

PLANS AND TECH SPECS

EDIFICIO
NOX

UILDING · 24/7 BUILDING · 24/7 BUILDING · 24/7 BUILDING · 24/7 BUILDING · 24/7 BUILDING · 24/7 BUILDING · 24/7



EDIFICIO NOX

NOX

Unidad Editorial

EL MUNDO

MARCA

Estimación

TELVA

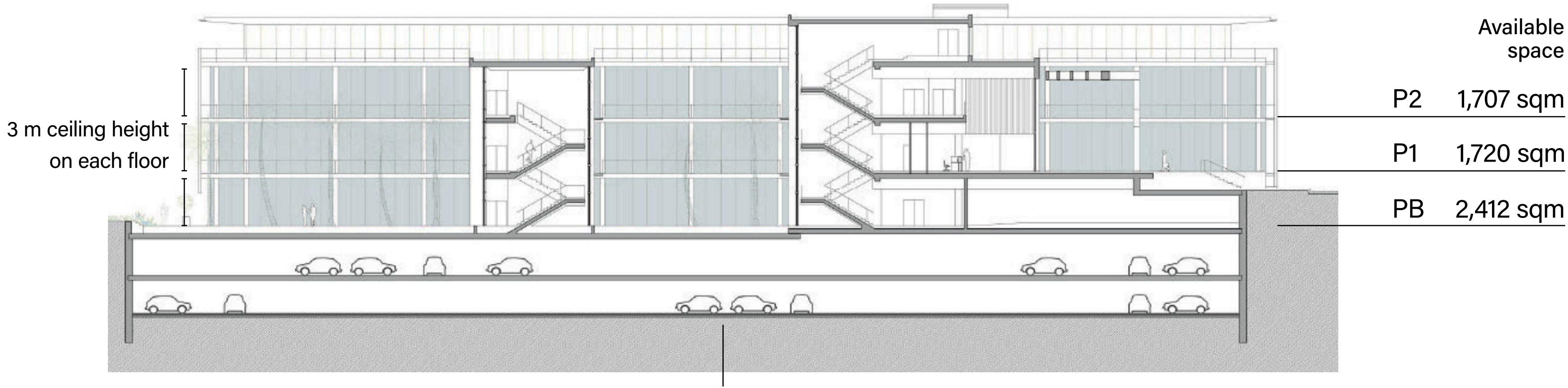
DESCO

ESUE

la esfera

la esfera

5.839 sqm available | From 16€/sqm/month



130 available parking spaces (Ask for availability)
Spaces for: Electric vehicles | Reduced mobility | Motorbikes | Bicycles | Electric scooters

Start imagining
your future

Current tenants of NOX Building:

MARCA

ELMUNDO

Expansión

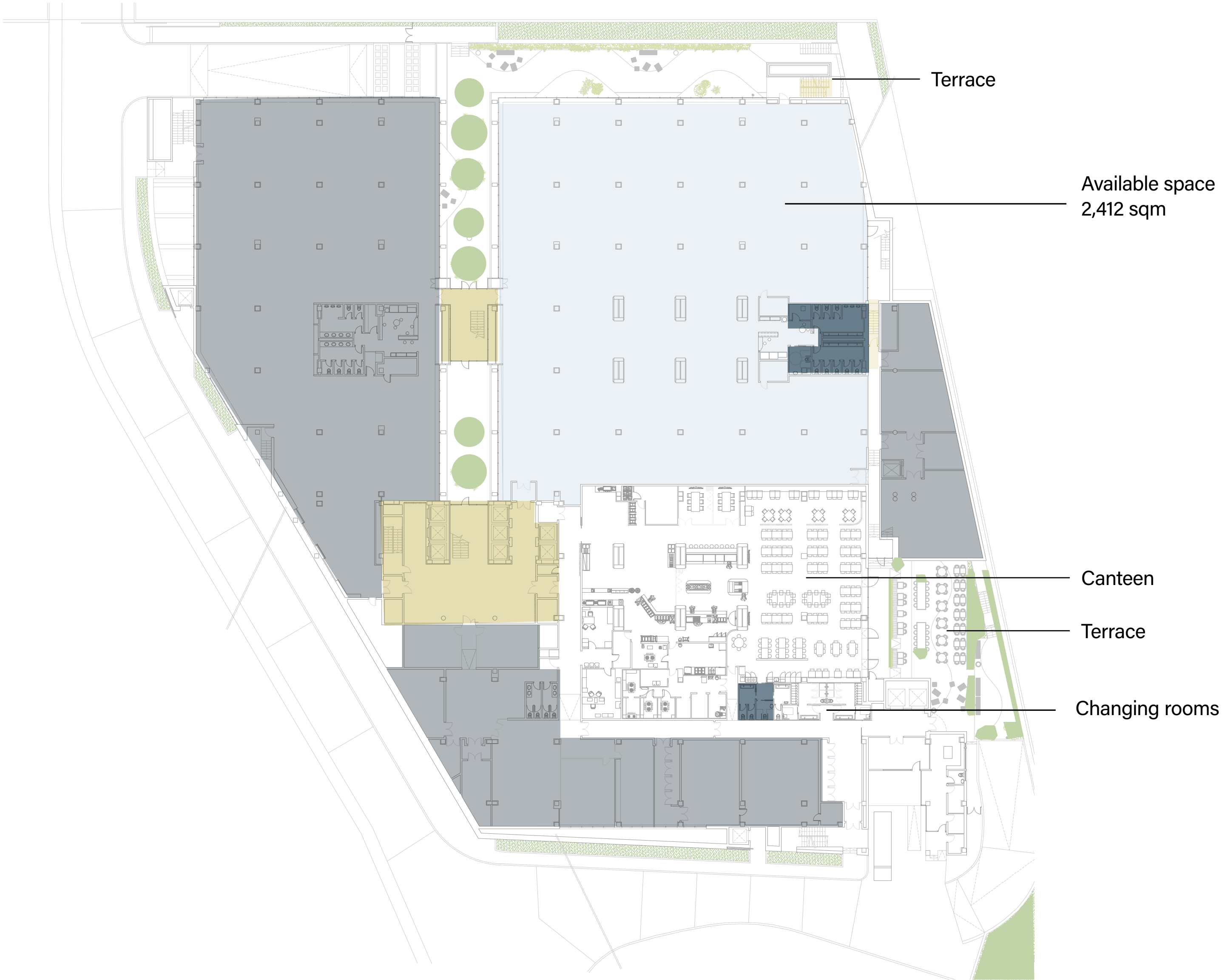
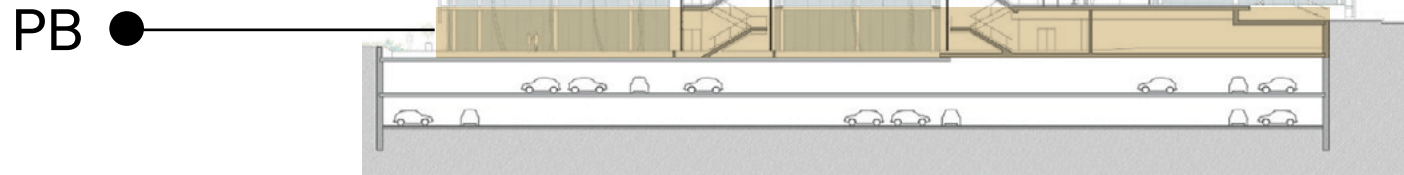


Ground floor

2,412 sqm available

Delivered with suspended ceiling, LED lighting and raised floor.

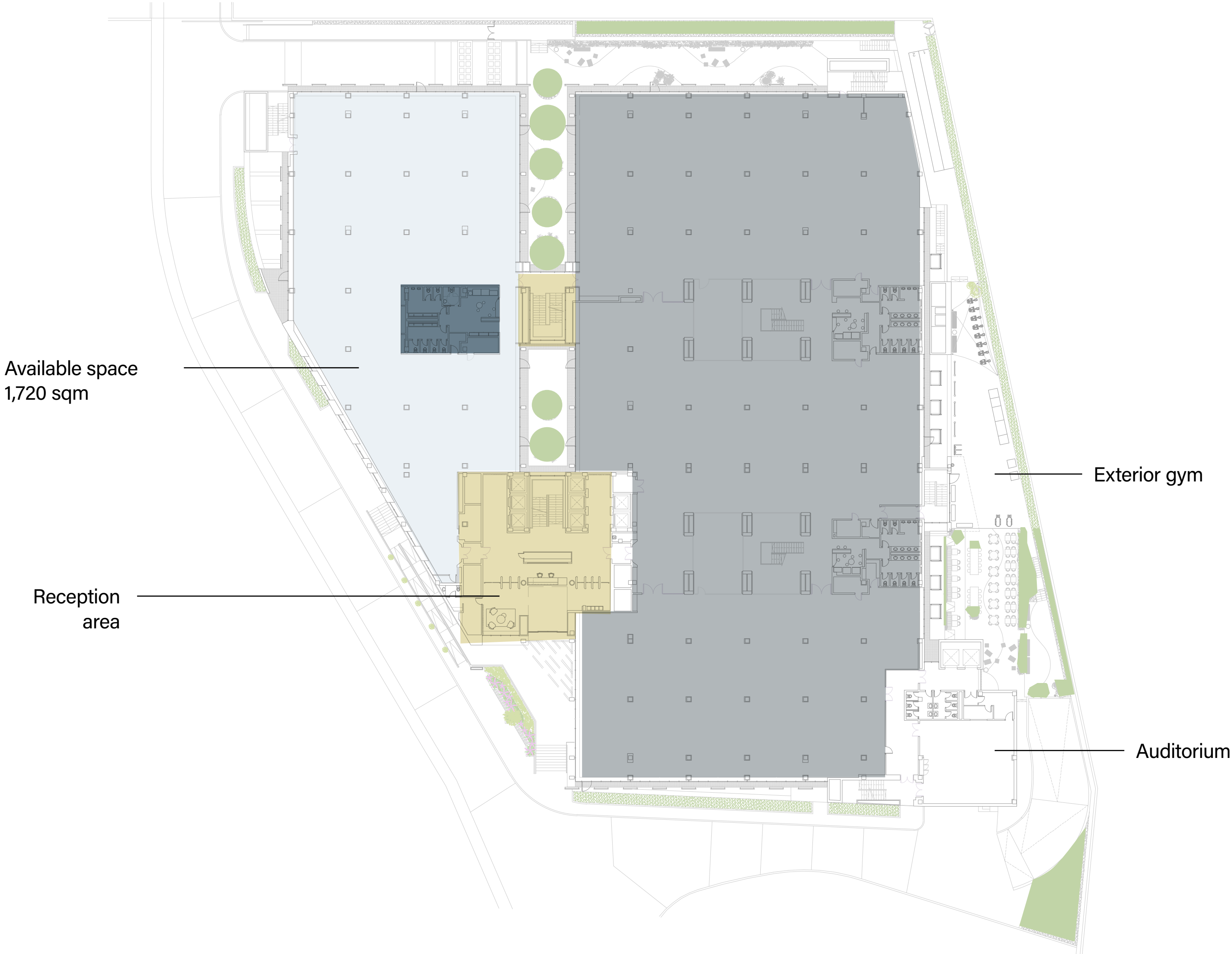
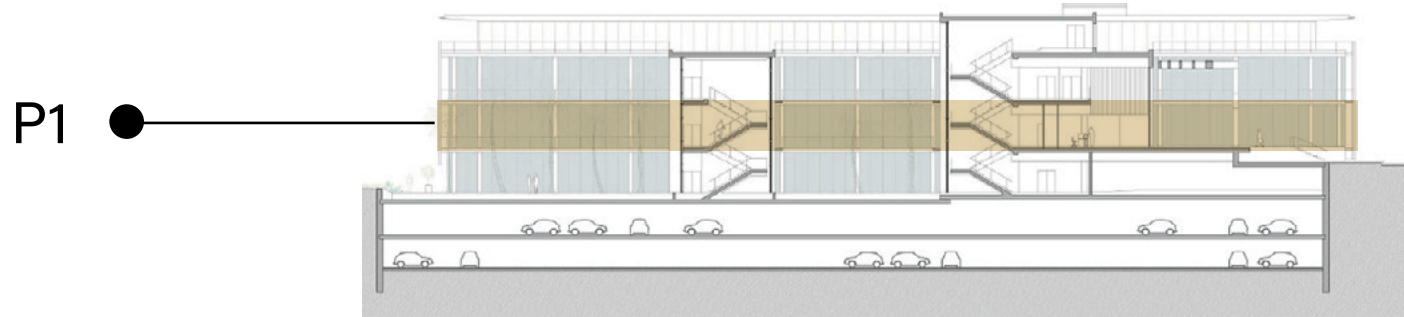
- Available office space
- Occupied office space
- Bathrooms
- Reception area / Stairs and lifts
- Green zones



1st Floor
1,720 sqm available

Delivered with suspended ceiling, LED lighting and raised floor.

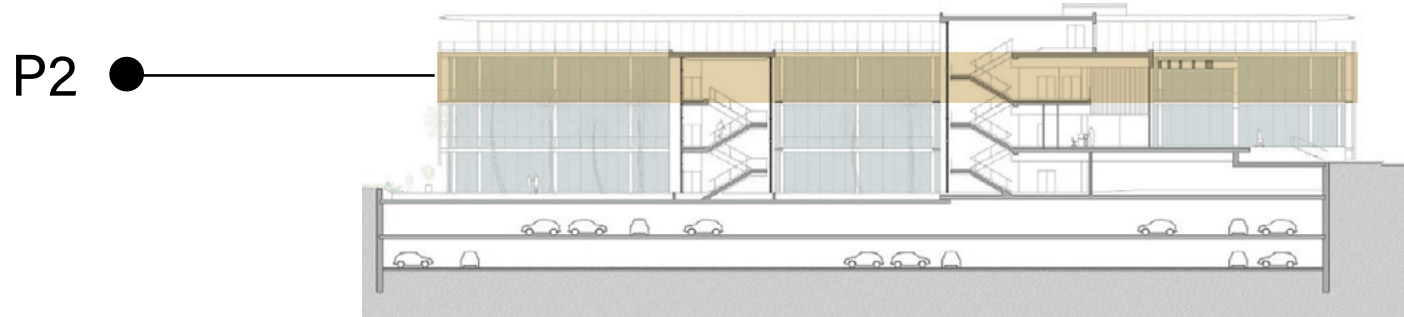
- Available office space
- Occupied office space
- Bathrooms
- Reception area / Stairs and lifts
- Green zones



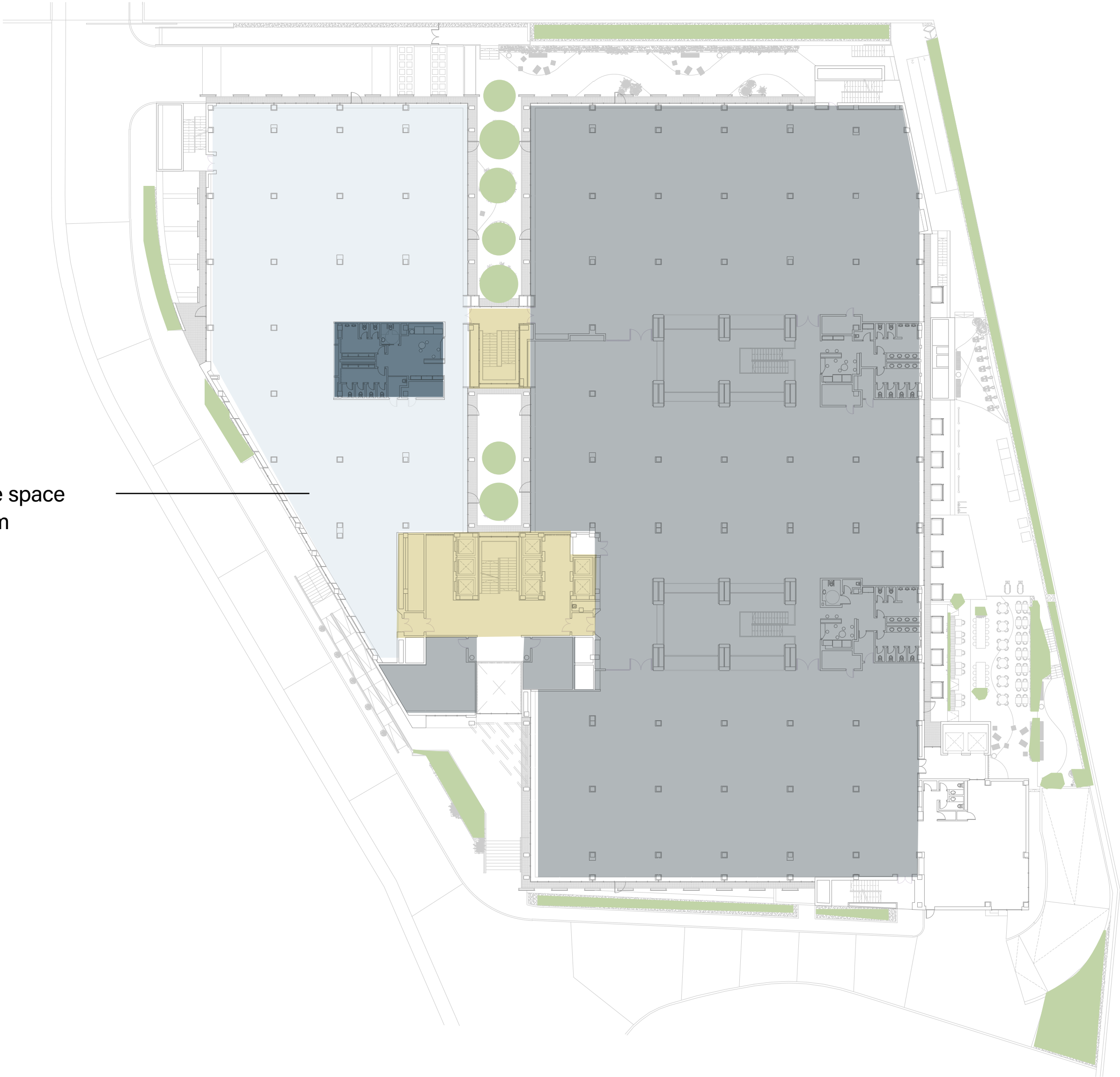
2nd Floor
1,707 sqm available

Delivered with suspended ceiling, LED lighting and raised floor.

- Available office space
- Occupied office space
- Bathrooms
- Reception area / Stairs and lifts
- Green zones



Available space
1,707 sqm



FAÇADE

The building has two types of envelope: a curtain wall in the office area to maximize natural light and views, and a ventilated limestone façade in all other areas.

The curtain wall is also surrounded by the building's second skin in the form of limestone slats, which allow as much natural light as possible to enter the building while reducing the heat and glare of direct sunlight. 3 m high viewing area on office floors and double-height ceiling in the entrance hall.

SECURITY

Interior security

A state-of-the-art computerized people access control system is in place in the lobby and at the entrances to the building from the car park.

Vehicle access control in underground car parks with barriers and card reading machines.

Intrusion detection system with volumetric motion sensors and magnetic contacts. A CCTV surveillance system at all building entrances with fixed video cameras, monitors and digital video recorders.

Fire protection

The detection and extinguishing systems include optical sensors in ceilings, raised floors and suspended ceilings, fire doors to maintain compartmentalization and a system of fire extinguishers and fire hydrant cabinets throughout the building, for which distances are maintained as required by regulations.

UNDERGROUND CAR PARKS

The car parks have been restored to their original state with regard to licensing and the space has been adapted in terms of finishes and lighting. A number of electric charging points have been installed for vehicles, scooters and bicycles.



The entire area is painted with polyurethane resin in different colours to create an innovative design that indicates the streets. The same design is applied on walls and columns with special attention to entrances and the reception areas.

The car park is distributed on two floors below ground level with a total of 403 parking spaces for cars, including 24 for electric vehicles and 11 for people with reduced mobility. In addition, 38 spaces have been

added for motorbikes, along with an area for electric bicycles and two areas for electric scooters. There are two accesses from the street level with two-way ramps. The building can be accessed from Avenida de San Luis and Calle del Pinar del Rey.

LIGHTING

Communal areas with energy-efficient luminaires with low-consumption LED technology for considerable economic savings.

The building makes incomparable use of natural light with a glazed façade, curtain walls throughout the building envelope and a ceiling height of 3 m.

ELECTRICAL INSTALLATION

Electrical supply is distributed to different secondary switchboards in office modules to ensure each one is independent.

The installation has several diesel-powered generators to supplement the power supply in the event of a power failure.



HEATING, VENTILATION AND AIR CONDITIONING

The heating and air-conditioning system has a primary air supply for indoor units in floor lobbies. Air flow from these units is channelled

to air vents in communal areas and through swirl diffusers in office modules. There is a return plenum in communal areas and the modules for rent are equipped with air vents in the suspended ceilings.

In the office modules, this system also includes 4-pipe fan coils on the façade perimeter.

It is therefore a mixed system distributed in façade and internal areas to ensure tenant setup is as flexible as possible.

A centralized facility control system ensures high levels of comfort and reduces energy consumption.

TELECOMMUNICATIONS

High-speed connectivity available.

Optical fibre.





Promotion

Founded in 2013, IBA Capital Partners is a fund and asset manager specializing in the Spanish real estate industry with a portfolio valued at €1.8 billion.

EDIFICIO NOX

This confidential document was prepared by IBA Capital Partners, S.L. (IBA). By accepting this document, the recipient agrees not to copy, reproduce or distribute to third parties this confidential document, in whole or in part, without the prior written permission of IBA, to maintain the confidentiality of all information contained in this dossier that is not in the public domain, and to use it for the purposes specified below. This confidential document was prepared to provide general information on the asset. While the information contained in this document is believed to reflect the true condition of the asset, IBA expressly disclaims all liability for any statements, express or implied, contained herein, omissions and any other written or oral communications made to any interested party. All recipients of this document should base their asset analysis solely on their own business analysis. This information is provided for guidance only and cannot form part or the whole of a contract. The information contained in this document was compiled from sources believed to be reliable. Neither IBA nor any of its affiliates accept any responsibility for the accuracy or completeness of the information contained in this document.