





**CONNECTIONS**



**OFFICES**



**COMMITMENT**





# THE SPACE FOR VISIONAIRES


## A strategic hub for innovation, business and talent.

Located in the heart of 22@, Barcelona's innovation district, and designed to bridge the area's industrial heritage with its technological present, **A111** is much more than an office building, it's a space to attract talent, drive projects forward, and grow together.

 **Prime location**  
The best of 22@ with loads of culture and leisure.


 **Offices close to sea**  
Just a ride in bicycle.

 **Private terraces**  
On each floor and the rooftop.

 **Versatile**  
Open-plan modifiable spaces.

 **LEED Platinum and WELL**  
Condecorated building.

 **Work spaces**  
All over the common spaces.

 **Reachable**  
Surrounded by green spaces and areas replete with recreational and dining options







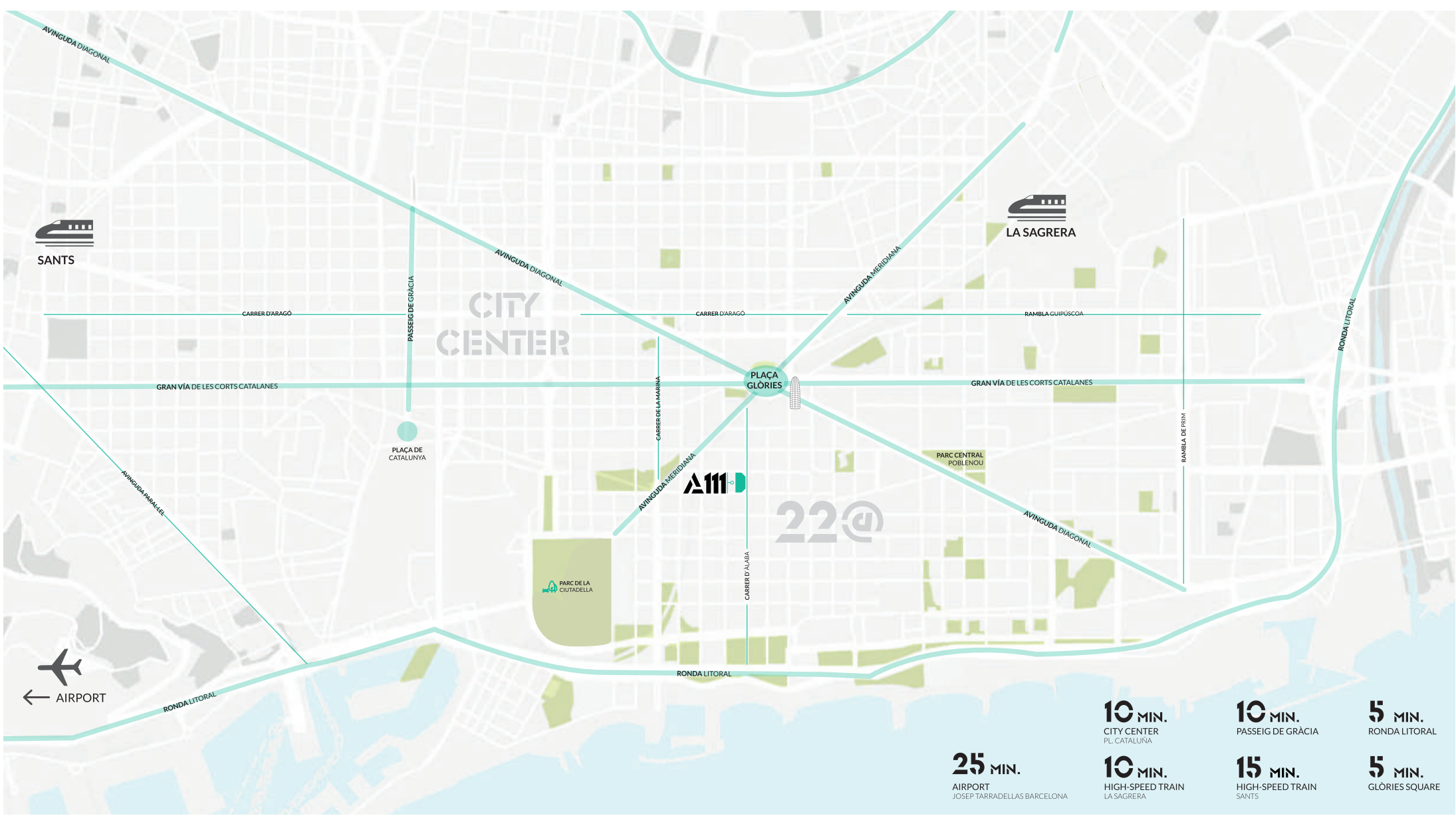
**CONNECTIONS**

# BARCELONA CITY OF THE FUTURE

**22@ stands as the city's innovation district and a thriving business hub.**

**AMI** is located on Àlaba Street, right in the heart of 22@, one of Barcelona's most dynamic areas, where innovation, business, and talent converge. This strategic location offers companies visibility, connectivity, and a direct link to the city's growing entrepreneurial ecosystem.







CARRER D'ARAGÓ

RAMBLA GUIPUSCOA

GRAN VÍA DE LES CORTS CATALANES

GRAN VÍA DE LES CORTS CATALANES

PLAÇA GLÒRIES



6 MIN. BOGATELL	7 MIN. MARINA	9 MIN. GLÒRIES	9 MIN. LLACUNA
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5 MIN. TNC	8 MIN. GLÒRIES	7 MIN. MARINA
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2 MIN. V23	9 MIN. 6, 136, B20	3 MIN. H14
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PASSEIG DE SANT JOAN

CARRER MARINA





































































































































































































































































































































# SURROUNDED BY ENERGY

**Enjoy outdoor walks through green spaces**  
and along the commercial areas.

**Find spaces that spark creativity, inspire**  
fresh ideas, and encourage focused work.

**All the amenities you need**  
In a space designed with its occupants in mind.

**A location that perfectly blends professional life**  
with personal wellbeing.





# OVER 150 RESTAURANTS

Surrounded by a vibrant culinary scene, A111 is just a short walk away from over 150 restaurants, cafés, and bars. From Mediterranean flavors to international cuisine, the area offers endless options for every taste, a perfect blend of work and lifestyle in the heart of Poblenou.



# YOUR WELLNESS

A111 is surrounded by a dynamic network of gyms, fitness studios, and wellness centers — all within walking distance. Whether it's a quick workout, a yoga session, or a relaxing spa treatment, the neighborhood offers plenty of options to balance work and wellbeing. Plus, with contemporary art museums, creative hubs, and cultural venues nearby, the area invites you to connect with the city's vibrant cultural scene.

# MEDITERRANEAN VIBES

Just a short walk from the beach, A111 offers easy access to the city's seafront — the perfect spot for a morning run, a swim after work, or a relaxed lunch by the sea. A vibrant place to unwind, play sports, or simply enjoy the Mediterranean lifestyle.





**COMMITMENT**



# ECO-EFFICIENCY

**A111 is a leader in eco-efficiency and sustainability standards related to water, energy, materials, construction systems and waste disposal.**

- BMS consumption monitoring
- Savings in overall water consumption
- Maximum use of natural light
- High thermal insulation
- ENVAC waste disposal system
- PV solar panels
- Over 1,500 sq. of green spaces
- Varied façade treatments according to orientation
- LED lighting
- DISTRICLIMA air conditioning
- Air coolers with low environmental impact
- Electric transformer station
- Low-reference materials with high thermal inertia (ceramic)



# SMART BUILDING

**A111 is leading the technological transformation of 22@ as one of the smartest buildings in the area. Featuring a centralised monitoring and control system, the facilities are innovative in terms of telecommunications infrastructure and digital connectivity. Users can connect from all the private and common areas of A111, adapting to new ways of working and exceeding current regulations.**

- Connectivity anywhere in the building
- Common telecommunications infrastructure
- Building access control system
- Private gateways with electronic access
- BMS centralised monitoring and control system



# WELLBEING

**A111 is committed to the wellbeing and care of users through close monitoring of air quality in offices, implementation of cleaning and hygiene protocols in common areas, and occupancy monitoring.**

- Easy urban and interurban access
- Natural light at workstations
- Excellent views in all spaces
- Terrace access from all offices
- Spacious indoor and outdoor common areas
- High-quality air
- Cleaning and hygiene protocols
- Occupancy optimisation in common areas
- Pet friendly offices









# COMFORT IN EACH SPACE



24/7 SECURITY



CONCIERGE



PARCEL SERVICE



LOOKERS



CHANGING ROOMS



FLEXIBLE SPACES



WORKING LOUNGE



CHARGING POINTS



BICYCLE AND SCOOTER STORAGE



LOBBY LOUNGE



WI-FI



OUTDOOR PORCH



ROOFTOP



GREEN AREA



PRIVATE TERRACES



PARKING LOT



ELECTRIC CAR PARKING SPACES









**OFFICES**



**8** floors

Total surface area  
**18.300 M<sup>2</sup>**

Modules from  
**600 to 3.000 M<sup>2</sup>**

**1/8** occupancy ratio  
with the option of **1/6**

**2,70 M** Clear height

Natural light optimisation

Ceiling customisation

Private terraces

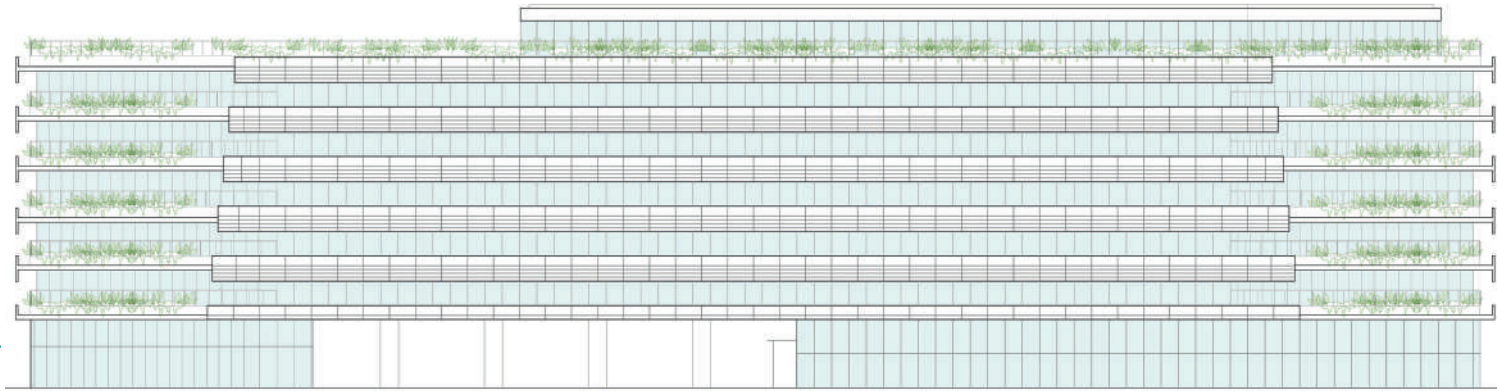






# FLOOR PLAN

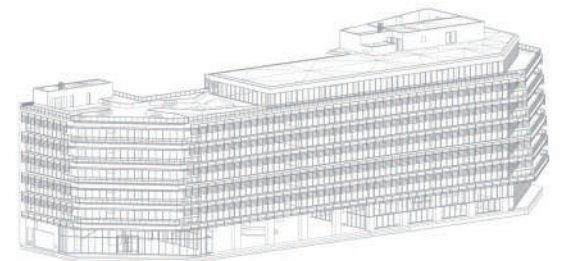
Space B  
485 M<sup>2</sup>



Top floor (7th)  
1.700 M<sup>2</sup>

Standard floor  
(2nd to 6th)  
3.000 M<sup>2</sup>

Space A  
750 M<sup>2</sup>



# STANDARD FLOOR

From the 2nd to 6th floor

**3.000 M<sup>2</sup>**

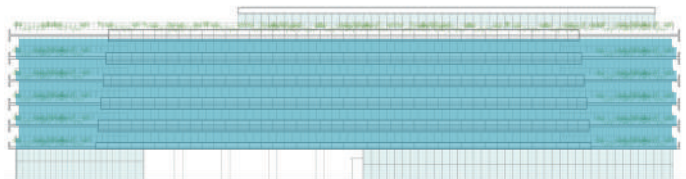
Total surface area

**1/8**

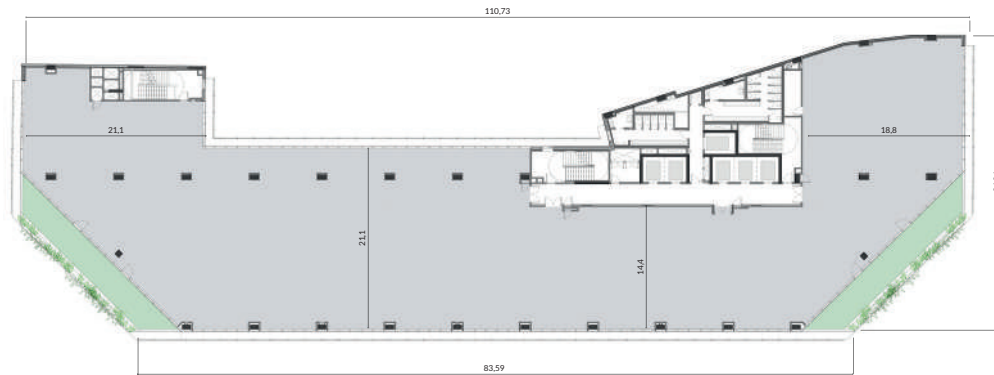
Occupancy ratio  
with the option of **1/6**

**2,70 M**

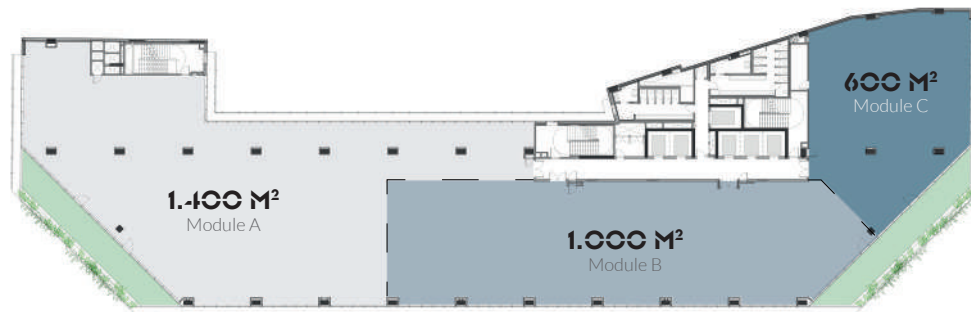
Clear Height



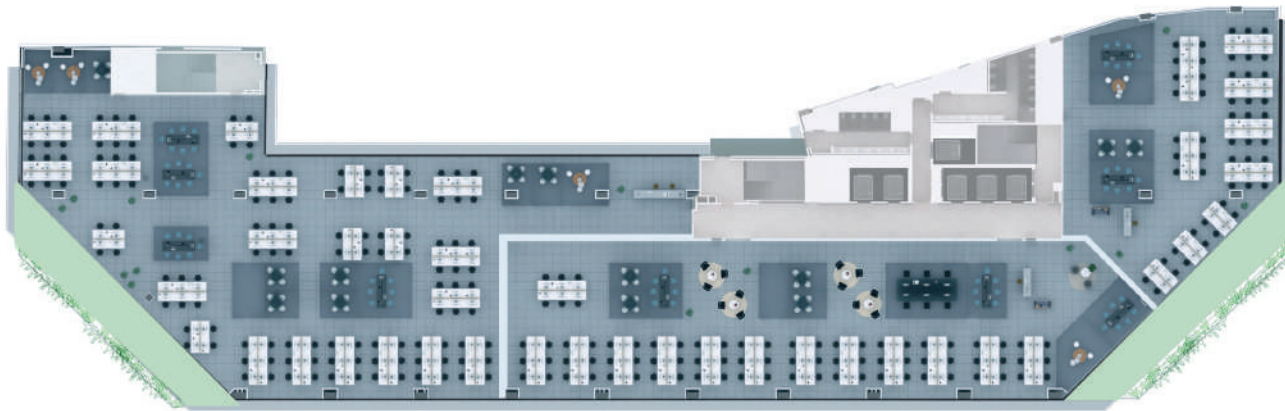
## OPEN



## MODULAR



# FIT OUT



# TOP FLOOR

7th floor

**1.700 M<sup>2</sup>**

Total surface area

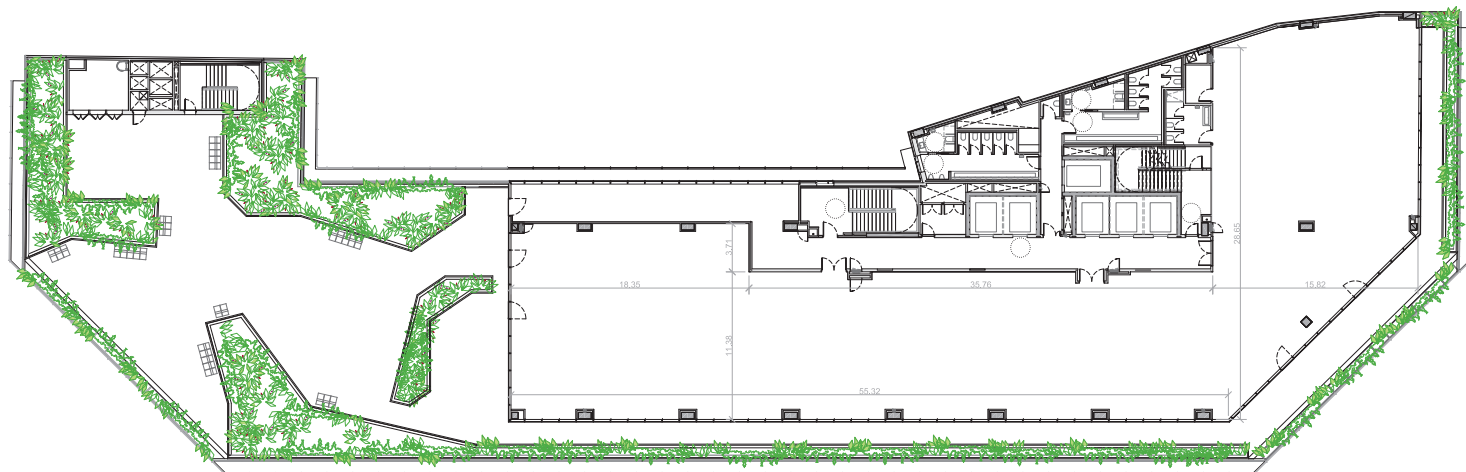
**1/8**

Occupancy ratio  
with the option of **1/6**

**2,70 M**

Clear Height

**OPEN**



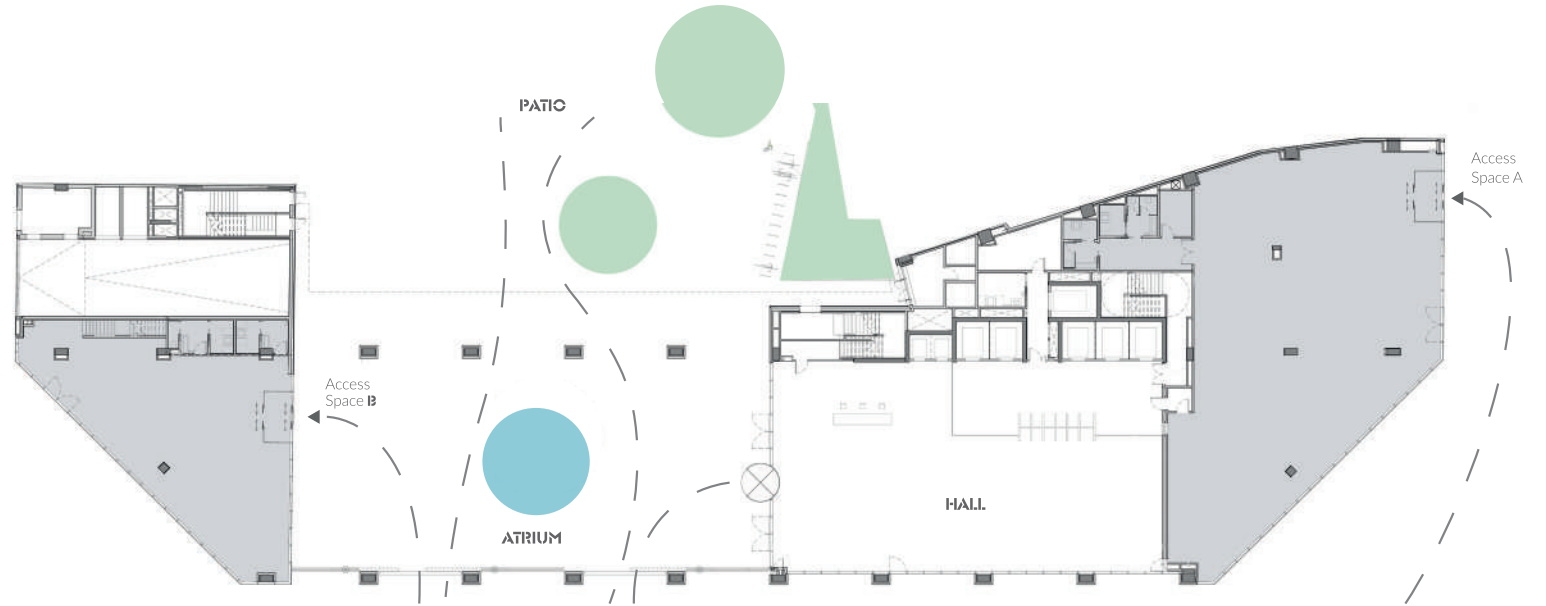
# UNIQUE SPACES

Ground Floor

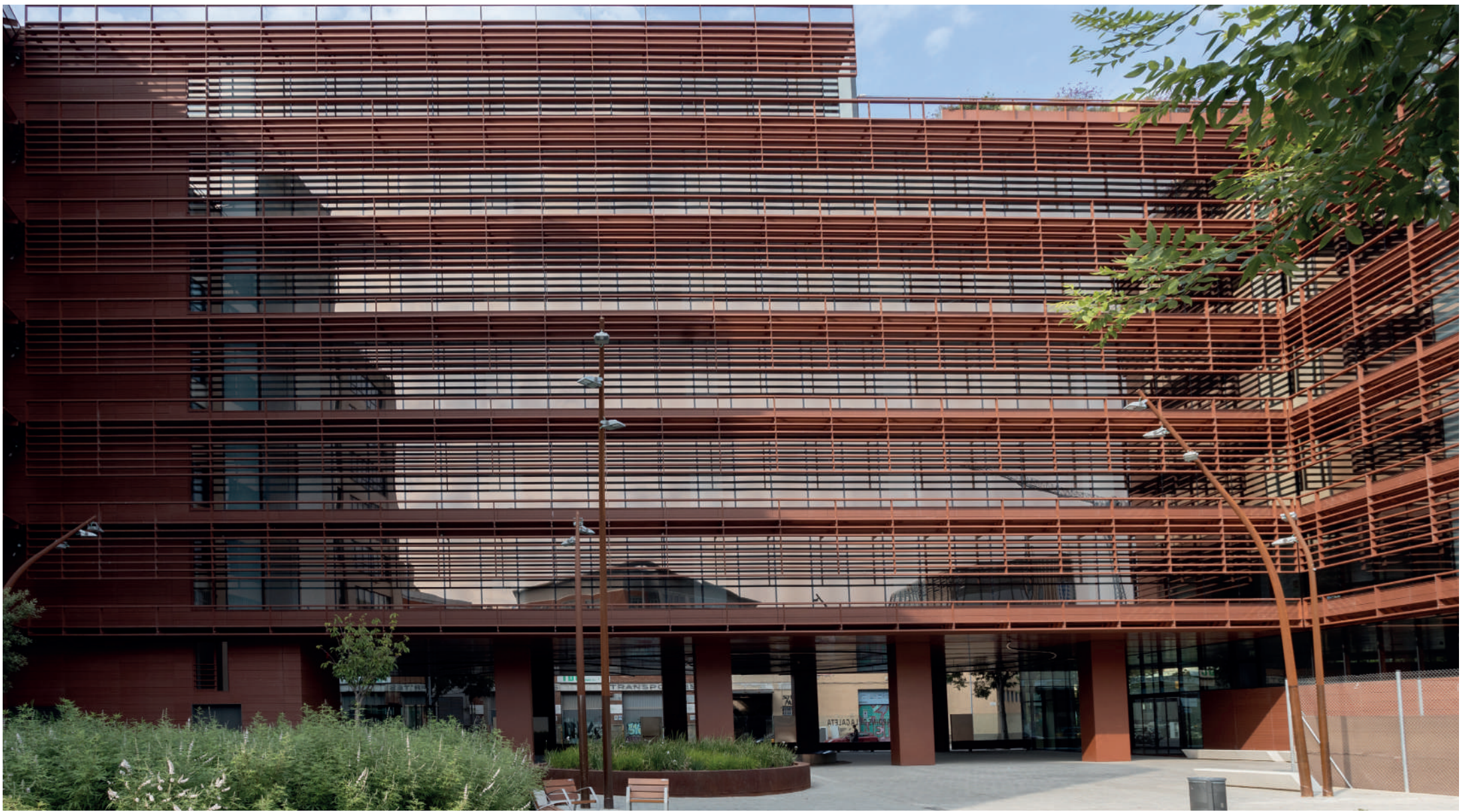
**750 M<sup>2</sup>**  
Space A

**485 M<sup>2</sup>**  
Space B

**5 M**  
Clear Height









**RIVOLI**  
ASSET MANAGEMENT

**RALFAS  
CONSULTING**

batlleiroig

Comercializado por:



**CUSHMAN &  
WAKEFIELD**

✉ [info@rivoliam.com](mailto:info@rivoliam.com)  
📍 c/Alaba 111, Barcelona  
🌐 [www.alaba111.com](http://www.alaba111.com)