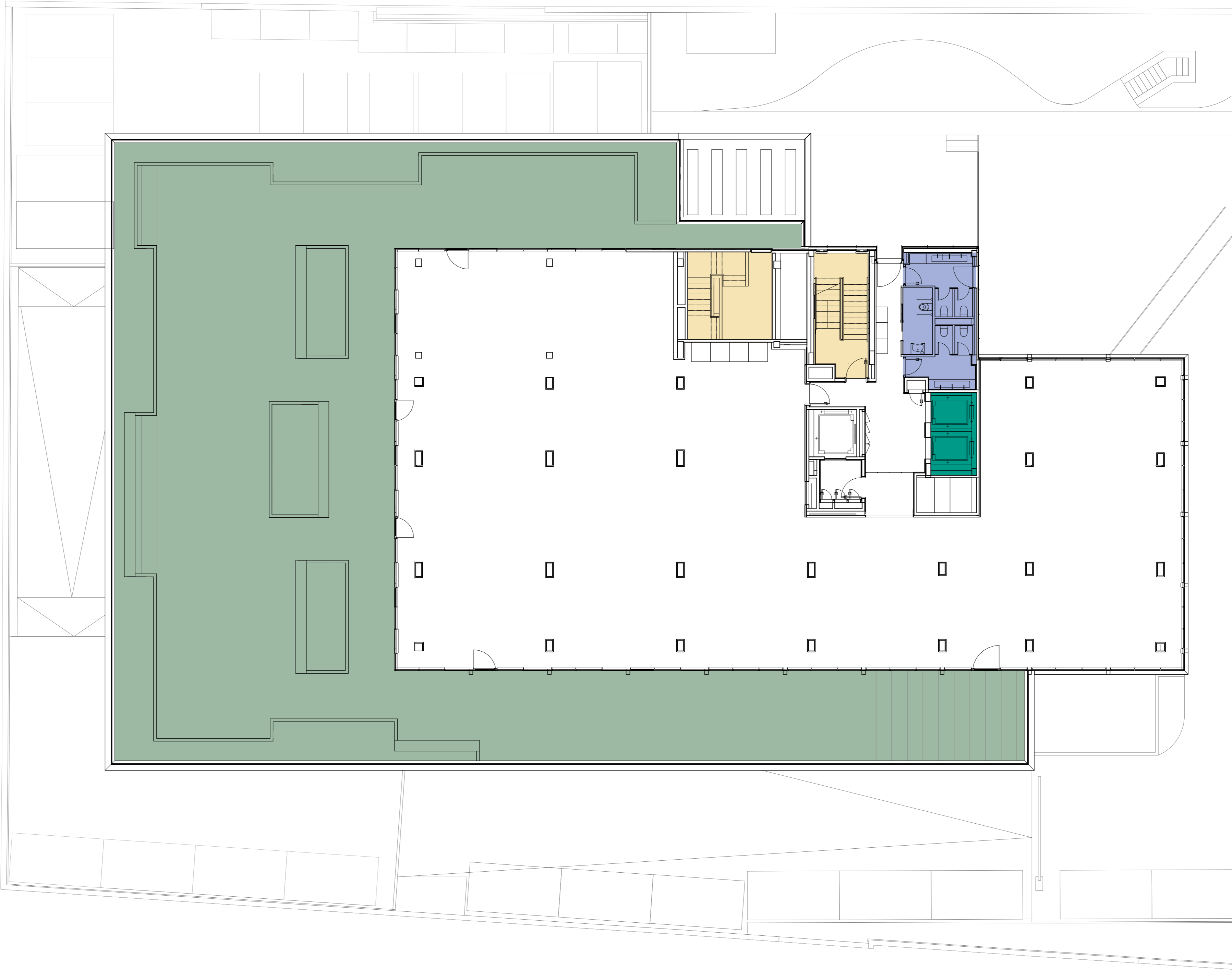


- Changing rooms
- Reception
- Post room
- Lactation room
- Terrace
- WC
- Stairs
- Lifts

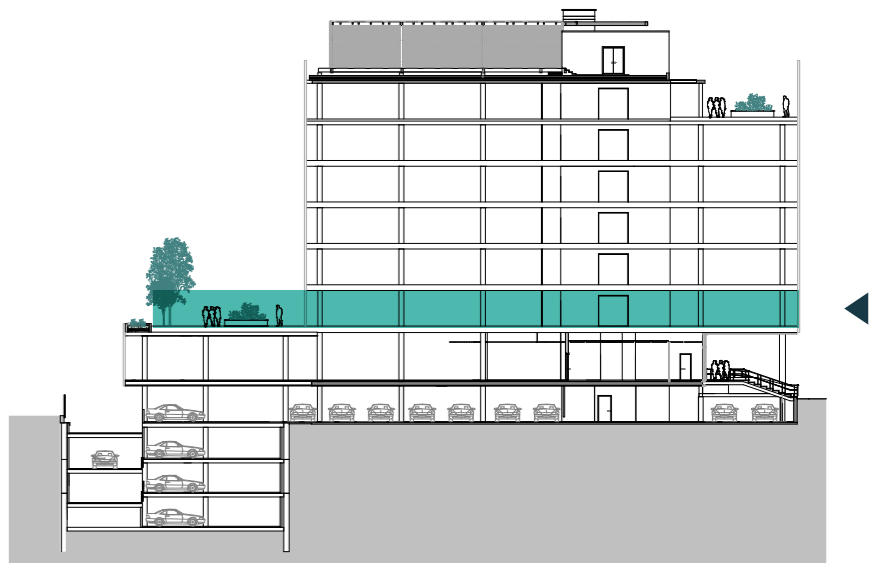


924 sqm

# FLOOR 1

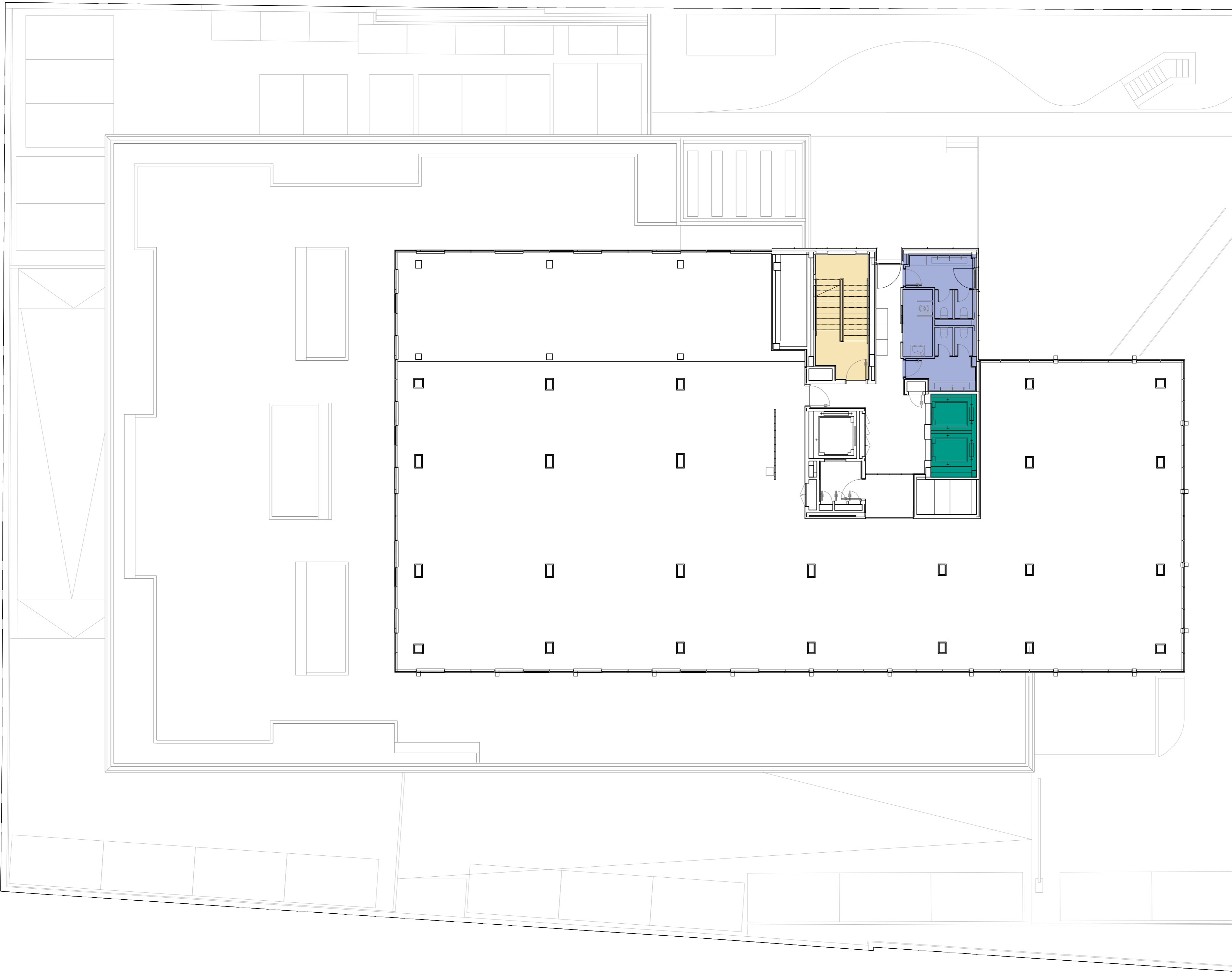


- Terrace
- WC
- Stairs
- Lifts



954 sqm

# FLOORS: 2 AND 3

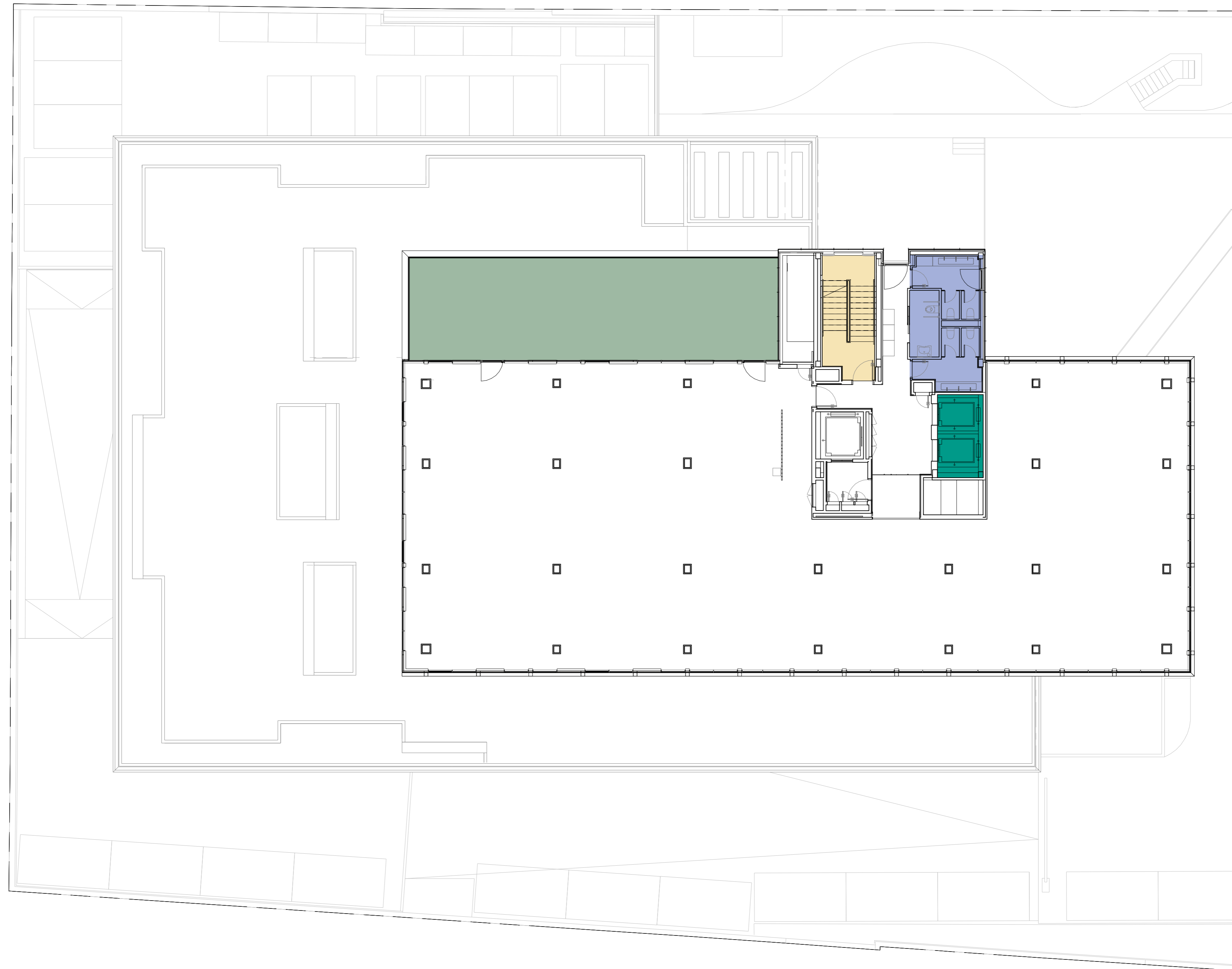


WC   Stairs   Lifts

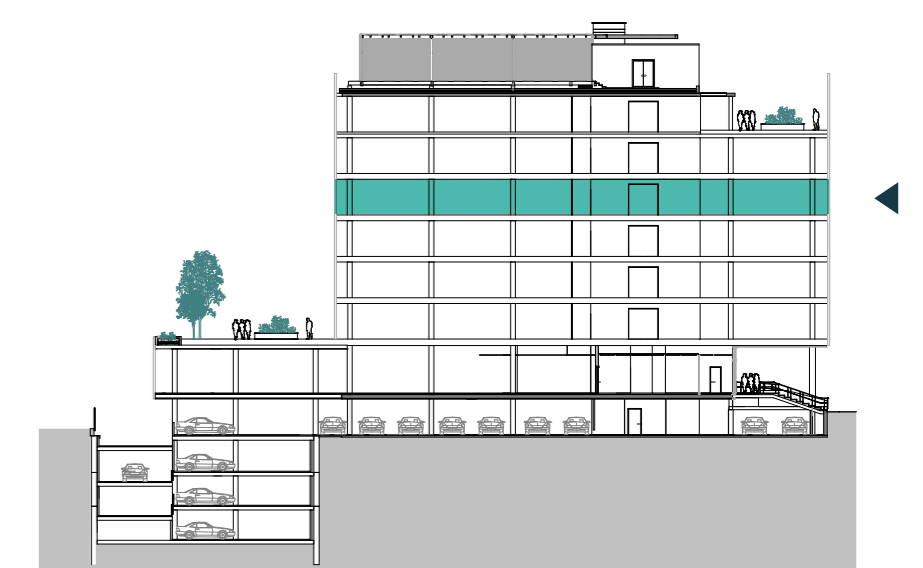


813 sqm

# FLOOR 4

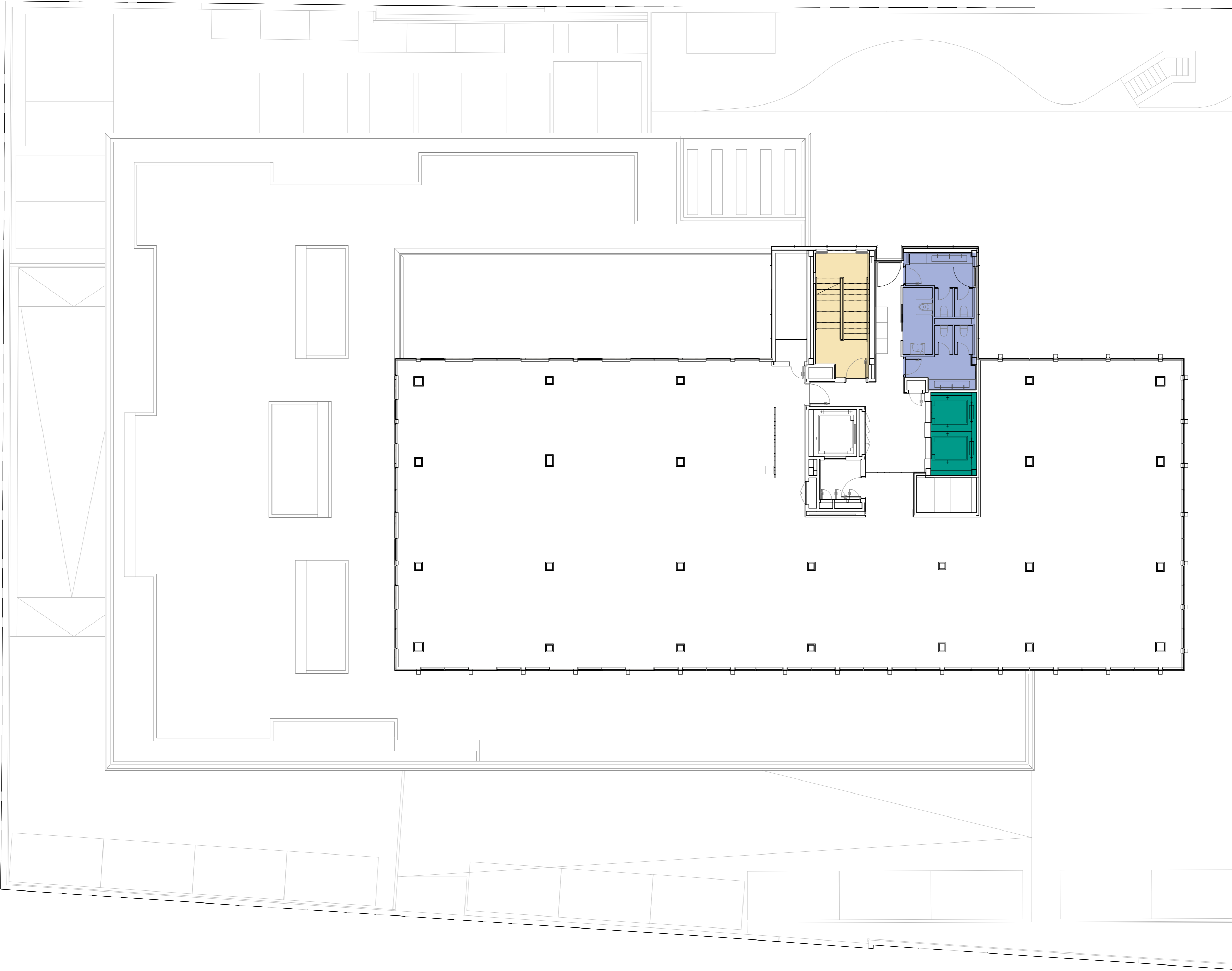


- Terrace
- WC
- Stairs
- Lifts

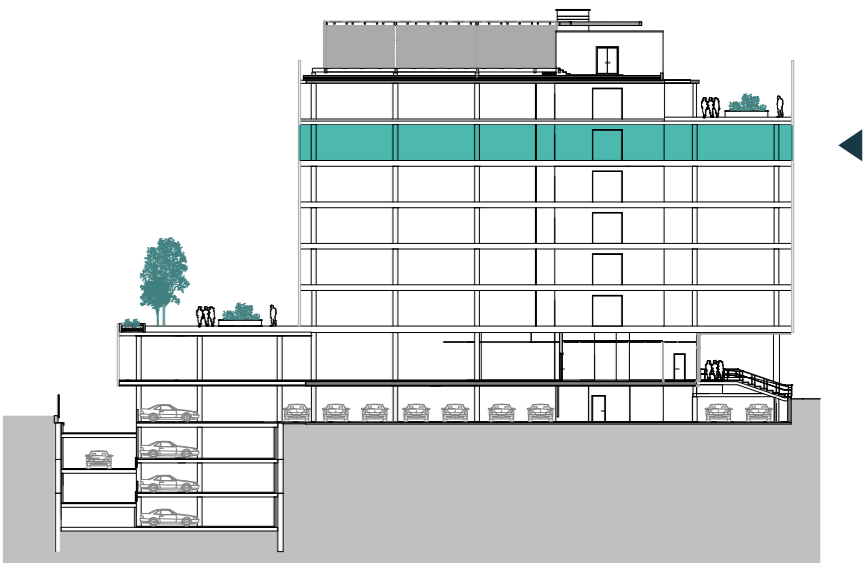


813 sqm

# FLOOR 5

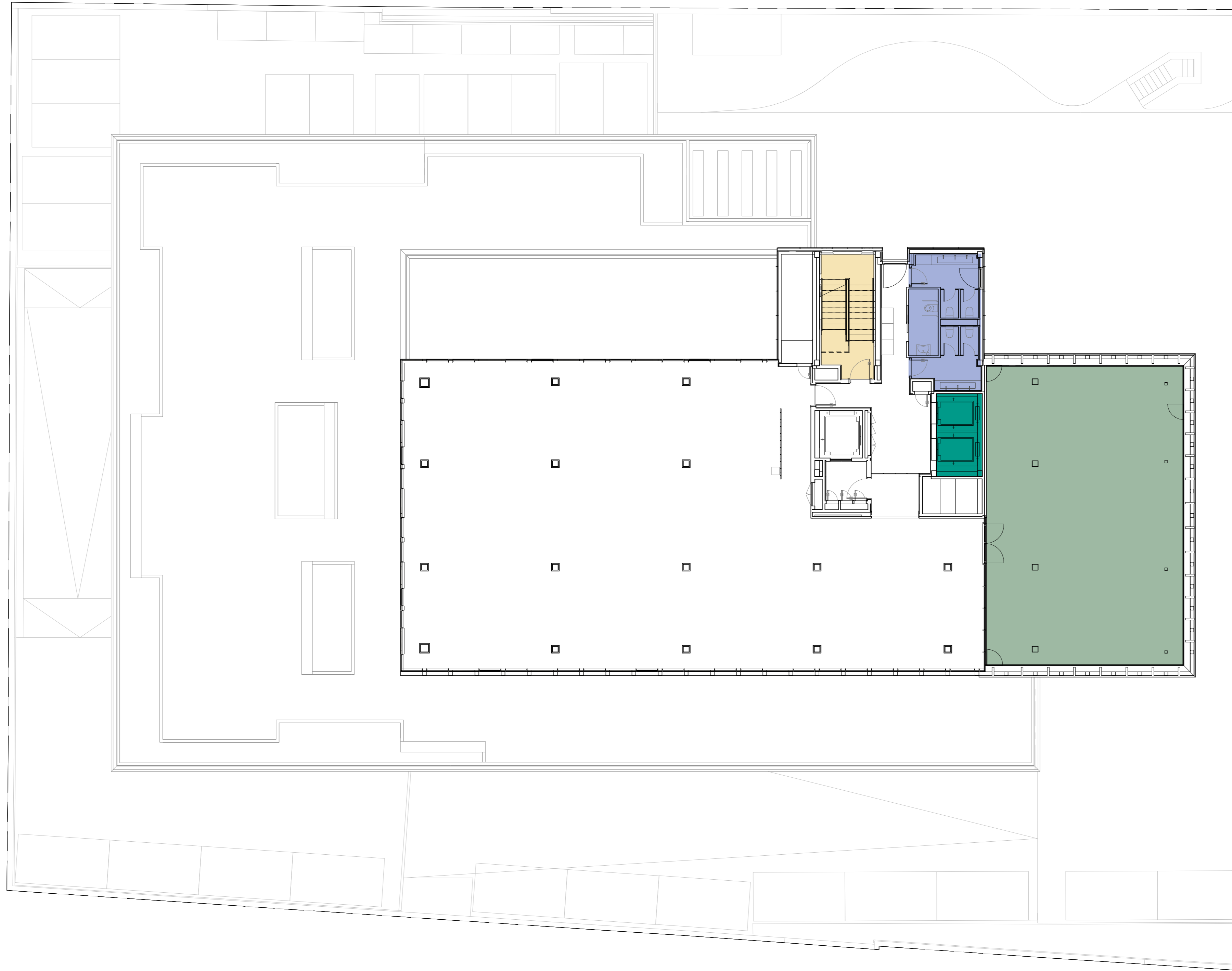


WC Stairs Lifts

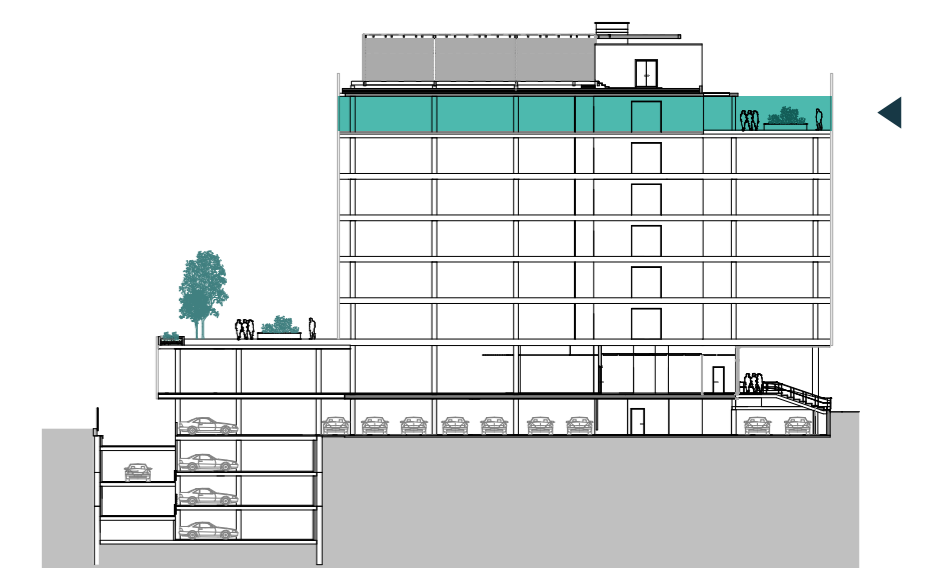


597 sqm

# FLOOR 6



- Terrace
- WC
- Stairs
- Lifts





# 06 CONNECT WITH THE TEAM

## ESTUDIO LAMELA ARQUITECTOS

Estudio Lamela is one of the most important architecture studios in Spain. Established nearly 70 years ago, it has carried out more than 2,000 projects in 32 countries. It has permanent offices in Poland, Mexico and the Netherlands, in addition to its headquarters in Madrid.

Estudio Lamela has designed many different kinds of buildings, including airports, stadiums, offices and residential buildings, and has received more than thirty national and international prizes in recent years. Its projects have been mentioned in the main public media and specialized press.



Multipurpose spaces

A benchmark building



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