

EDIFICIO

**NOX**

# EDIFICIO NOX

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- Expansión
- Marca
- Yo Dona
- Telva
- Esue





# EDIFICIO NOX

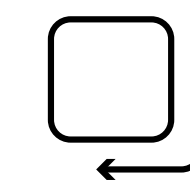
## A prestigious building renovated by with the future in mind, ready to welcome you

Welcome to NOX Building, a completely new work experience in North Madrid.

A building that's been completely upgraded to welcome and connect the companies and talent of tomorrow.

Discover an innovative, sustainable space designed to inspire you day and night.

### +5,800 sqm available



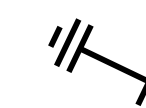
### 18,500 sqm

on three floors



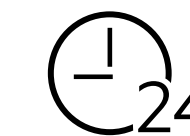
### 403

parking spaces



### Services

for user well-being



### Open 24/7



### Part of EDIFICIO NOX

ELMUNDO MARCA Expansión amongst others...



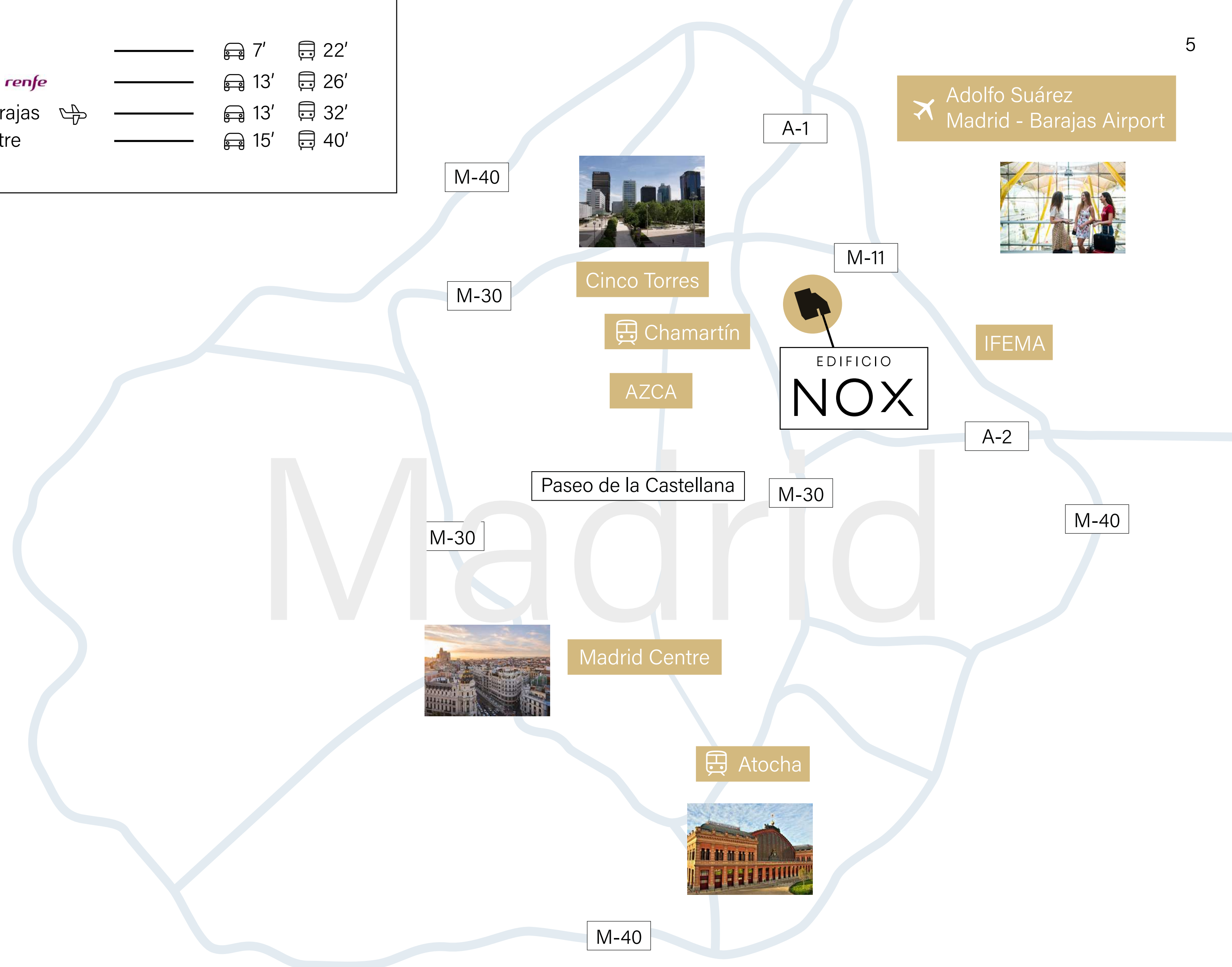
### Commitment

to the environment and sustainability

# Right in the capital's business heartland

Thanks to its renewed infrastructure and excellent connections, North Madrid has been one of the country's main business hubs for years. A consolidated and prestigious business area where companies in all industries coexist alongside large multinationals, institutions and a wide range of services and amenities.

IFEMA	————		7'		22'
Chamartín <i>renfe</i>	————		13'		26'
Madrid - Barajas	————		13'		32'
Madrid Centre	————		15'		40'



Adolfo Suárez  
Madrid - Barajas Airport

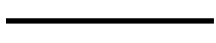



## Where big companies live

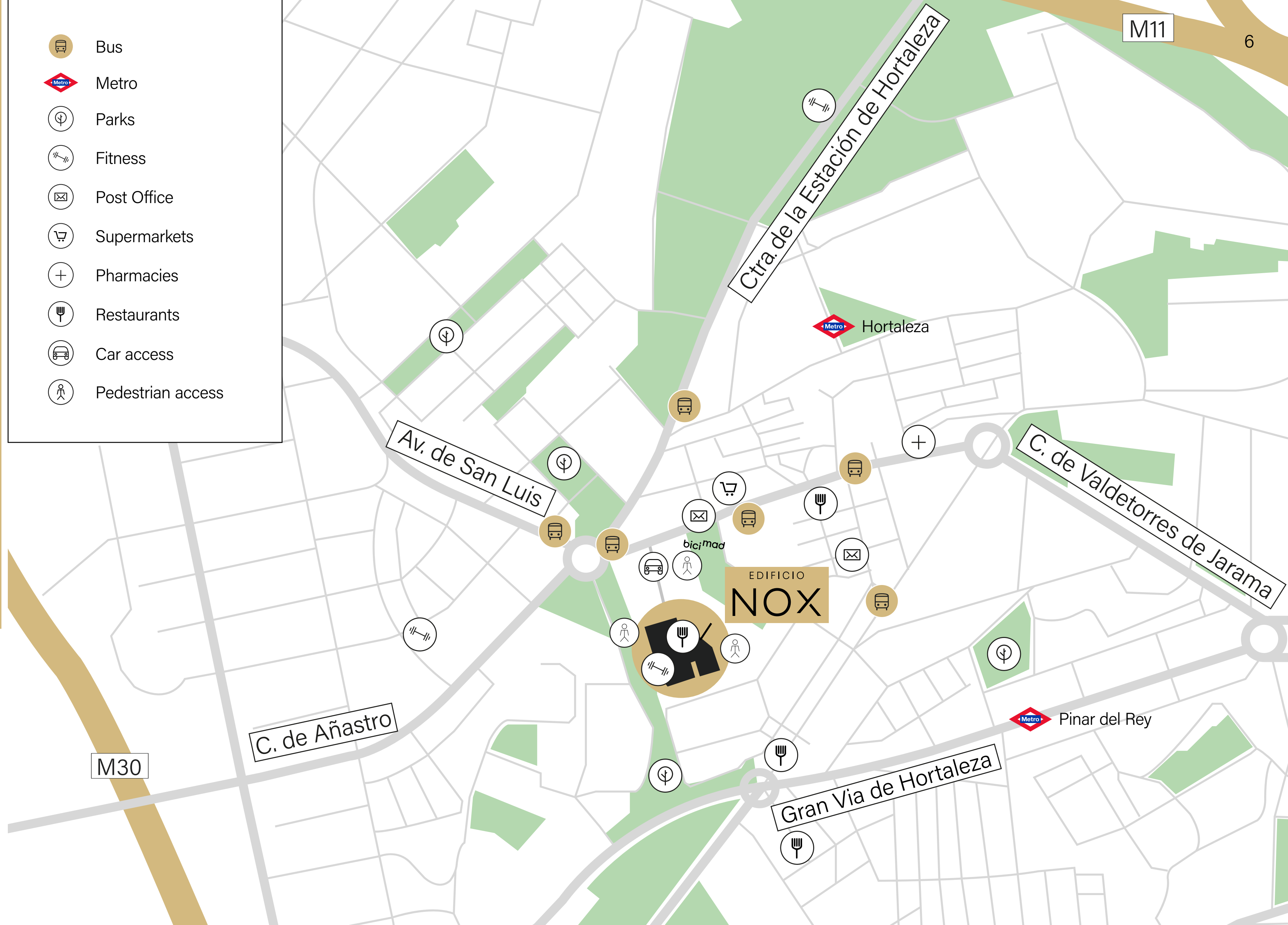
- |             |                     |           |
|-------------|---------------------|-----------|
| Acciona     | Caser Seguros       | Medtronic |
| Metrovacesa | Abbott Laboratories | Renault   |
| Huawei      | SAS España          | CaixaBank |
| Nokia       | Hyundai             | Deloitte  |
| BT          | BMW Madrid          | NTT Data  |
| Ferrovial   | Philips Iberica     | Aviva     |
| Ciudad BBVA | Capgemini           |           |

EDIFICIO  
**NOX**

Close to everything  
you need and  
whatever you want

Located at Avenida San Luís 25, one of the main streets in the quiet Hortaleza district. Close to the centre, the airport and everything Madrid has to offer thanks to fast connections by road and public transport, and surrounded by a spectacular setting that combines excellent residential areas, elegant office buildings and a wide range of services and amenities.

- BiciMad *bicimad*  1'
- Bus  2'
- Pinar del Rey (L8)  9'
- Hortaleza (L4)  13'



## 24/7 offices that fit your corporate vision and culture

NOX Building has undergone a complete transformation to become the office of tomorrow.

An open, warm, luminous and trend-setting environment designed to welcome and promote horizontal structures, creativity and round-the-clock socializing.

Flexible, 100% adaptable workspaces made with noble materials such as marble and wood and the latest advances in technology, well-being and sustainability.



## NOX: more than just offices

The building's landmark status means it needs to be equipped with a comparable level of amenities. That's why its catalogue of services and amenities has also been revamped to create the perfect environment for personal and professional balance.





## 24-hour service

A warm welcome in the form of an always-open reception area, a large interactive video wall and access control managed through an app.



## Terraces and green areas

Offices that combine work with pleasure and the sunny climate by means of a more than 200 sqm terrace, a pleasant, colourful garden with palm trees and landscaped spaces.



## Amenities

Communal areas conceived for your team's well-being and enjoyment.



## Outdoor gym

A workout area designed by an expert, open 24/7 and includes room for supervised classes, workout machines, a running track and changing rooms.

## Multifunctional cafeteria

Have a group meal or just a quick bite. Relax outside or grab a coffee to work into the night. Find the perfect option in the cafeteria's different areas and services.

## Auditorium

A 120 sqm space with seating for 84 people, perfect for corporate activities, large presentations, training sessions and other events.

## Amenities

Communal areas conceived for your team's well-being and enjoyment.



## Meeting areas

The entrance hall will have open spaces where impromptu meetings can be held and visitors can be received without the need to go up to the office.

## Loading and unloading area

NOX Building offers a fully operative loading dock and lockers.

## Parking for all

The building's basements have spaces for cars and adapted and electric vehicles, as well as options for motorbikes, bicycles and scooters.

## Services for always-on companies

NOX Building offers services that ensure that the facilities run smoothly.

## High connectivity

Tenants can benefit from ultra-fast Internet connection throughout the building based on a 10+ GB Ethernet connection.



## Exceptional security

A building with the security of a major media organization plus a state-of-the-art surveillance system.



## Backup energy reserve and medium voltage supply

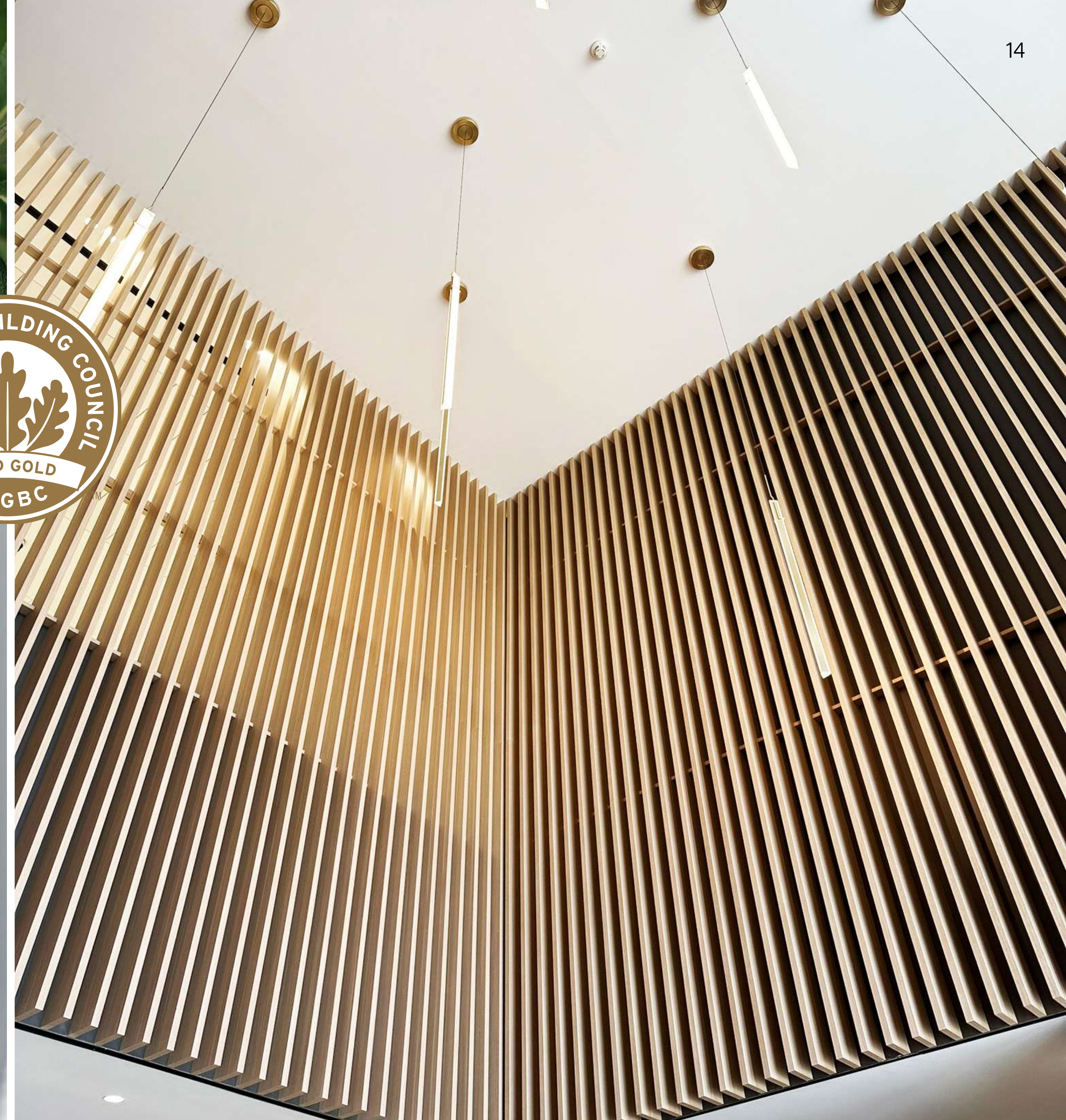
In the event of a power outage, the building can continue to operate under normal conditions for 24 hours thanks to a spectacular array of four large generators. Medium voltage supply generates lower electricity costs.



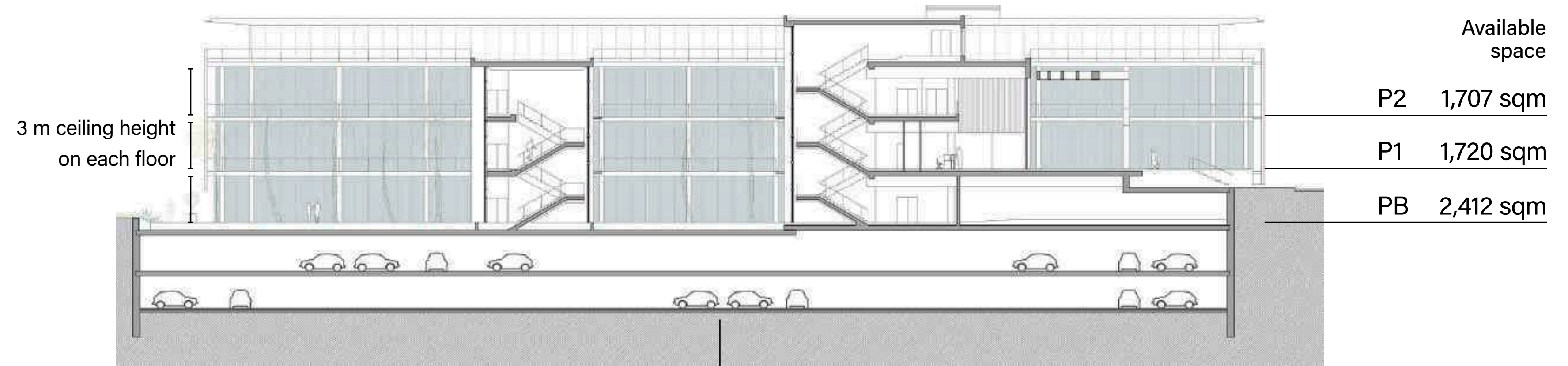
# A building that works day and night to care for the environment

NOX Building also represents another approach to work in terms of well-being, efficiency and sustainability. Its refurbishing has gone beyond the strictly functional and aesthetic to focus on operational and environmental aspects, which have earned it LEED Gold certification, one of the highest standards of the world's most famous green building rating system.

## Enjoy a green building that also thinks of you



# 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

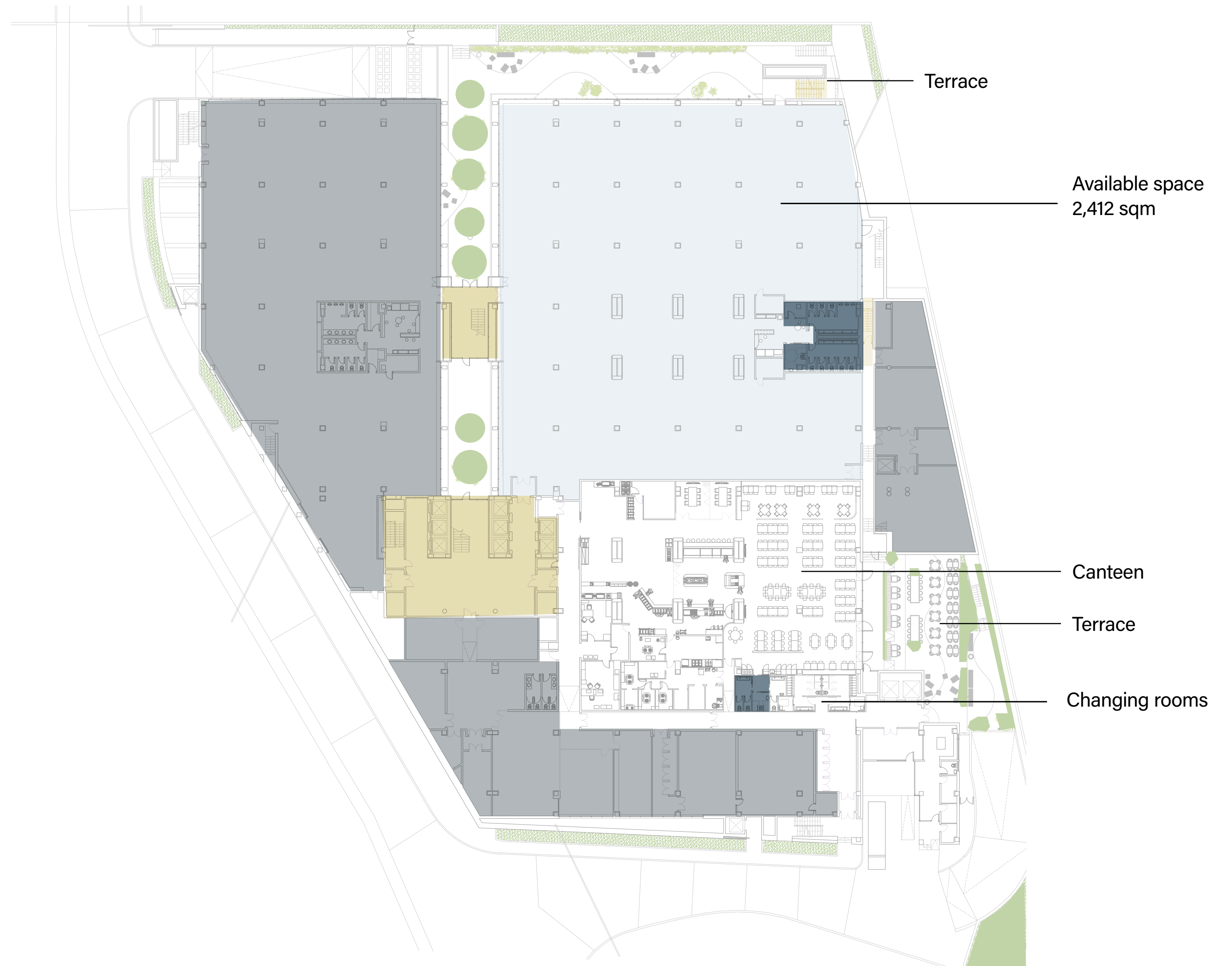
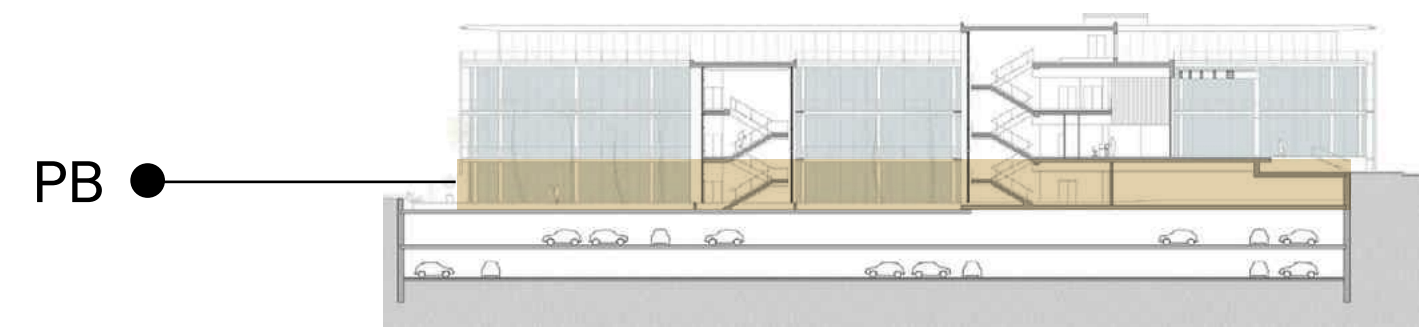
Current tenants of NOX Building:



# 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



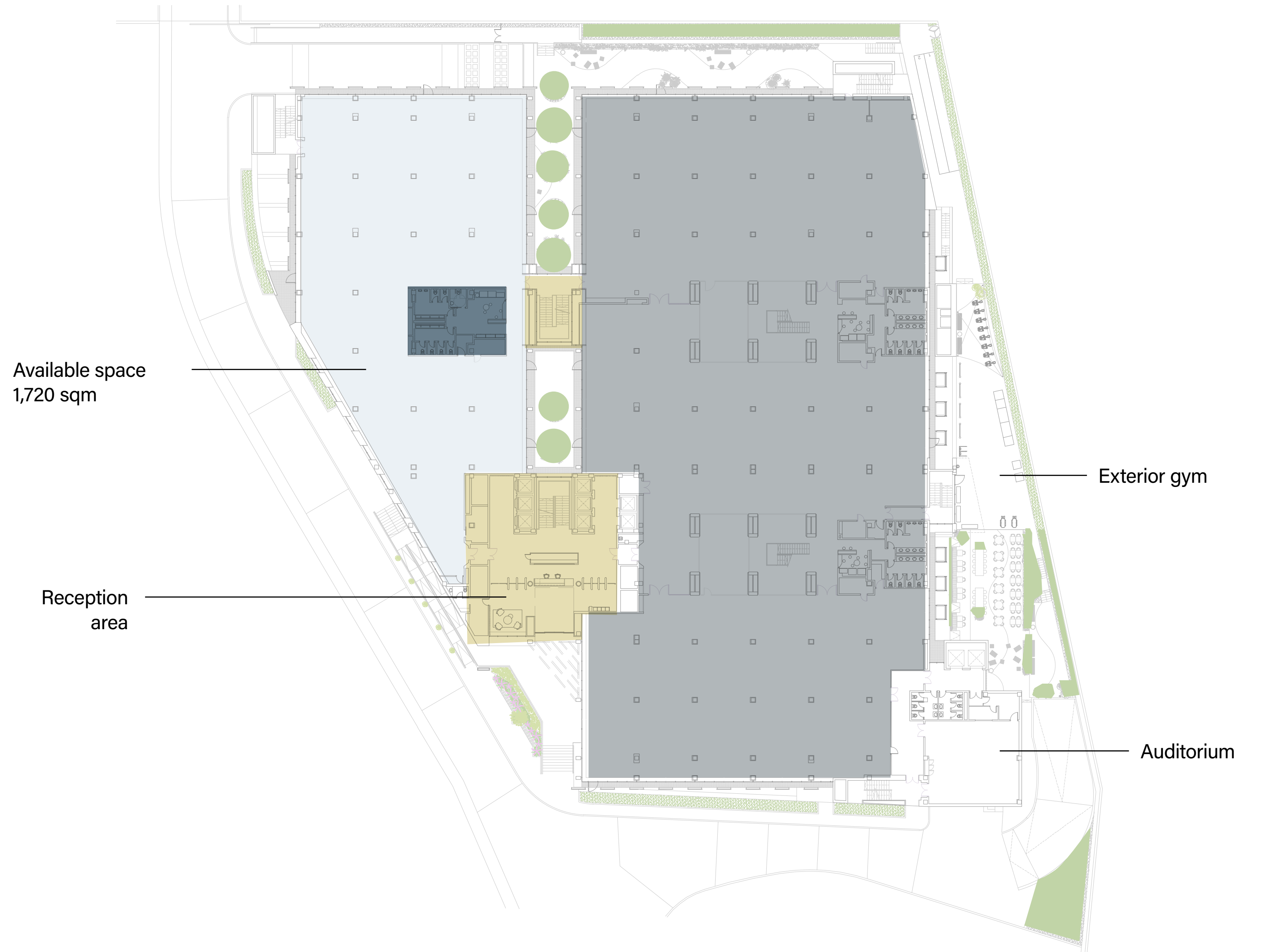
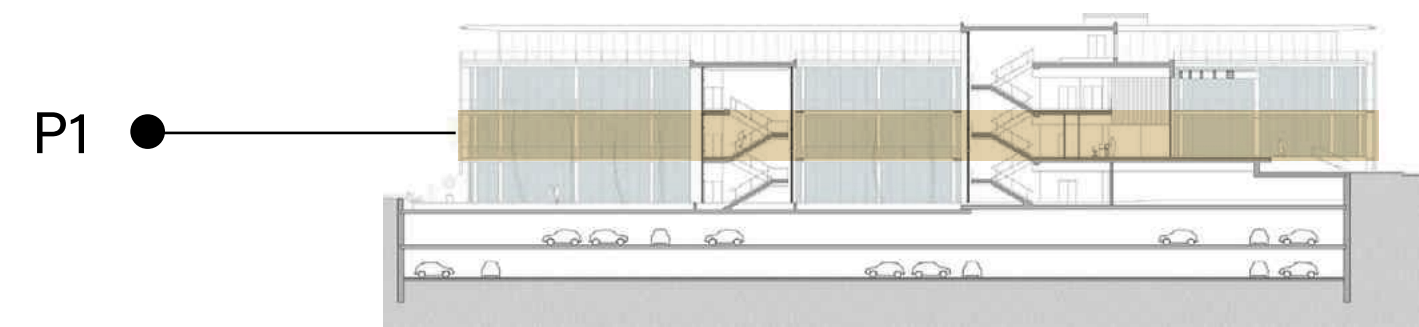


# 1<sup>st</sup> Floor

## 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

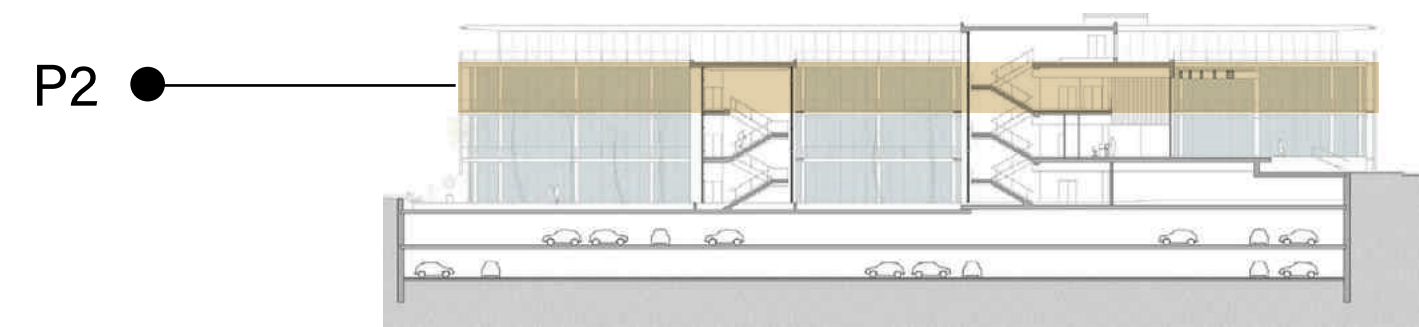


# 2<sup>nd</sup> Floor

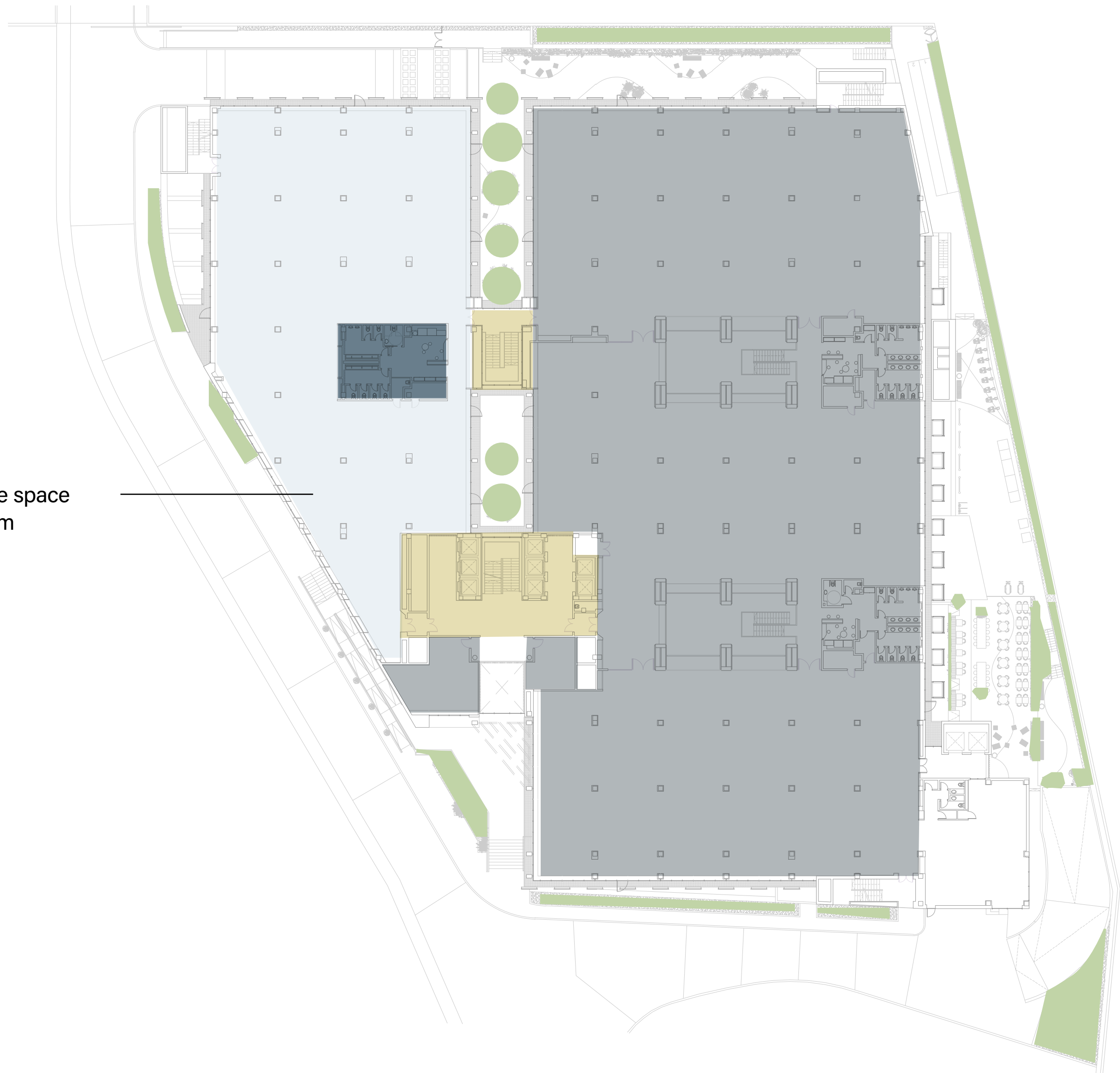
1,707 sqm available

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.

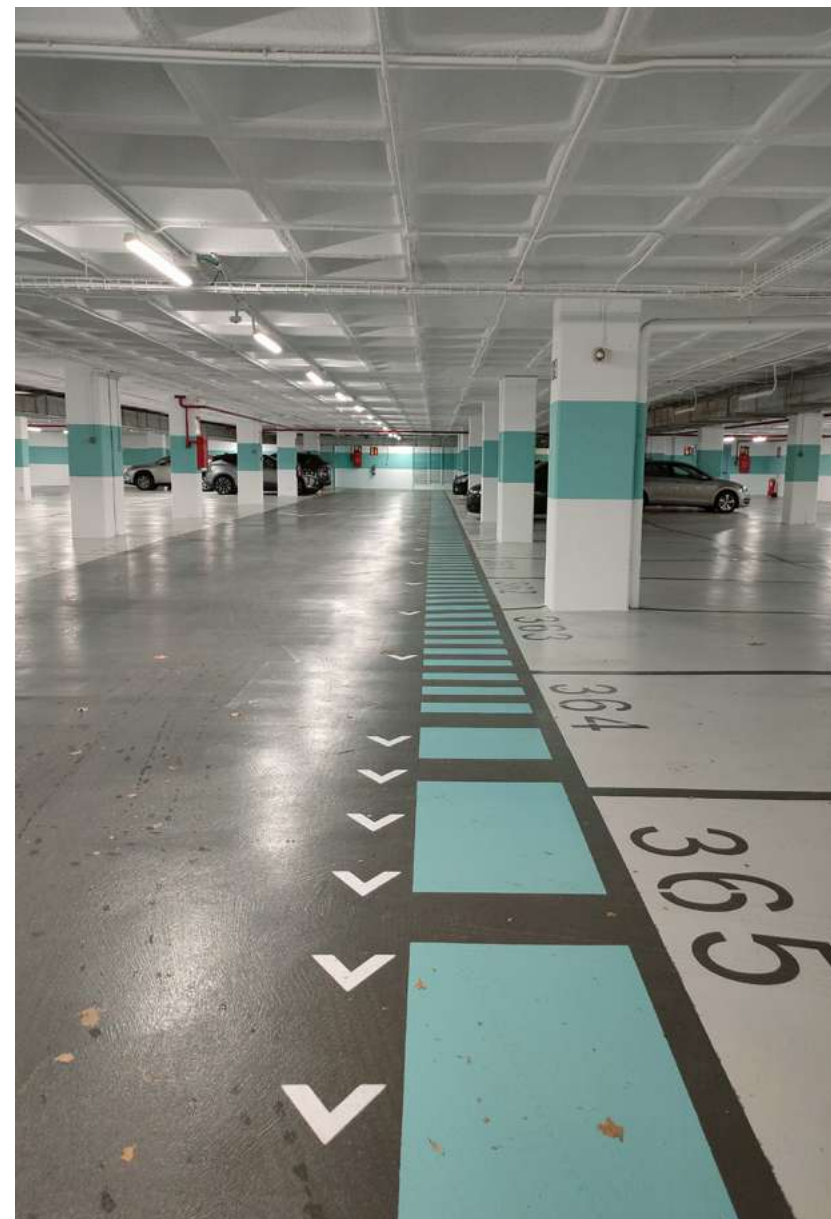
Intrusion detection system with volumetric motion sensors and magnetic contacts. A CCTV surveillance system at all building entrances with fixed video cameras, monitors and digital video recorders.

### 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.

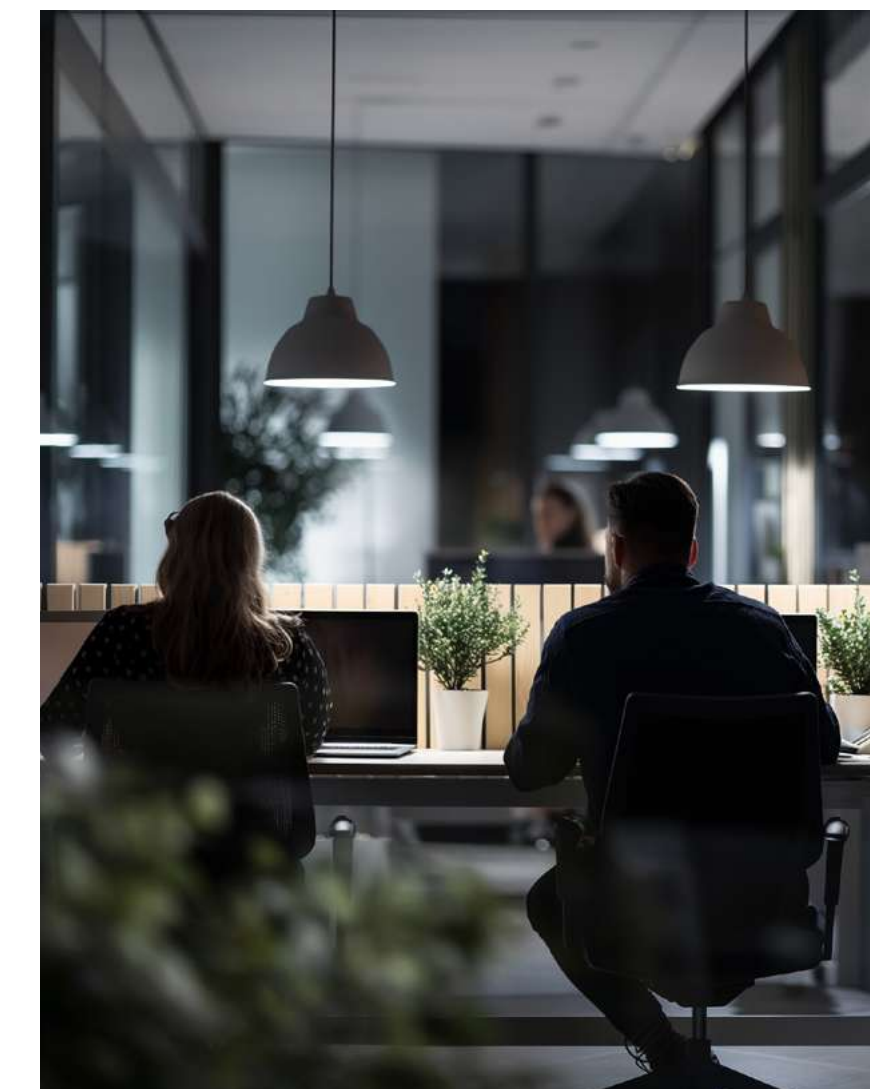
It is therefore a mixed system distributed in façade and internal areas to ensure tenant setup is as flexible as possible.

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

## TELECOMMUNICATIONS

High-speed connectivity available.

Optical fibre.



# Take the first step towards your future

Discover in person how NOX Building adapts to your  
organizational needs and promotes your company talent.

[comercial@iba-capitalpartners.com](mailto:comercial@iba-capitalpartners.com)

[edificionox.es](http://edificionox.es)





## 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.

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