



MON UMENTO

OFFICE BUILDING

GRAN VIA 764 · EIXAMPLE DRET



UNLEASH YOUR
MONUMENTAL
POTENTIAL

THE BUILDING

INSPIRATIONAL & SUSTAINABLE OFFICES

IN THE HEART
OF BARCELONA

Discover 13,400 sqm of bright office space
in Barcelona's lively Eixample district.

MONUMENTO is a newly refurbished office space, offering flexible workspaces with world-class sustainability and wellbeing accreditations. The space boasts a large rooftop terrace with stunning views of the city and sea, on-site food and beverage options, and collaboration areas to encourage creativity and teamwork.



THE BUILDING

WHY MONUMENTO?



CENTRAL LOCATION

Located in the Eixample, a vibrant neighbourhood in the heart of Barcelona alive with business, leisure, and cultural attraction.



MODERN OFFICE SPACE

Modern, bright and spacious workspaces that foster creativity and collaboration.

nora

Real food daily cooked

HOSPITALITY SERVICES

Daily selection of healthy, freshly prepared and innovative food options provided by **NORA Real Food, complemented by a cafeteria, meet and work spaces, and an auditorium.**



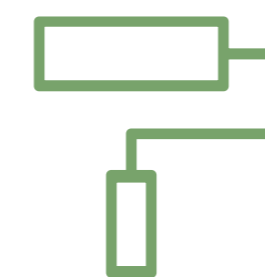
SPECTACULAR ROOFTOP TERRACE

Enjoy inspiring outdoor breaks and meetings on the shared rooftop terrace which offers **stunning 360° views (including the iconic Sagrada Familia).**



GREENER AND HEALTHIER

Top-rated LEED and Fitwel credentials acknowledging the commitment to sustainable construction and promoting user wellbeing.



COMPLETELY REFURBISHED

A comprehensive restoration of a historic landmark office building, carried out by the renowned architectural studio B720. The remodelled lobby, façade and rooftop are designed for exceptional quality, comfort, and convenience.



THE BUILDING

GROUND FLOOR

MONUMENTO is instantly welcoming. A bright and spacious lobby leads to several conveniently located common spaces plus an eat and work area that serves delicious food and beverage options by **Nora Real Food**.







LOOBY

The 350 sqm lobby features a waiting and meeting area with three stepped levels at different heights, decorated with restored pieces of the building's original vintage ceramics, adding to its charm and character.



AUDITORIUM

Large auditorium fully equipped for presentations and conferences.



nora

Real food daily cooked

EAT & WORK

A spacious **food court** catered by **Nora Real Food** offers delicious, fresh and affordable dining options for a happier, healthier workforce, while a **cafeteria**, also by Nora, provides snacks at any time.



COLLABORATION AREAS

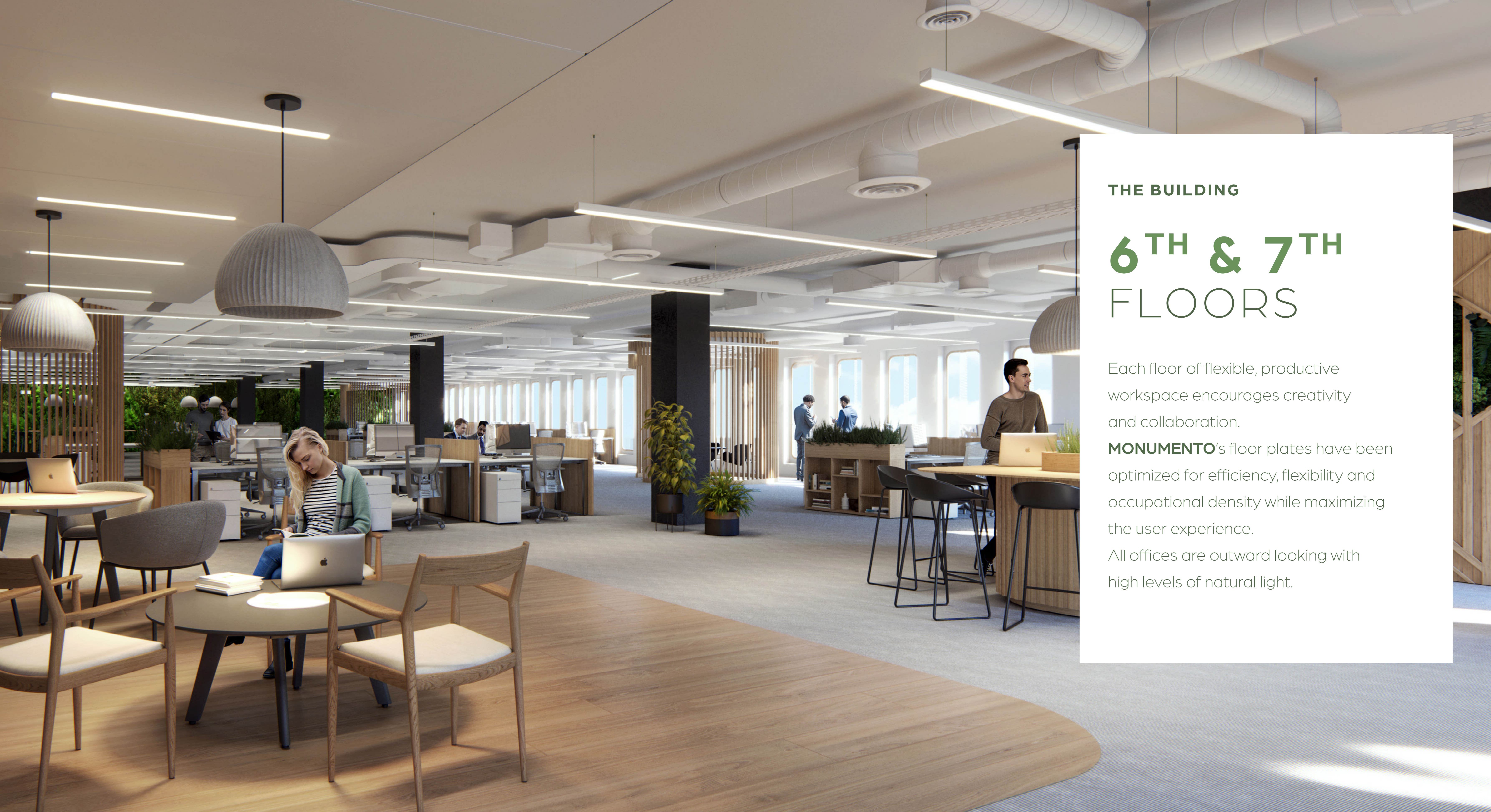
Ground floor collaboration areas are ideal spots for welcoming guests or hosting efficient meetings. MONUMENTO's shared spaces are specifically designed to encourage teamwork and social interaction.



CAFETERIA



FOOD COURT



THE BUILDING

6TH & 7TH FLOORS

Each floor of flexible, productive workspace encourages creativity and collaboration.

MONUMENTO's floor plates have been optimized for efficiency, flexibility and occupational density while maximizing the user experience.

All offices are outward looking with high levels of natural light.



THE BUILDING

THE EIGHTH FLOOR

The exclusive eighth floor offers an extra level of distinction. Boasting **1,539 sqm** of office space including an expansive private terrace, it provides an exclusive view of the city and the **Sagrada Familia**.



THE BUILDING

THE ROOFTOP TERRACE

On **MONUMENTO's** 9th floor, a rooftop terrace accessible to all occupants of the building, provides a connection to the outdoors and an opportunity to enjoy Barcelona's warm climate. Ideal for quick breaks or informal meetings, the terrace has signature 360° views of the sea, the city and Barcelona's most famous landmarks, including the **Sagrada Familia**.

THE BUILDING

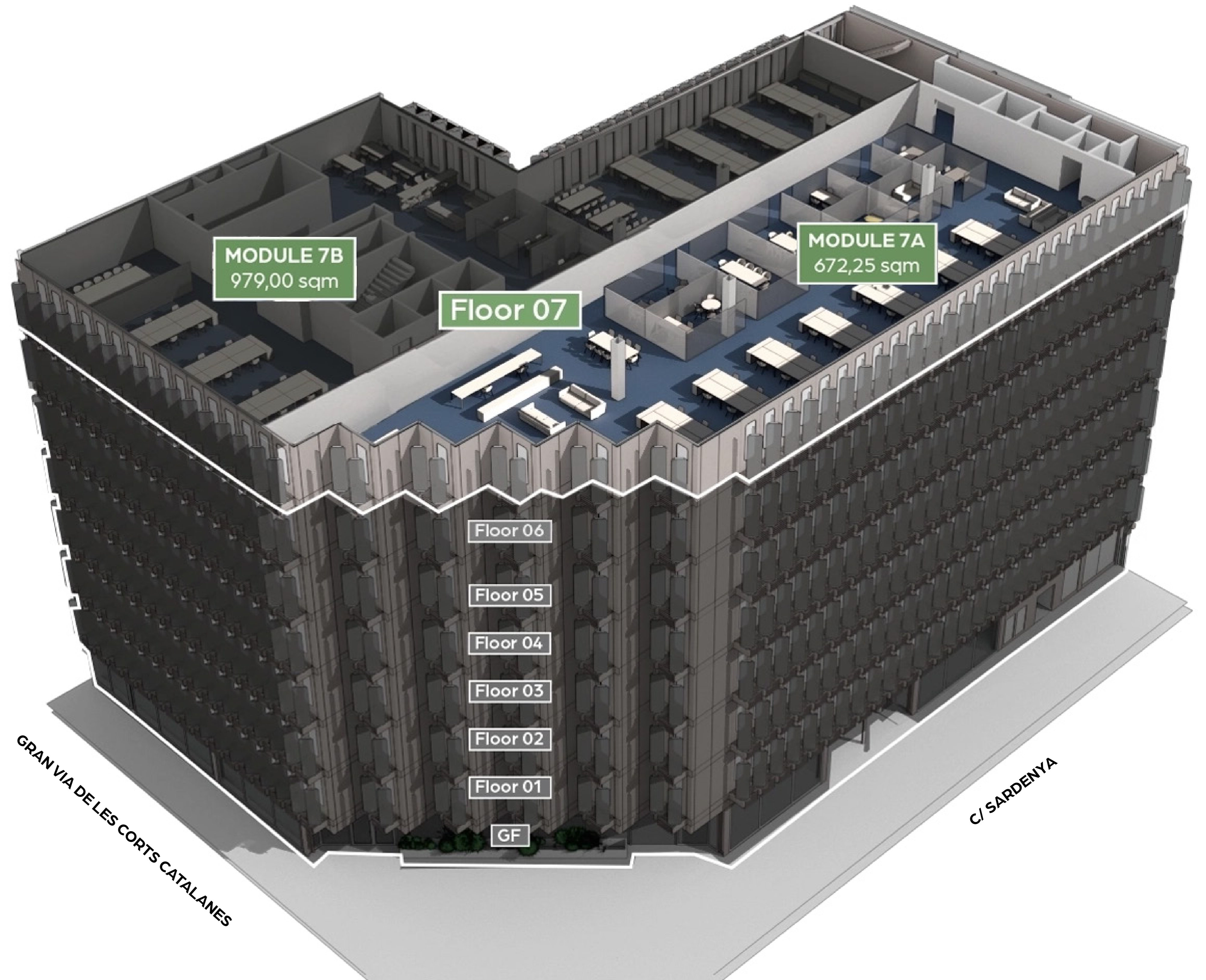
AVAILABILITY

Only the last remaining spaces are available.

Modern, bright, and spacious, they are the perfect place to work, collaborate, and grow your business in the heart of Barcelona.

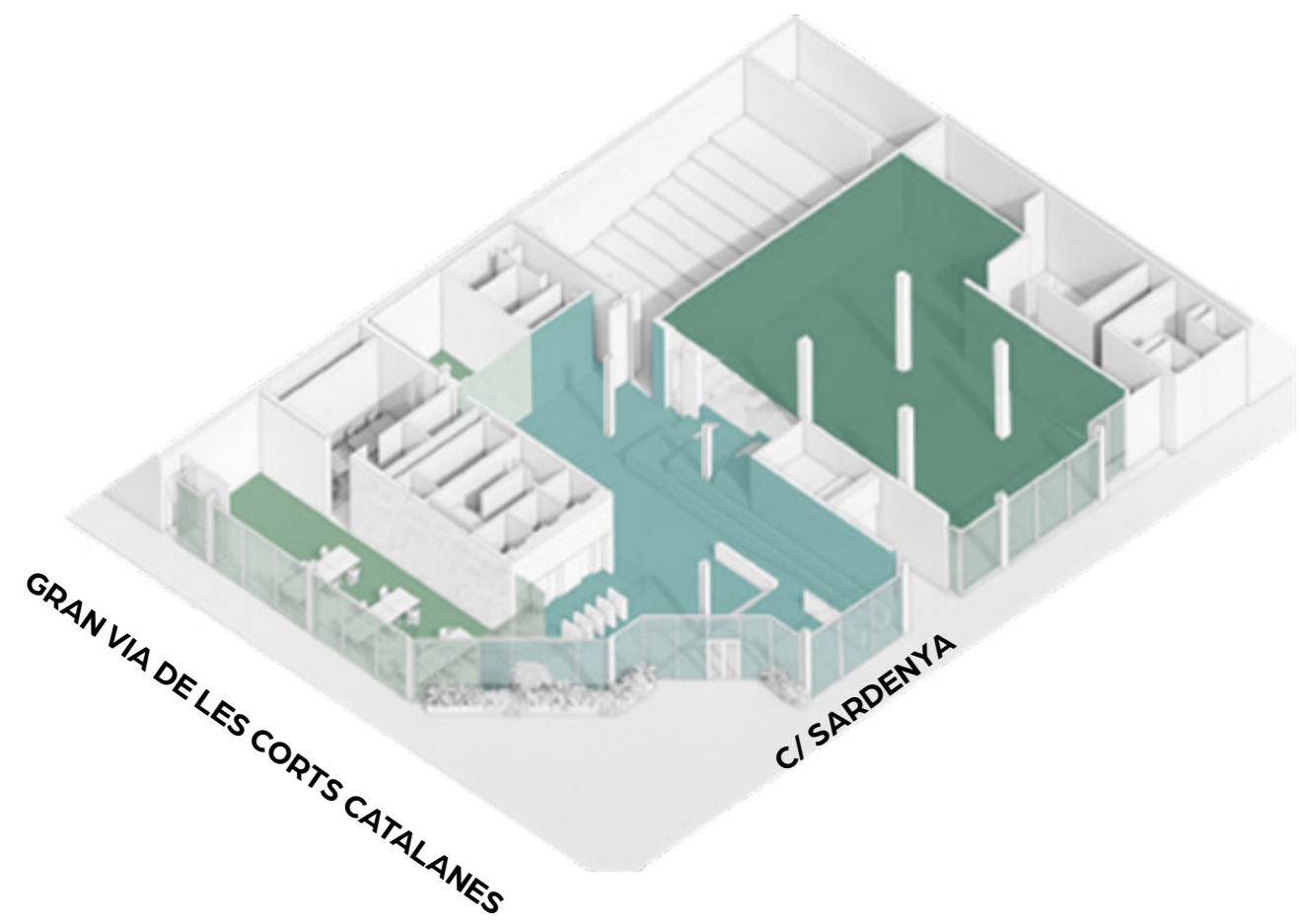
Discover the final spaces at MONUMENTO today.

FLOOR	SIZE	AVAILABILITY
Floor 08	X	LEASED
Floor 07	1,651 sqm	AVAILABLE Module 7A: 672,25 sqm
Floor 06	X	LEASED
Floor 05	X	LEASED
Floor 04	X	LEASED
Floor 03	X	LEASED
Floor 02	X	LEASED
Floor 01	X	LEASED



THE BUILDING

GROUND FLOOR

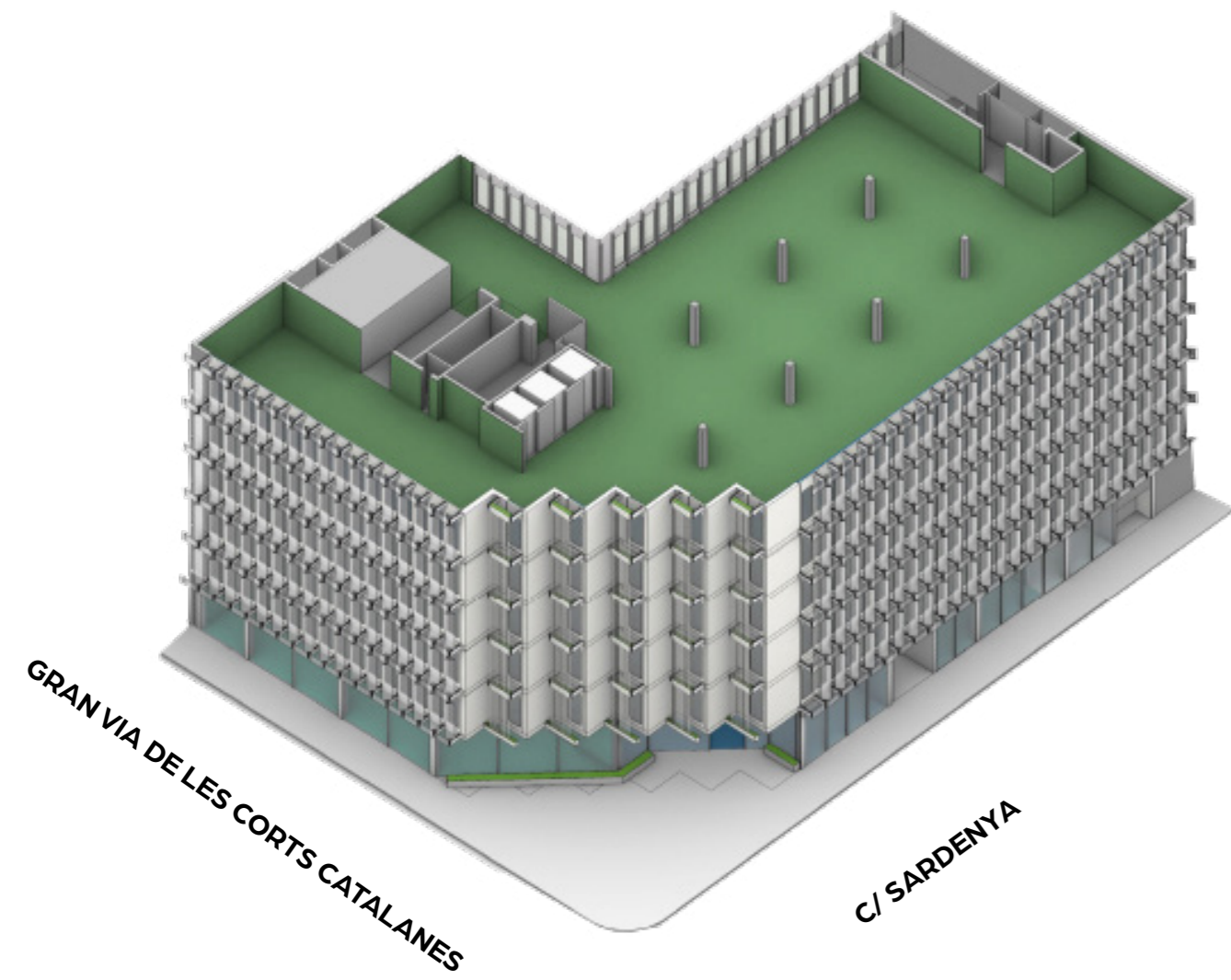


THE BUILDING

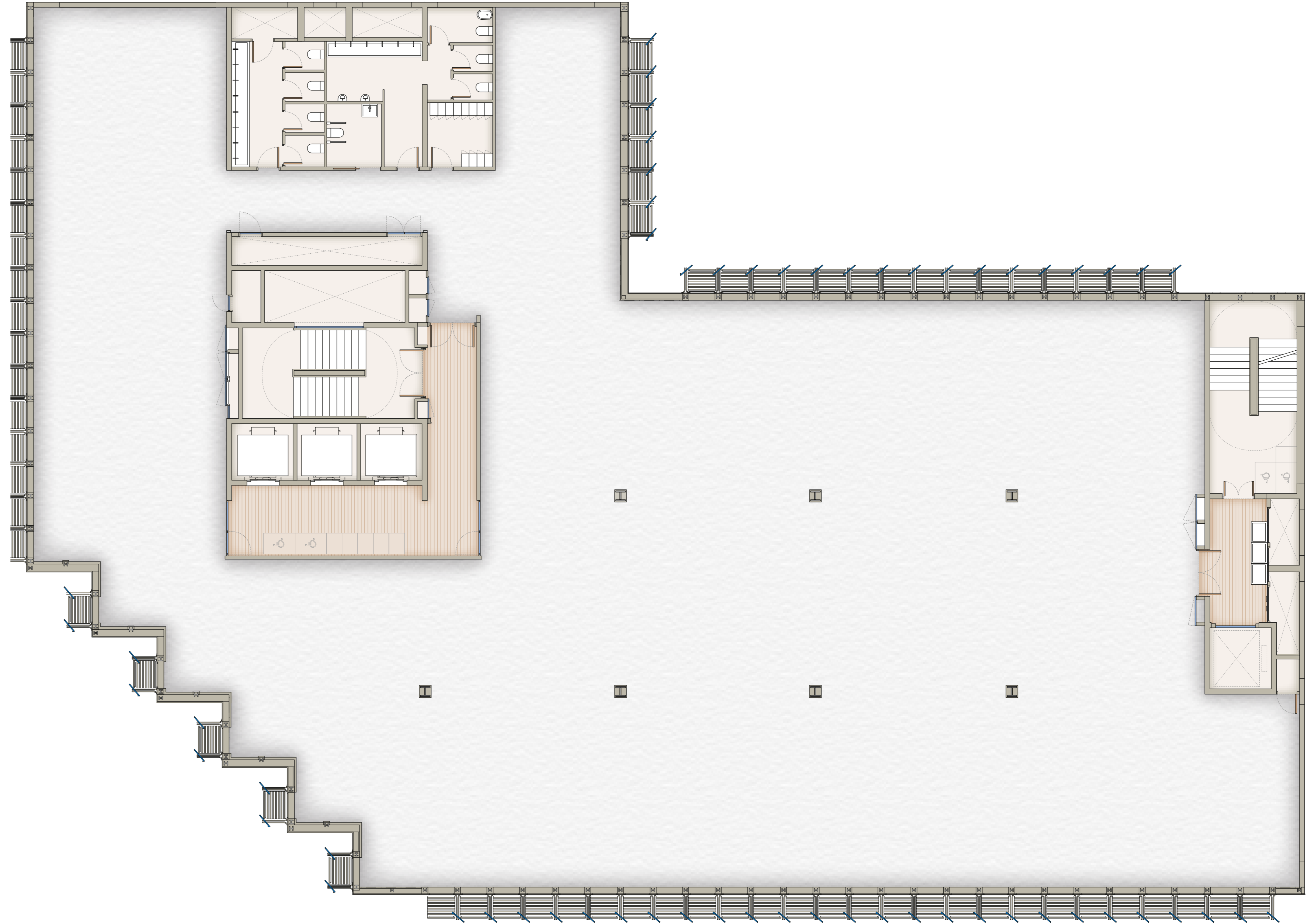
1ST-5TH
FLOOR

LEASED

GLA: 1,651 sqm
Up to 147 work stations
1/10 occupancy ratio
2.95 m floor to ceiling



GRAN VIA DE LES CORTS CATALANES



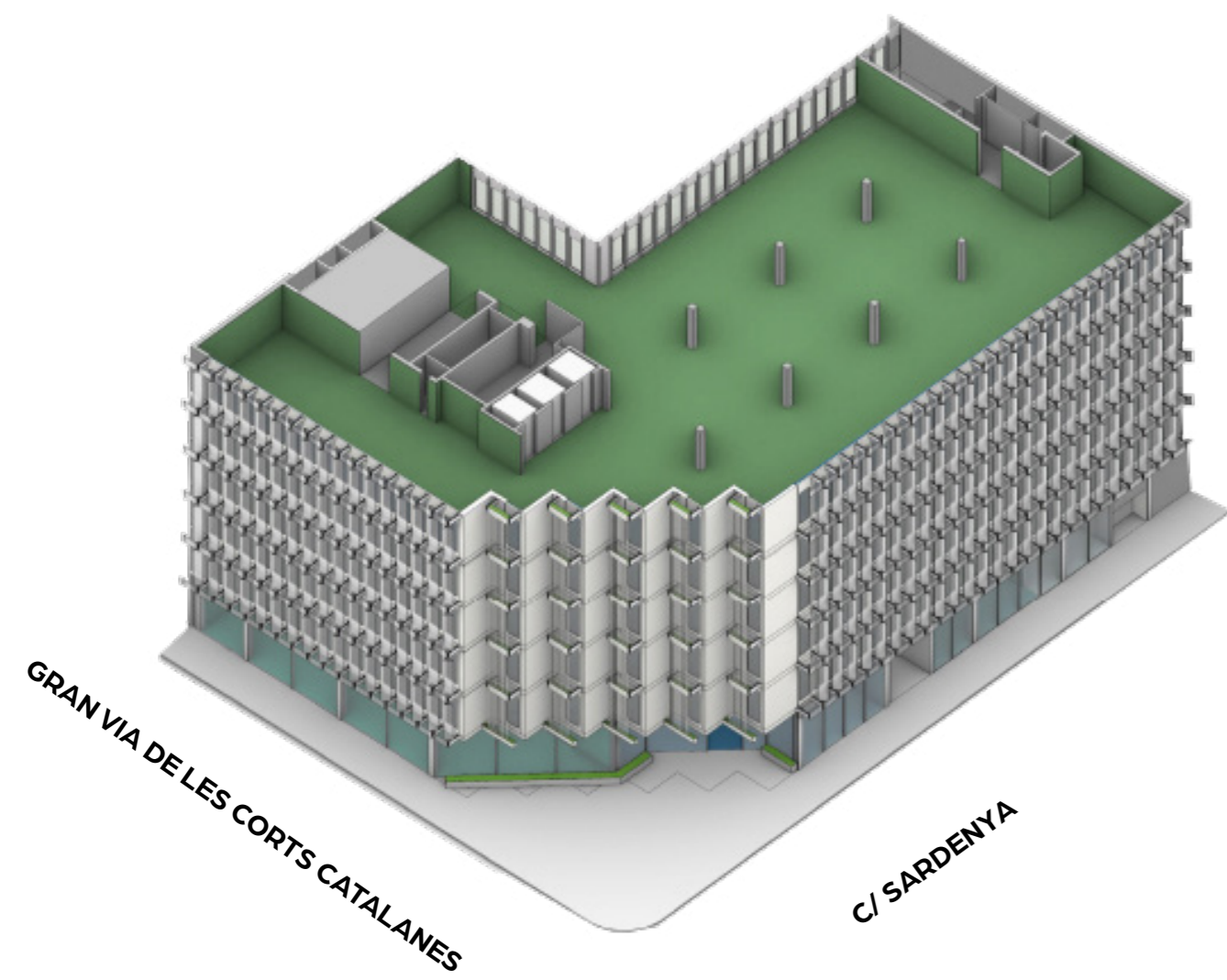
SARDENYA

THE BUILDING

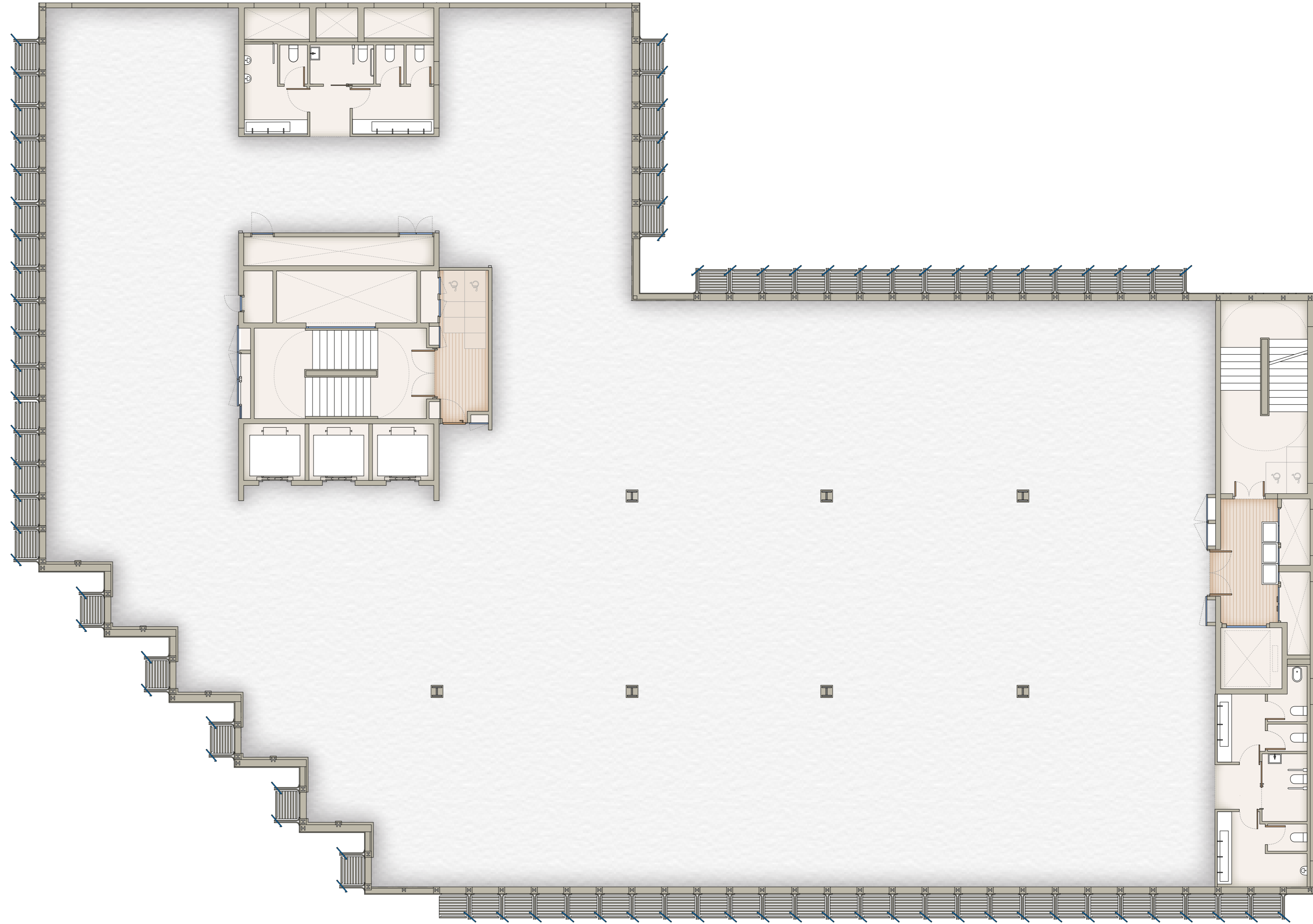
6TH FLOOR

LEASED

GLA: 1,651 sqm
Up to 150 work stations
1/10 occupancy ratio
2.95 m floor to ceiling



GRAN VIA DE LES CORTS CATALANES



SARDENYA

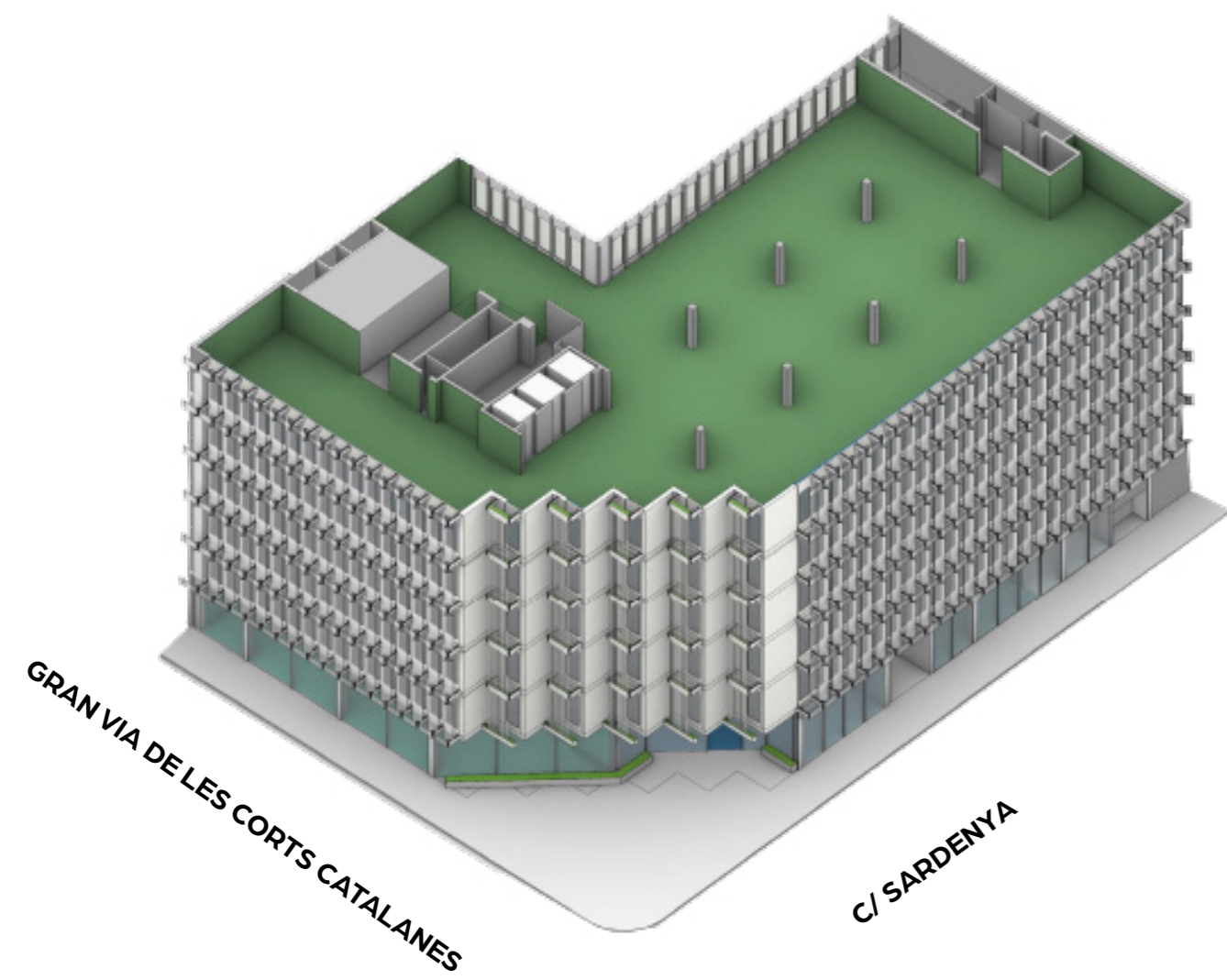
THE BUILDING

7TH FLOOR

AVAILABLE MODULE 7A

GLA: 1,651 sqm
GLA 7A- VACANT: 672,25 sqm
GLA 7B - LEASED: 979,00 sqm

Up to 150 work stations
1/10 occupancy ratio
2.95 m floor to ceiling



GRAN VIA DE LES CORTS CATALANES



SARDENYA

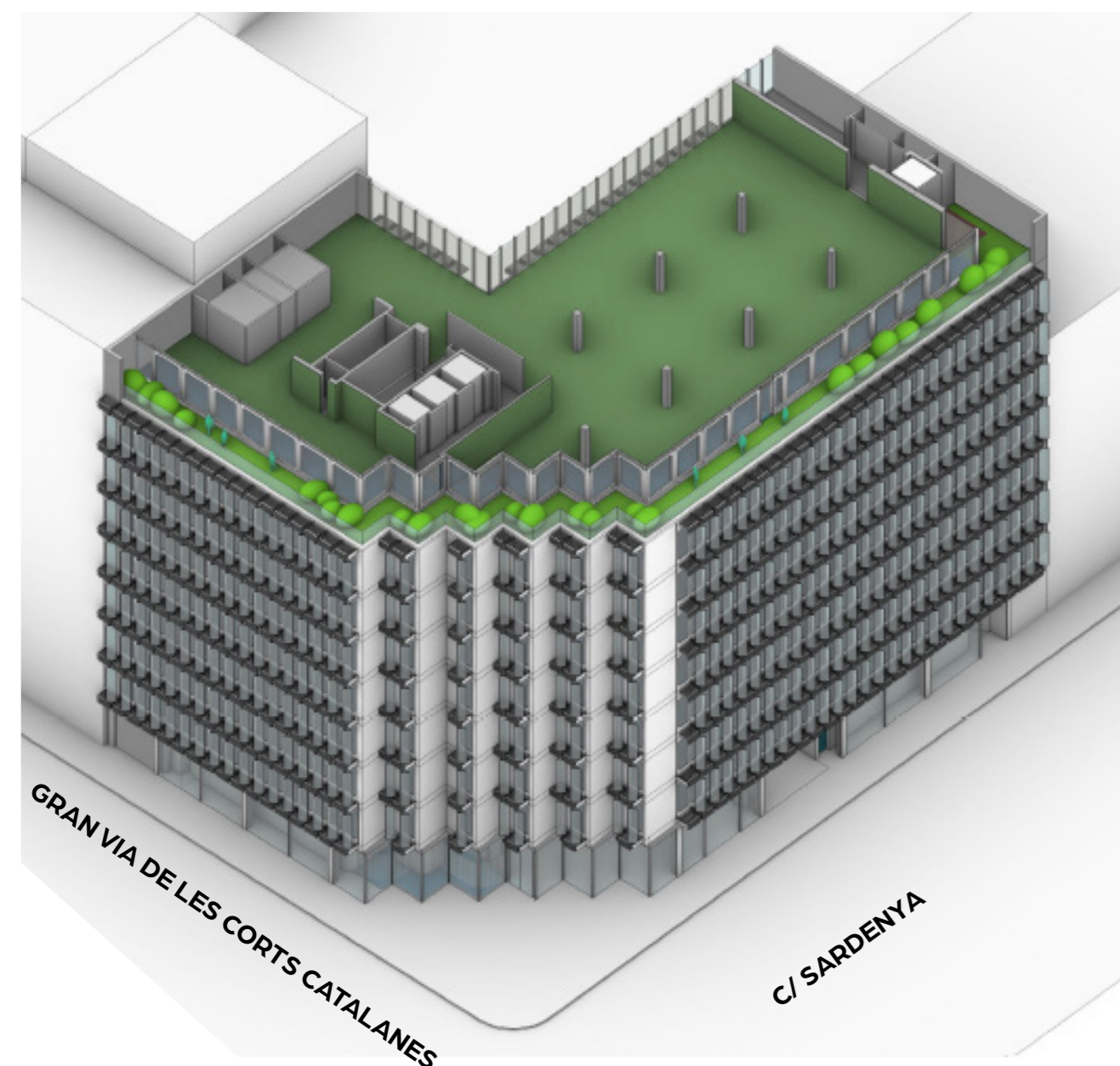
THE BUILDING

8TH FLOOR

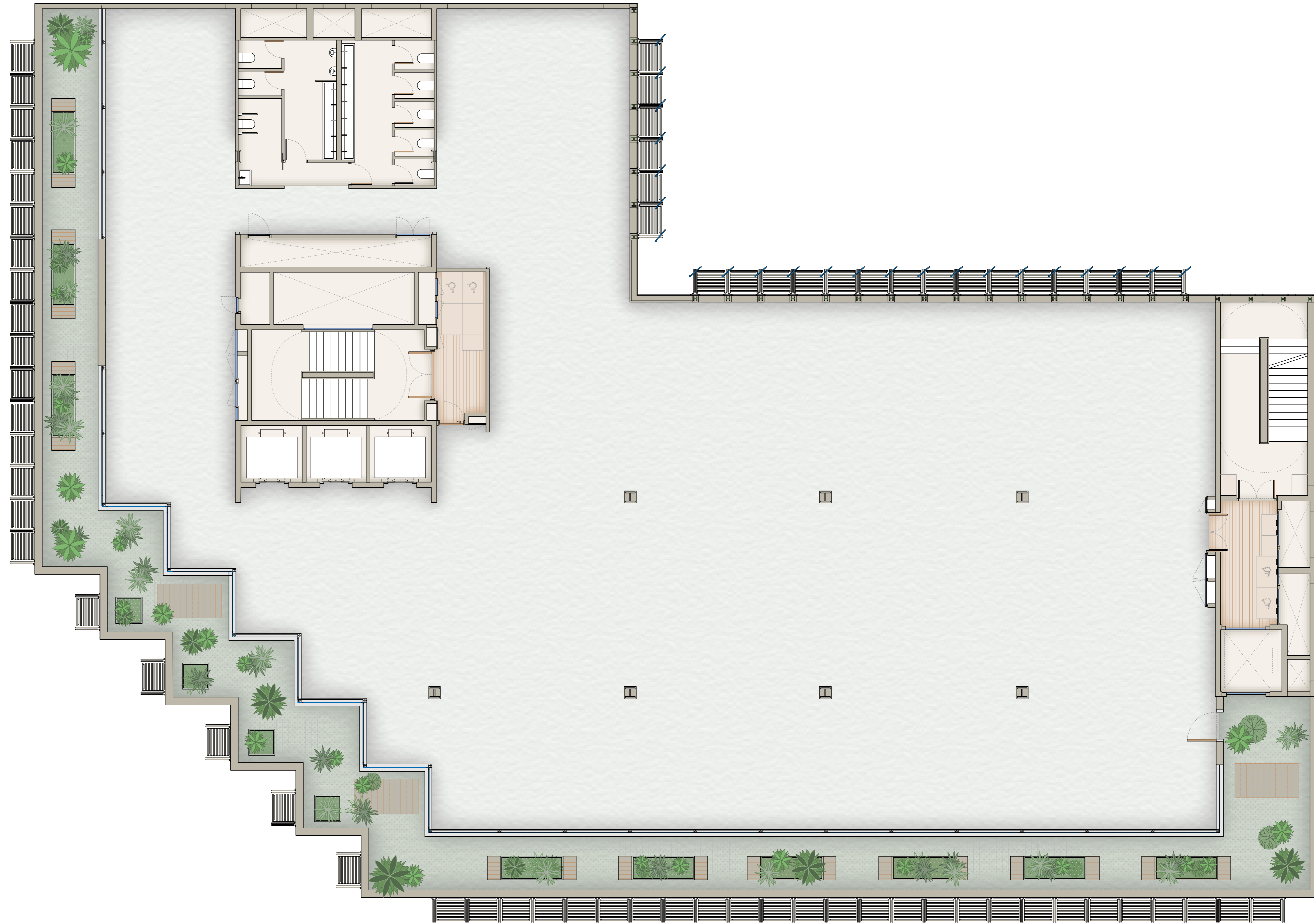
LEASED

GLA: 1,539 sqm
(including private terrace)

Up to 119 work stations
1/10 occupancy ratio
2.95 m floor to ceiling



GRAN VIA DE LES CORTS CATALANES

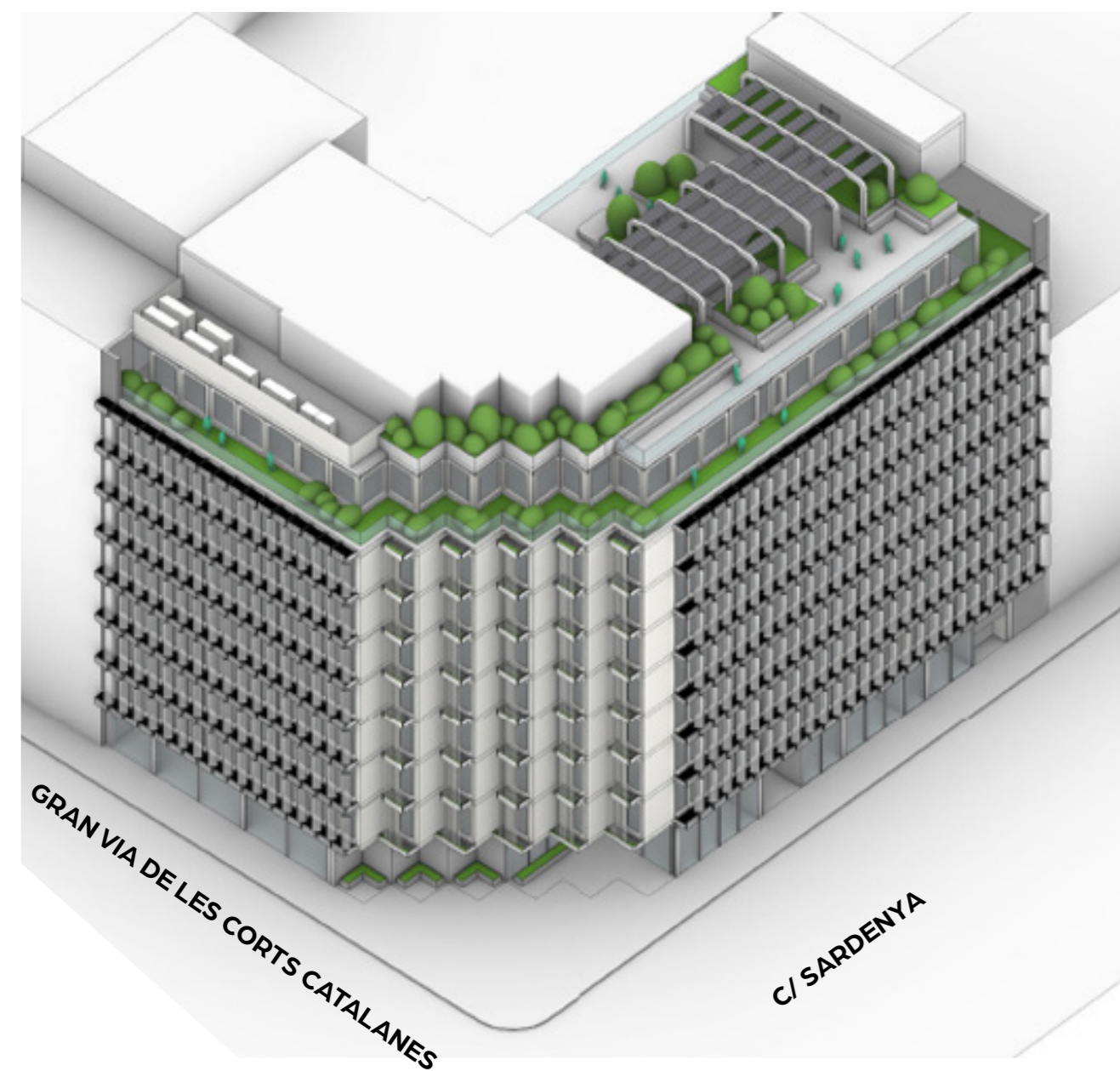


SARDENYA

THE BUILDING

9TH
FLOOR

ROOFTOP



GRAN VIA DE LES CORTS CATALANES



SARDENYA

THE BUILDING

PARKING

5 FLOORS

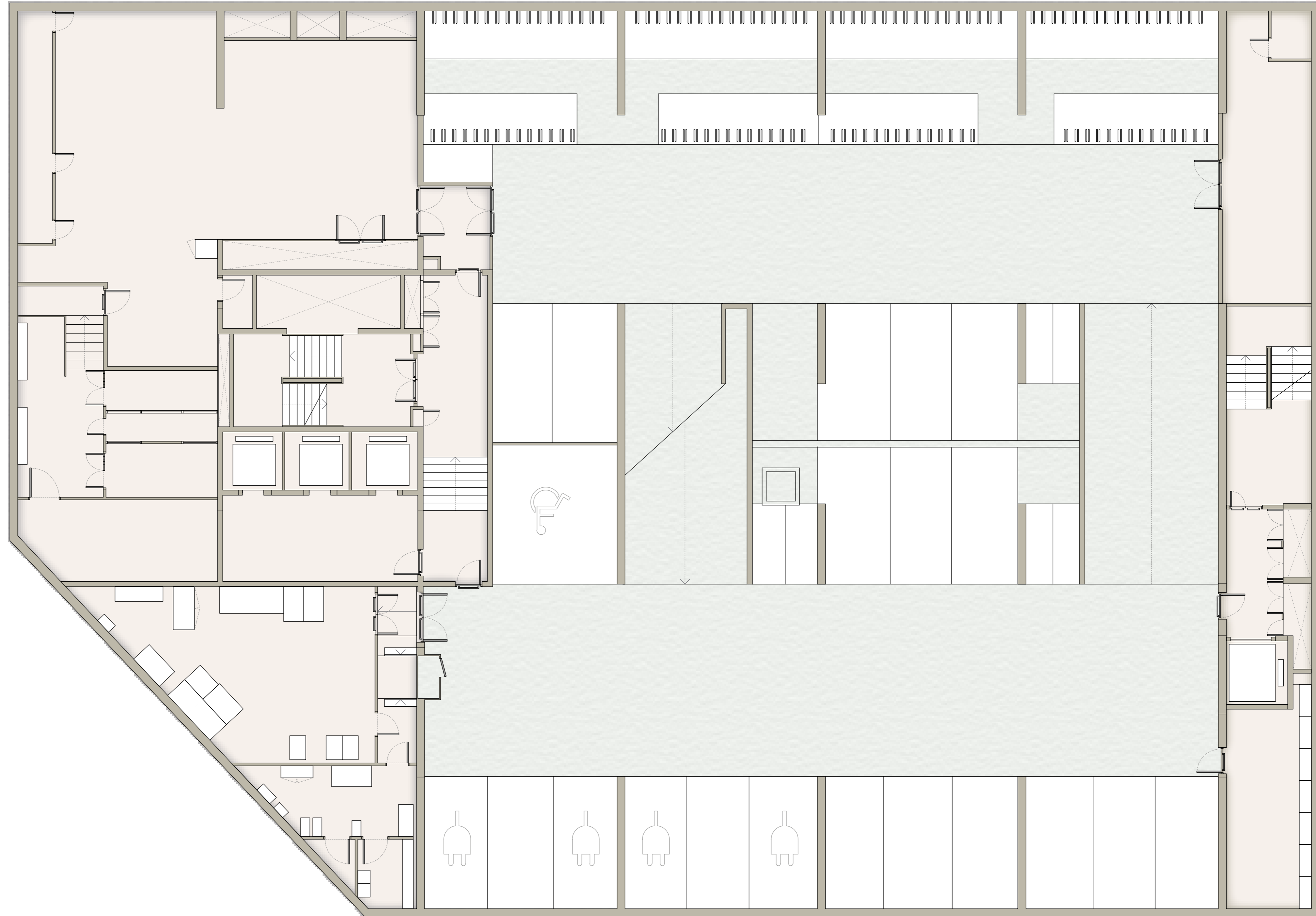
Car Spaces: 118
110 Normal
4 Accessible
4 Chargers

Motorcycle: 33
Bicycle: 121

Storage

P-2: 27.81 sqm
P-3: 70 sqm
P-4: 12.21 sqm

GRAN VIA DE LES CORTS CATALANES



SARDENYA



THE LOCATION

THE VIBRANT CITY CENTRE

An aerial view of Barcelona's Gran Vía de les Corts Catalanes, showing the city's dense urban fabric and the prominent Torre Agbar in the distance.

GRAN VÍA DE LES CORTS CATALANES

Monumento commands a privileged position on Barcelona's main thoroughfare that bisects the entire city, leading in from the airport in the South to the motorways connecting with France to the North.

A view of the La Monumental bullring, featuring its iconic brick facade with blue and white decorative patterns and a large dome.

LA MONUMENTAL AREA

The area is named after the iconic bullring, La Monumental, located just 100 metres away from the building, which also lends its name to the underground station, just 4 minutes walk.

A street scene in the Eixample district, showing a wide, tree-lined pedestrian walkway with people sitting at outdoor cafe tables.

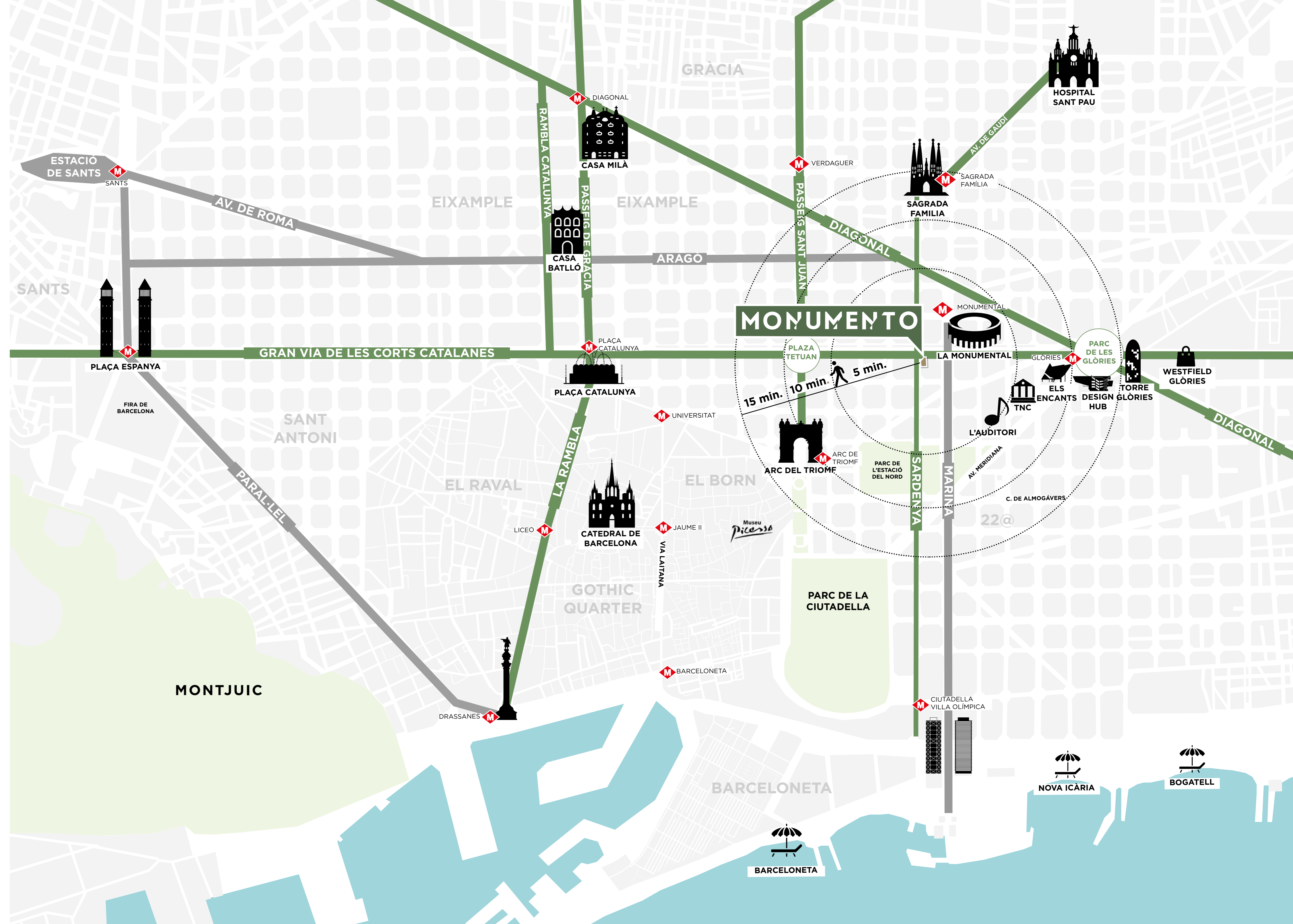
EIXAMPLE DISTRICT

The building is located within the dynamic and culturally thriving Eixample Dret district. This is one of Europe's most densely populated and in demand districts with a dynamic mix of business, leisure, culture and upmarket residential activity.

THE LOCATION

CITY LIVING CITY WORKING





Located in the vibrant, energetic and elegant Eixample neighbourhood, **MONUMENTO** is ideally placed for life and work. There are countless cultural hotspots, restaurants and amenities nearby, as well as key business locations. And thanks to its superb connectivity, the beach, airport and more are just minutes away.

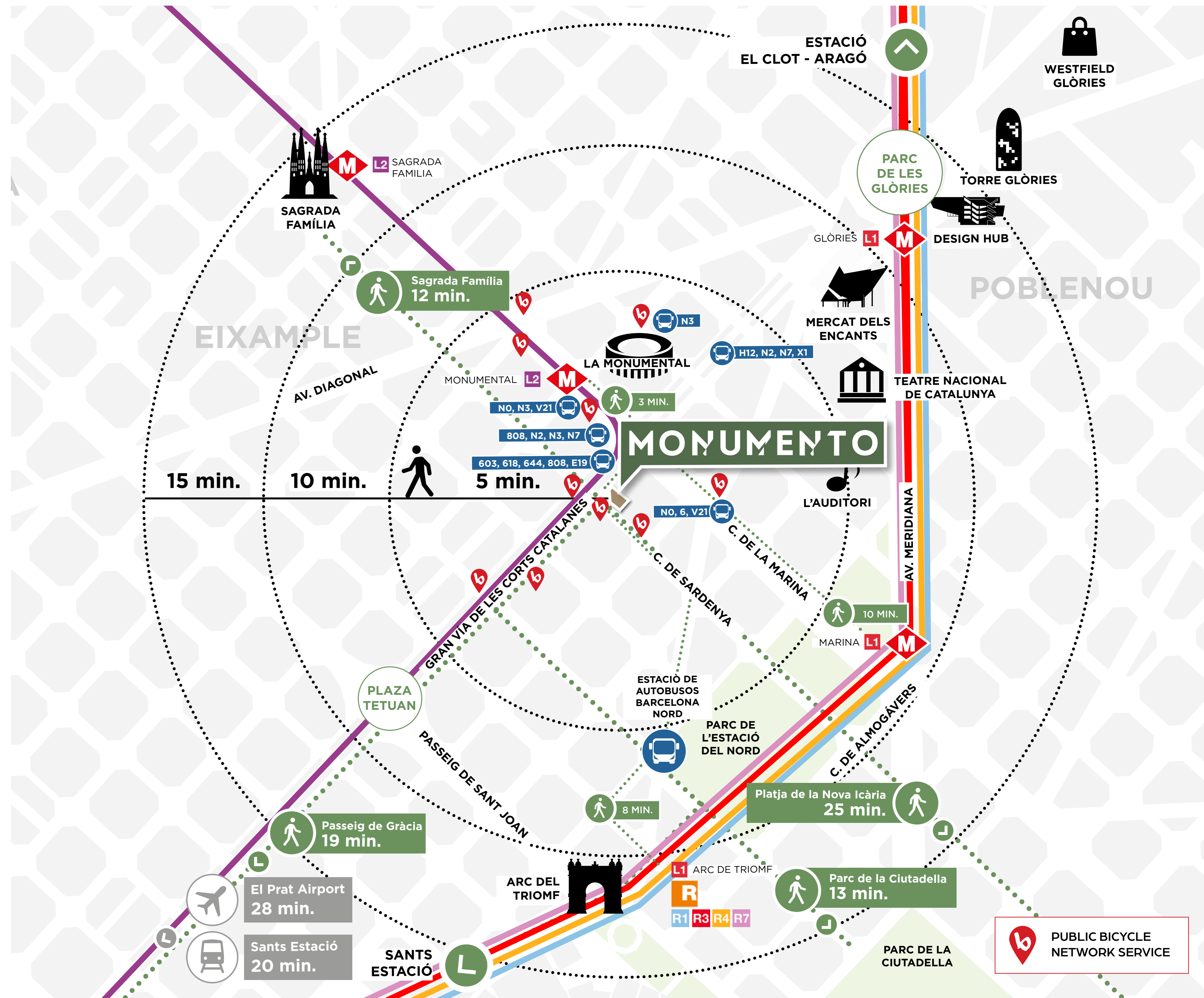


THE LOCATION / COMMUNICATIONS

EASY COME, EASY GO

Fully integrated into public and private transport networks. Easy local, regional and international transport links.

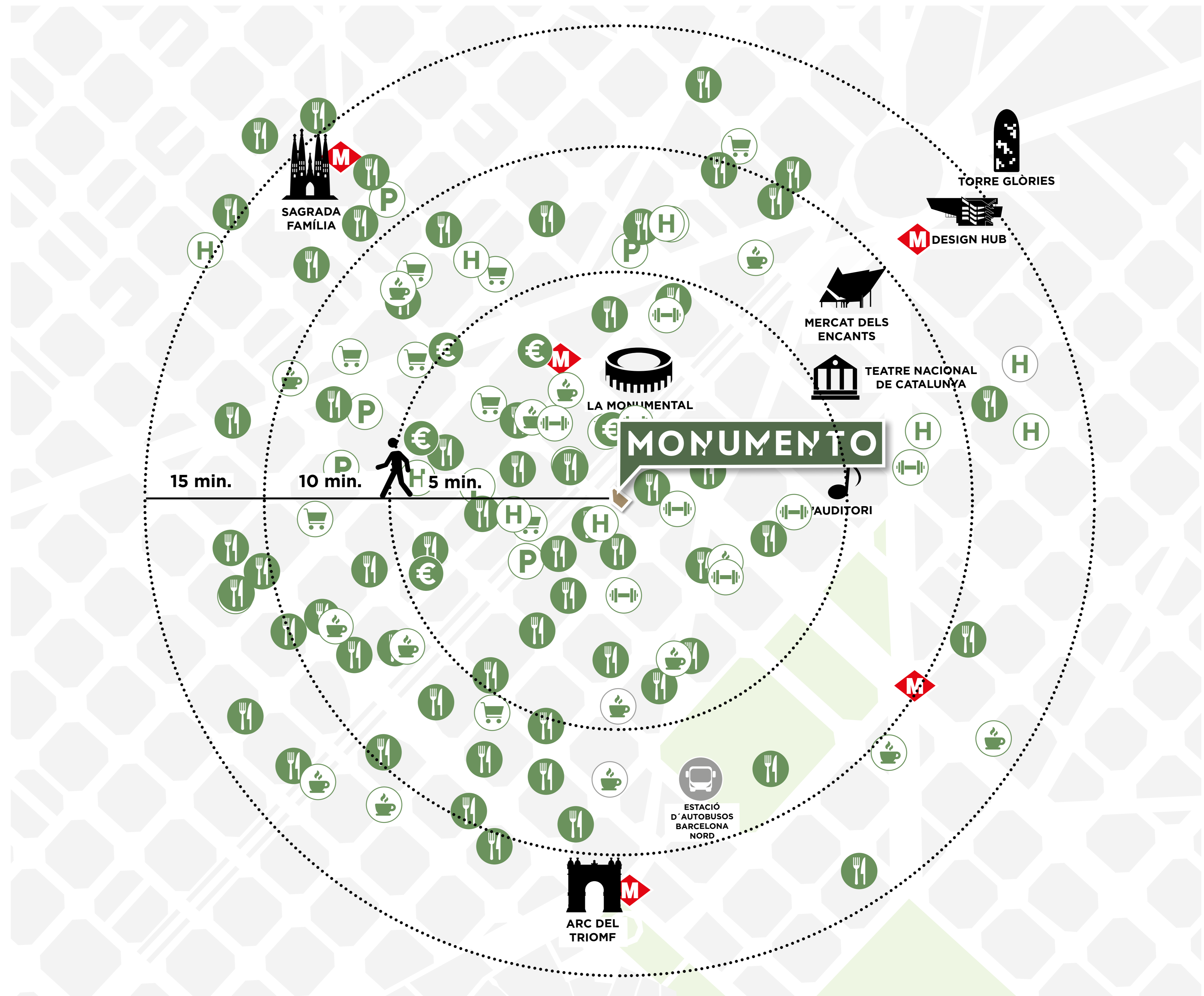
LOCATION				
PASSEIG DE GRÀCIA	19 min.	7 min.	6 min.	8 min.
SANTS ESTACIÓ	-	18 min.	17 min.	20 min.
LA SAGRERA	13 min.	14 min.	4 min.	9 min.
AEROPUERTO EL PRAT	-	-	45 min.	28 min.



THE LOCATION / SERVICES

EVERYTHING ON YOUR DOORSTEP

Thanks to its central location in an attractive residential and mixed-use neighbourhood, **MONUMENTO** puts the best of everyday Barcelona life at your fingertips. The surrounding streets are lined with restaurants, cafés and shops as well as a diverse range of essential services.



THE LOCATION / LANDMARKS

FACING THE FUTURE EMBRACING THE HISTORY

Designed to be part of the next chapter of the city's story, **MONUMENTO** is also close to many of Barcelona's best-known historic and contemporary landmarks. Famous monuments, markets and museums are all just a short walk away.



+

PLATJA DE NOVA ICÀRIA

+

TORRE GLÒRIES

+

DISSENY HUB

+

ELS ENCANTS

+

TNC

+

L'AUDITORI

+

LA MONUMENTAL

+

PORT OLÍMPIC

+

PARC DE LA CIUTADELLA

+

ARC DEL TRIOMF

+

LA BARCELONETA

MONUMENTO

M

M

M

M

Carrer de la Marina

Av. Diagonal

Passeig de Sant Joan

SUSTAINABILITY

A COMMITMENT TO WELLNESS AND SUSTAINABILITY



SUSTAINABILITY

HEALTHY WORKERS

HEALTHY
PLANET

MONUMENTO is a commitment to caring. Its environmental sustainability credentials are second to none, from construction materials to everyday energy efficiency. And for worker wellbeing, every detail has been carefully considered, from natural light to healthy fresh food options. The result is a workspace that meets the highest ESG criteria, boosting productivity and enhancing talent retention.





bicing



LEED is the leading international sustainability building certification. It assures energy efficiency, water conservation, the promotion of green transport and the use of eco-friendly materials.

MONUMENTO has the maximum-possible LEED Platinum rating, reflecting its careful refurbishment, healthy work environments and low environmental impact.



Fitwel is the world's most prestigious certification system for building health. **MONUMENTO** meets its stringent wellbeing criteria for indoor air quality, natural light, communal spaces, access to healthy food and more, ensuring that users have the best-possible quality of life at work.

SUSTAINABLE MOBILITY

Monumento actively encourages smart microbilty.

As well as providing bicycle and scooter parking together with showers and changing rooms, the building is perfectly integrated into Barcelona's bicycle lane network which connects the entire city. Bicing, the city's highly popular bicycle sharing service, now offers over 7,000 bicycles (2,000 of them electric). The nearest of Bicing's 519 stations is just 1 min. from the lobby.

SUSTAINABILITY

BIG BENEFITS

WITH A SMALL FOOTPRINT



SUSTAINABLE SITE

- Green areas enhance contact with nature.
- Minimum 25% vegetated accessible open spaces (roof, terraces, gardens) contribute to heat effect reduction.



ECO-FRIENDLY MATERIALS

- Construction waste reduction through conservation of existing elements.
- Prescription of environmentally certified materials.
- Use of low emission materials.



SUSTAINABLE MOBILITY

- Bicycle parking access (approx. 120 spaces).
- Spaces reserved for electric cars.



WATER EFFICIENCY

- Efficient water-use equipment.
- Green areas drip irrigation ensures low consumption.
- Water consumption monitoring.



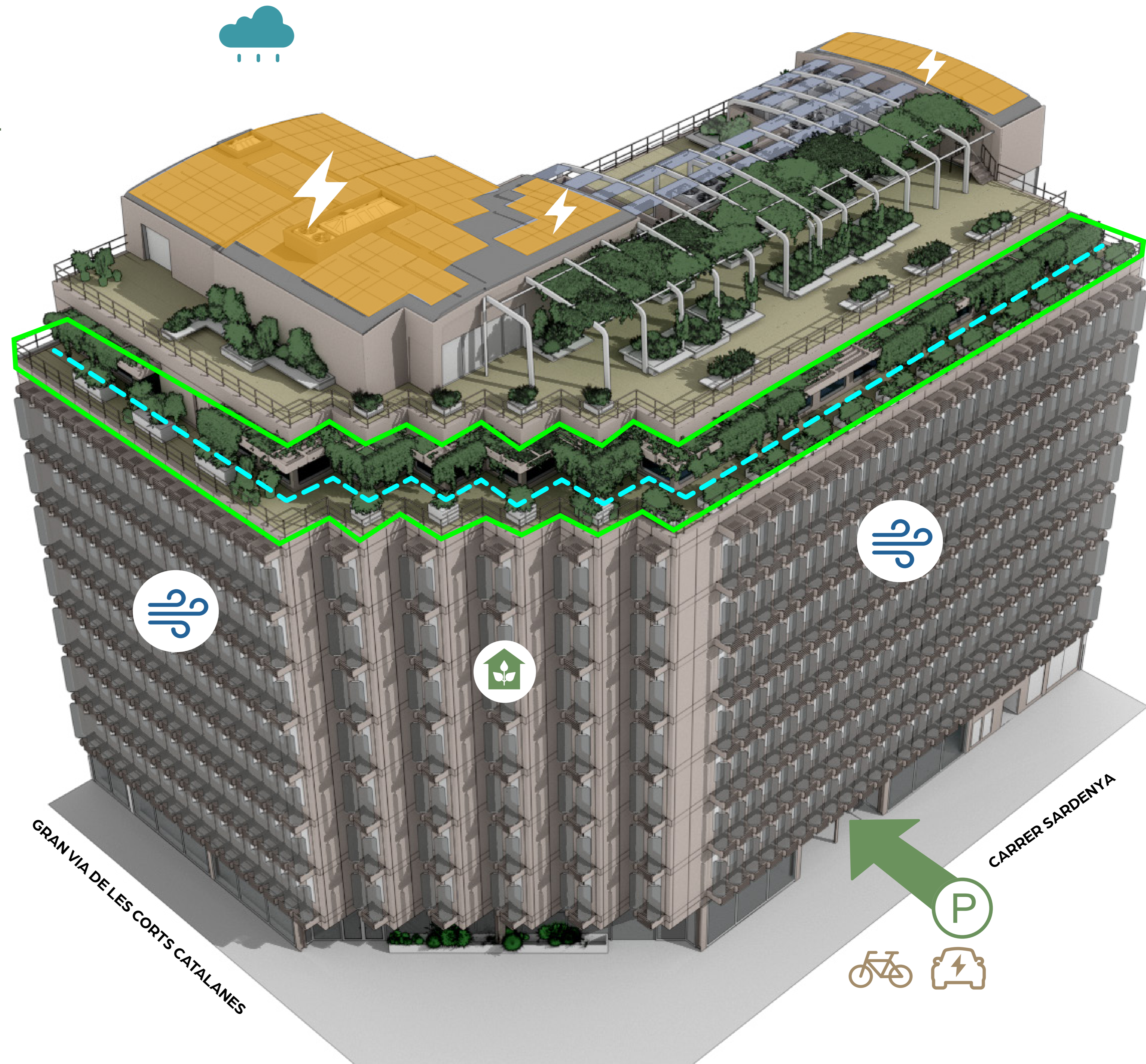
INDOOR AIR QUALITY

- Improved indoor air quality through use of mats, sensors and filters.
- Natural lighting in workstations.
- Reduced acoustic pollution.

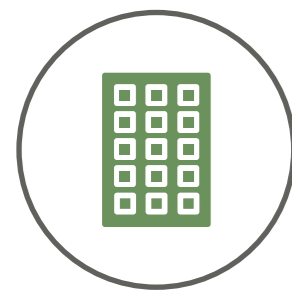


RENEWABLE & ENERGY EFFICIENCY

- Integration of solar energy.
- Façade performance improves thermal insulation.
- Significant reduction in energy demand thanks to natural lighting.
- Energy consumption monitoring.



TECHNICAL SPECS



FAÇADE

The modular façade is composed of metal sandwich panels with thermal insulation. The thermal and acoustic insulation has been enhanced by including cellulose insulation in the interior lining and improving the thermal and acoustic performance of the glass.

The new windows feature double glazing with a thermal transmittance of $1.1 \text{ W/m}^2\text{K}$ and an acoustic insulation $RA_{tr} = 43 \text{ dB}$.

It has a double skin that acts as solar protection, consisting of vertical glass slats and a grid of horizontal metal slats. The new glass slats provide an updated and modern look to the building, improve views from the interior since frameless glass is used, and also enhance solar protection by using glass with a solar control layer.

Between the two skins of the façade, there is an exterior walkway that facilitates proper maintenance and cleaning of the façade.



PARKING

The building's parking extends over 4 basement floors. It has a capacity for 109 car spaces, 33 motorcycle spaces, and 121 bicycle spaces. Additionally, 4 of the car spaces have electric charging points, and 4 are adapted spaces.



OFFICES

The office spaces have undergone a complete renovation. All finishes, installations, and restrooms have been renovated. The office spaces have a total height of 2.95 meters, with exposed ceiling installations. Beneath the installations, there is a clear height of 2.50 meters, but the spatial perception is greater due to the absence of false ceilings that would reduce the height.

All the building's installations have been completely renovated.

The occupancy of the office spaces is one person per 10 square meters, which increases the previous occupancy of the building. All ventilation and air conditioning systems, as well as protection and emergency systems, are adapted to this increased occupancy.

The office spaces feature technical flooring made of fibrosilicate panels, which improves acoustic performance and fire behaviour compared to other technical flooring systems.

The height of the technical floor is 13 cm to allow for the passage of installations and ensure flexibility of the spaces for future tenants.



RESTROOMS

All floors have adapted restrooms as well as separate male and female restrooms. The faucets are automatic electronic stainless steel.



LIGHTING

The office lighting has been implemented using FIL 45 linear LED luminaires from Lamp. The system incorporates light sensors that adjust the intensity of the artificial lighting when the space is already naturally lit.



ELEVATORS

The building is equipped with three public SCHINDLER elevators, each with a capacity for 17 people and 1,300 kg. Additionally, there is a service freight elevator with a capacity of 1,500 kg.



MONUMENTO

OFFICE BUILDING
GRAN VIA 764 · EIXAMPLE DRET

DISCLAIMER

While all reasonable care has been taken in preparing all the renders, InmoCaixa does not warrant, represent, or undertake the accuracy, completeness, or correctness of the information contained herein. All statements are believed to be correct but shall not be regarded as statements or representations of fact. Visual representations including drawings, illustrations, photographs, and art rendering may portray artistic impressions only and are not to be taken as representations of fact. Floor areas may be subject to final survey. InmoCaixa, its subsidiaries, affiliates, suppliers, agents, officers, or employees expressly disclaim liability for errors or omissions in such information. The access and/or use of, and the reliance on, any information contained in this document is at the sole risk of the user. All information is subject to changes, as may be required or approved by InmoCaixa and/or relevant authorities.

PROPERTY :



LEASING:

Luis Espinosa

lespinosa@inmocaixa.com
+34 618 004 758