

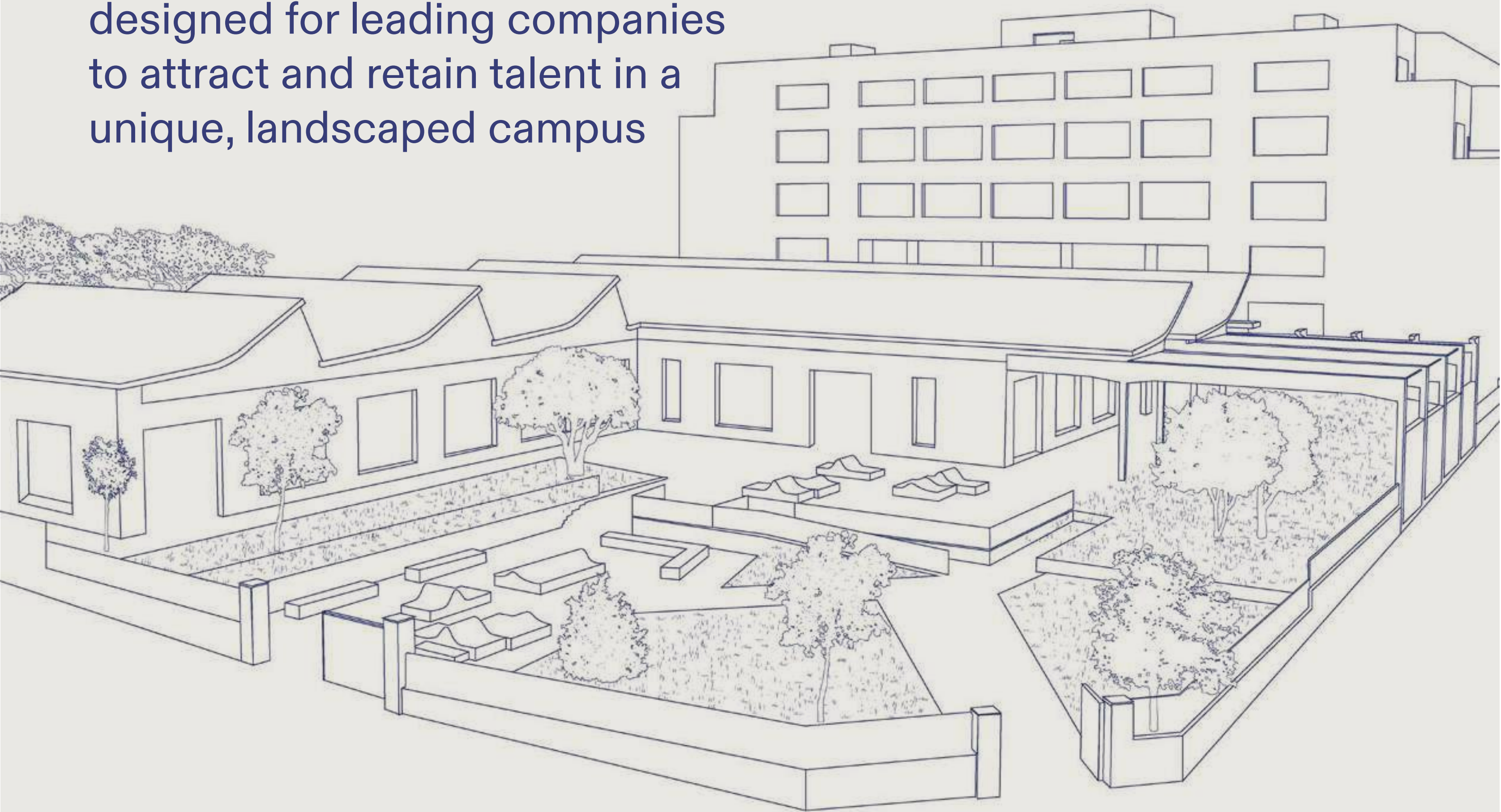
Esplugues Campus

Avinguda del Baix Llobregat 28-30



A new life science destination

Lab and office spaces designed for leading companies to attract and retain talent in a unique, landscaped campus



LOCATION

Nested within a strategic healthcare hub

CONNECTIVITY

Excellent access to city center and public transport, specially bus and cycling lane

THE BUILDING

Reimagines a historic Braun factory

CT Design Principles put the end user at the center

SUSTAINABILITY

Future proof sustainability design solutions & construction

Sustainability, wellbeing and social interaction



FACTS AND FIGURES

LOCATION

- Next to Clinic’s new health cluster and in a key city expansion area

CONNECTIVITY

- Tram link to Barcelona CBD, 4 bus routes and ciclying lane

THE BUILDING

- Singular spaces include triple-height lobby, central atrium and garden pavilion
- 6,300 sqm of outdoor working areas
- Up to 4.8-meter-high-floors to meet all users’ needs
- Parking spaces for sustainable mobility

SUSTAINABILITY

- LEED Platinum-certified

A New Life for science companies

Esplugues Campus, is a new state-of-the-art business campus for the life sciences industry. It revitalizes the Bauhaus-inspired architecture of the former Braun factory and is designed for both laboratory and office use.

This 18,000 sqm two-building development is set in landscaped grounds. It will be a multi-tenant building where R&D companies in life sciences and health will have space to innovate and grow.



The Pavilion
2,176 sqm

Main building
15,770 sqm



A strategic location

Esplugues forms part of greater Barcelona, bordering the upper area of the city. Strategically located and with exceptional transport links, Esplugues is a fast-growing area at the centre of the region's dynamic life sciences industry, surrounded by major academic and research institutions, hospitals, science parks and labs.



A life sciences ecosystem

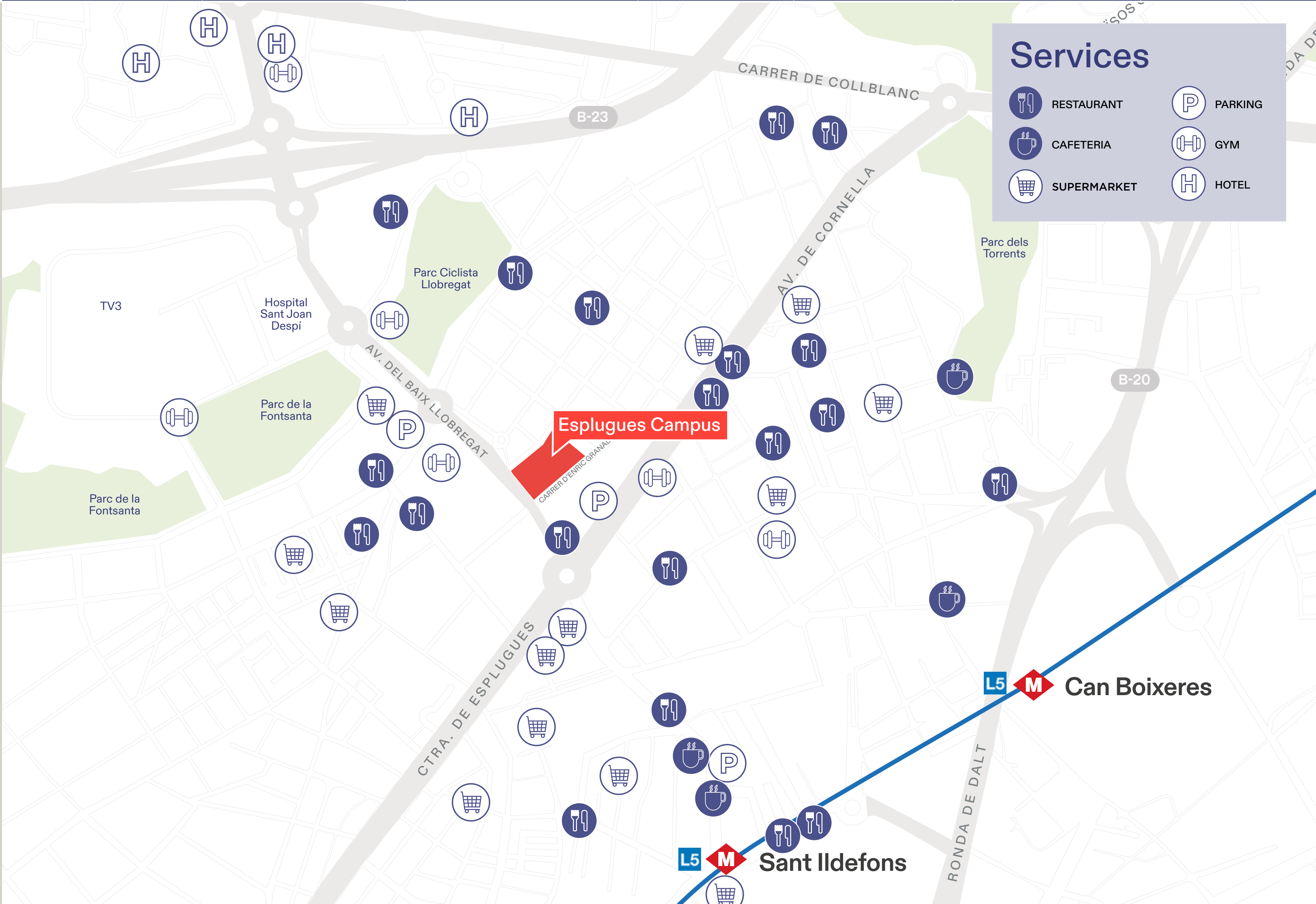
Esplugues Campus is set to become an important part of the area's thriving life sciences ecosystem, surrounded by major hospitals and medical facilities as well as the headquarters of leading pharmaceutical companies and labs.

Surrounded by synergies



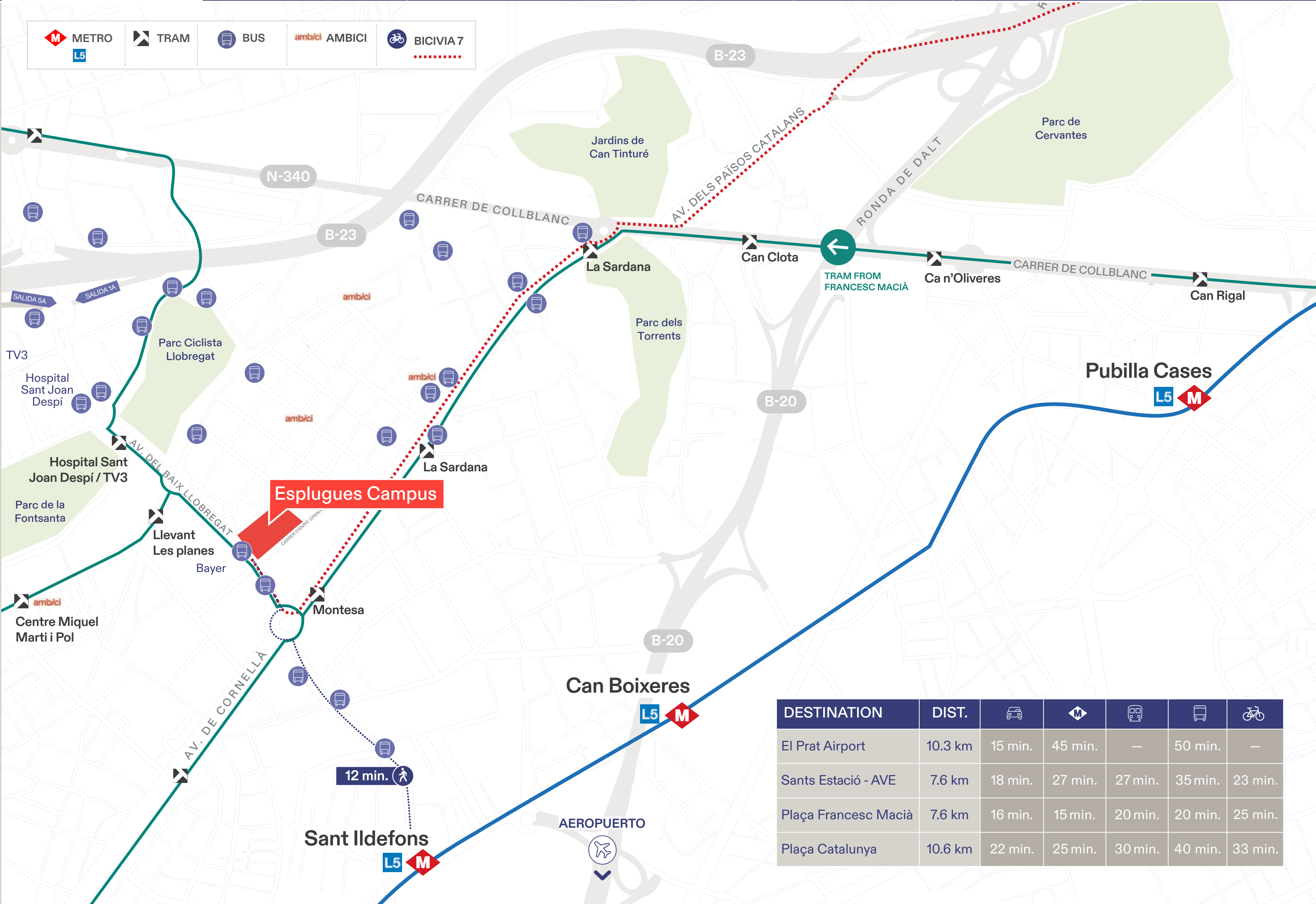
Leading urban transformation

Major residential developments in this former industrial area mean that the campus is surrounded by abundant services, amenities, shops, gyms and restaurants as well as office buildings.



Fully integrated into Barcelona

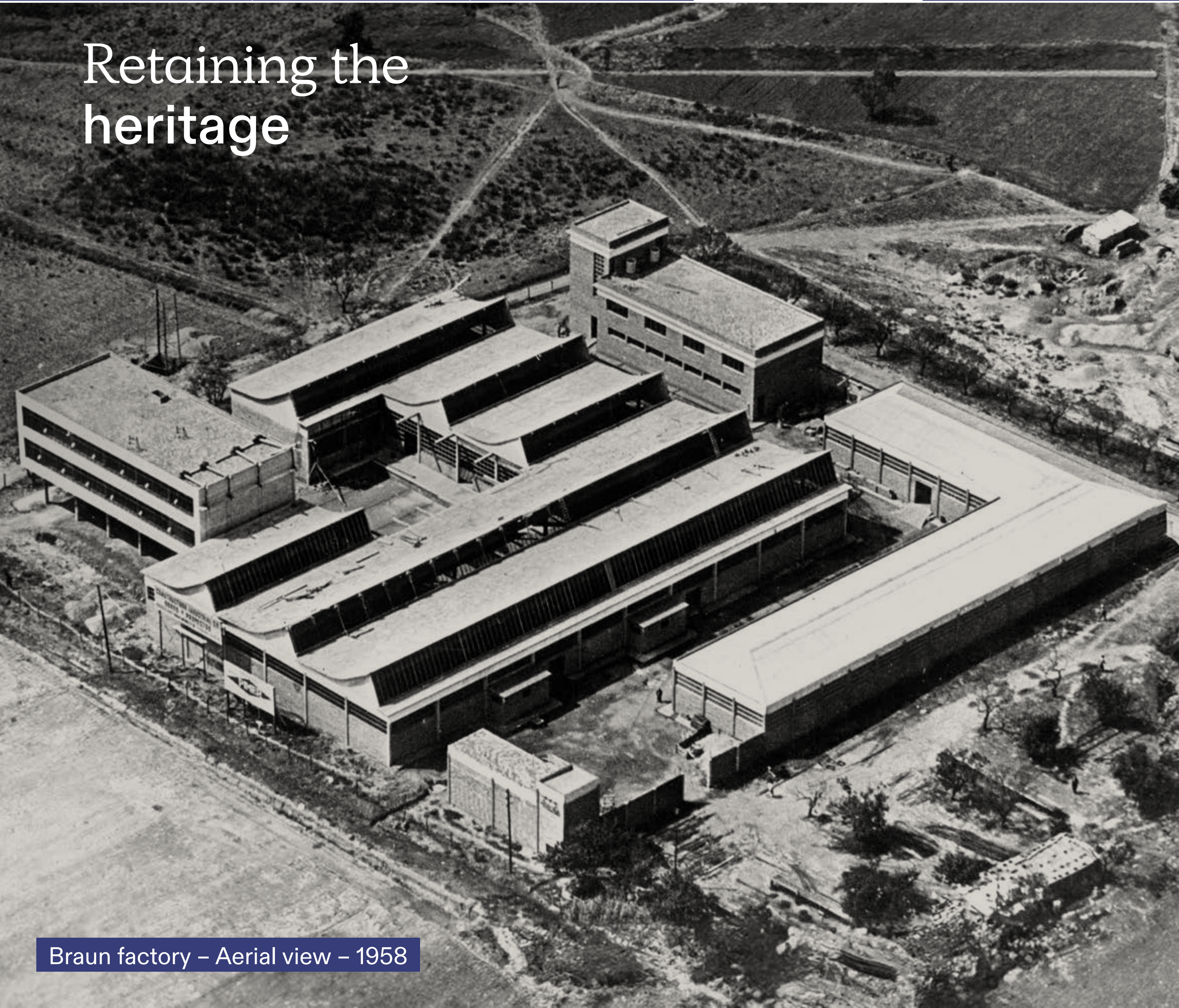
Connectivity into Barcelona's excellent public transport system, with tram, Metro and bus links, Esplugues is also directly connected to the city's network of cycle paths.



DESTINATION	DIST.					
El Prat Airport	10.3 km	15 min.	45 min.	—	50 min.	—
Sants Estació - AVE	7.6 km	18 min.	27 min.	27 min.	35 min.	23 min.
Plaça Francesc Macià	7.6 km	16 min.	15 min.	20 min.	20 min.	25 min.
Plaça Catalunya	10.6 km	22 min.	25 min.	30 min.	40 min.	33 min.



Esplugues Campus



Retaining the heritage

Braun factory – Aerial view – 1958

The project has preserved the facilities where iconic products like the Citromatic juice squeezer and the Minipimer blender were originally designed.



1958

PIMER, a Spanish manufacturing company, moves to its new factory in Esplugues de Llobregat



1959

PIMER starts to sell the Minipimer, the first hand blender. It immediately became a worldwide success



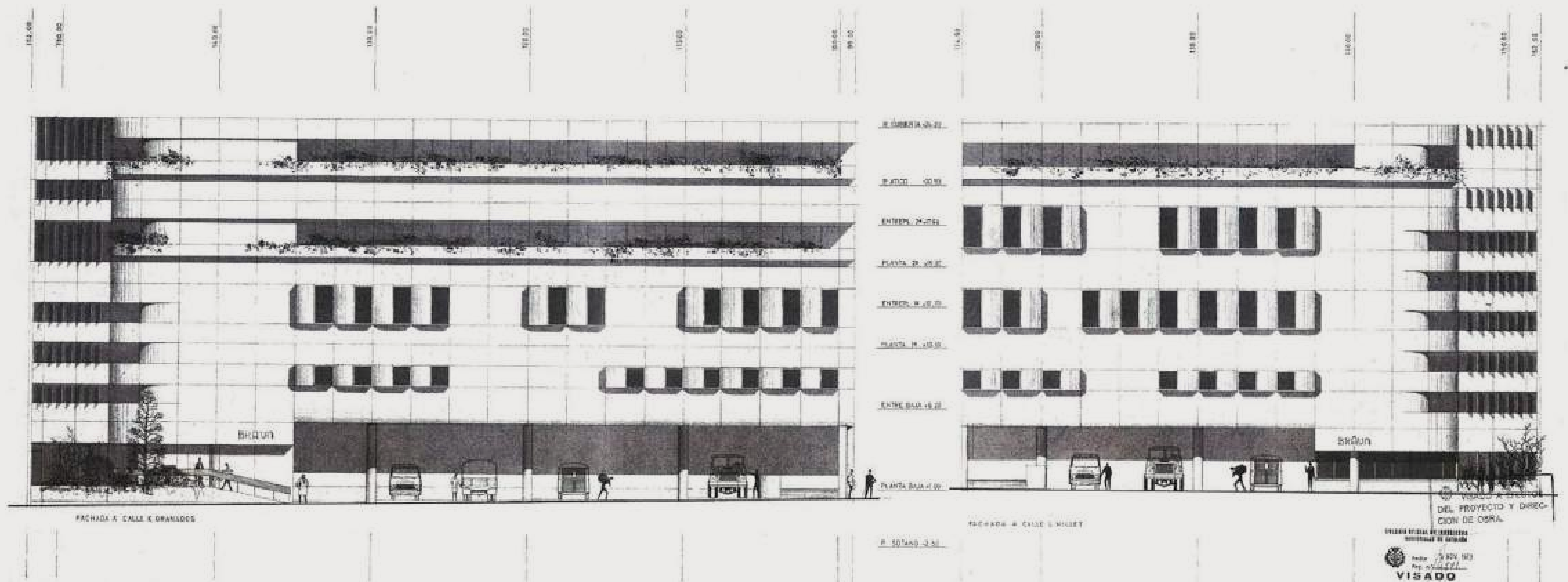
1960

PIMER merges with German company Braun. The renowned designer Dieter Rams already worked for Braun



1970

The Citromatic, a new design landmark, starts to be manufactured in the factory



The historic Braun factory

At Esplugues Campus, the renowned architecture firm BCA breathes new life into an iconic industrial building: the former Braun factory. The original Bauhaus design has been restored, renovated and repurposed as a state-of-the-art centre for life sciences and office uses, complemented by new contemporary buildings and landscaped gardens.



Bauhaus-inspired
architecture

Avinguda del Baix Llobregat

Carrer de Lluís Millet

The Pavilion

Micromobility area

Carrer d'Enric Granados

Main building

Central atrium

Rooftop

Private terraces

Campus plan

Two buildings surrounded by private landscaped gardens



The campus areas

Esplugues Campus counts with a total GLA of 17,946 sqm, from which 2,176 sqm correspond to the pavilion and 15,770 sqm to the main building. Additionally, the complex has 6,300 sqm of outdoor areas and a total of 1,089 sqm of outdoor working areas in the upper floors and rooftop of the main building.





The Bauhaus–inspired façade redesigned

Dieter Rahms, the design director of Braun, wanted the factory to have the same design quality and sustainability as the products it manufactured.

The original Bauhaus-inspired plaster façade of the main building has been sensitively restored and enhanced with new floor-to-ceiling windows to maximize natural light.

Campus lifestyle

Esplugues Campus features large, landscaped gardens and outdoor working areas. It is designed to promote interactions and contributions to knowledge-sharing, creating synergies and enhancing communication among community members.





One-of-a-kind lobby

The main building features an impressive yet welcoming double-height lobby, with geometric exposed ceilings. Esplugues Campus stimulates creativity around a biophilic glass-walled atrium surrounded by the reception and concierge, coffee lounge, shared meeting rooms, coworking zone and events spaces.

Welcoming arrival experience



- PB A PROMOCILESA B PEARMOVIL
- PE A SAET LAB B RPT FARMA
- P1 A ACEROLA B TVCOOL
- P2 A BESTPREU B MONTREUX
- P3 A AFODIMESA B COVERATILCO

Biophilic open
atrium





Both office and laboratory space

The multipurpose spaces of the campus, both main building and pavilion, are designed for installing laboratories and offices. The flexible building layout is designed for single-tenant or multi-tenant use and every standard floor is already configured for multiple modulations.

Large window openings and high (up to 4.5 m) ceilings ensure light, bright and open work environments.



Flexible use workspace:
the laboratory option



Flexible use workspace.
the office option





Private terraces



Rooftop

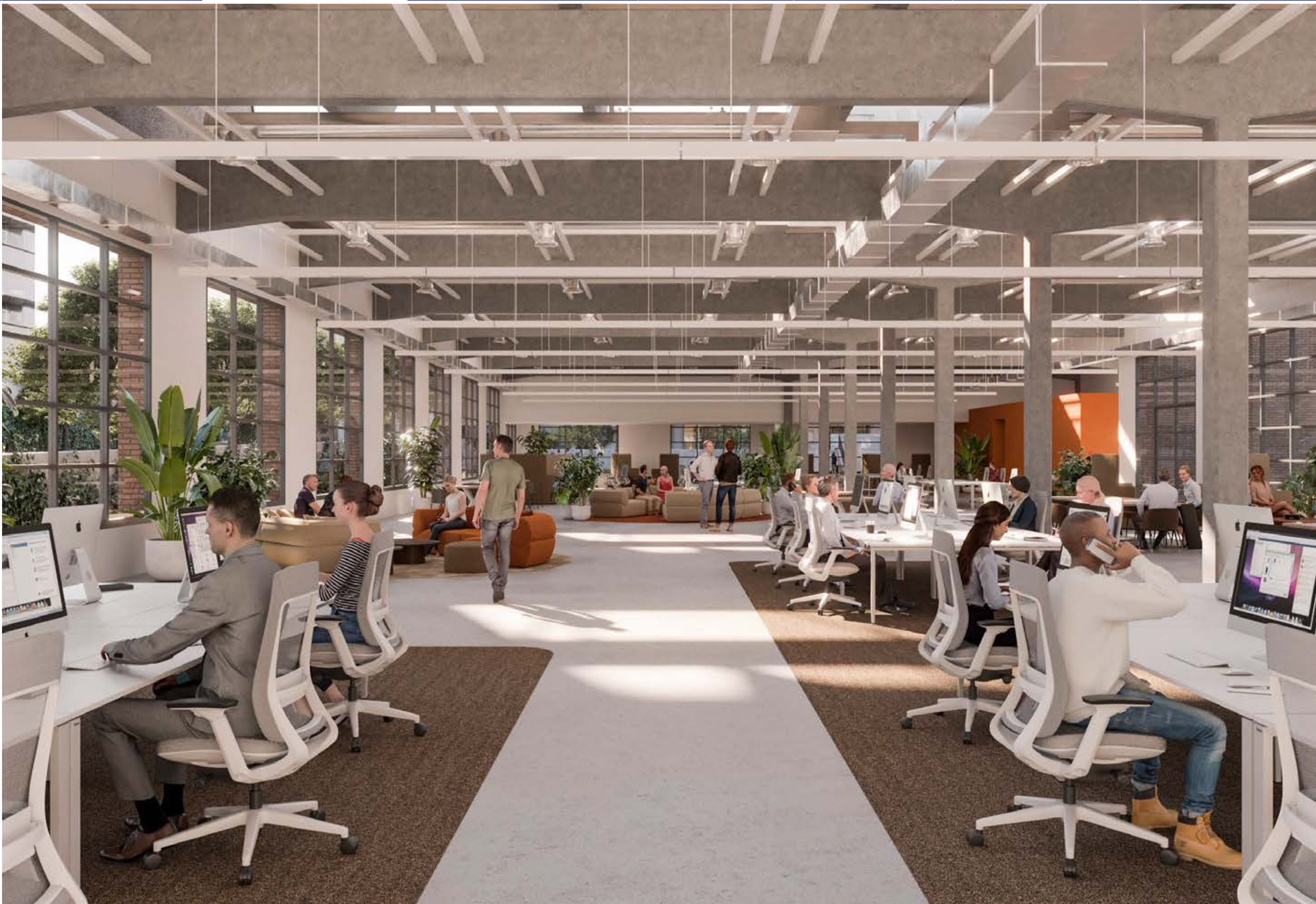
Outdoor working areas

Floors 2 and 3 feature private terraces. These outdoor working areas are inspirational spots for breakout meetings, private work or quick breaks.

Atop the main building with impressive views, a shaded communal rooftop with greenery and comfortable seating offers the same flexible benefits as the terraces: ideal for special events, everyday work or occasional breaks.

Pavilion: a flexible-use space

This unique contemporary building provides 2,176 sqm of flexible-use space on a single floor, configurable as both offices and labs.





Focused on wellbeing

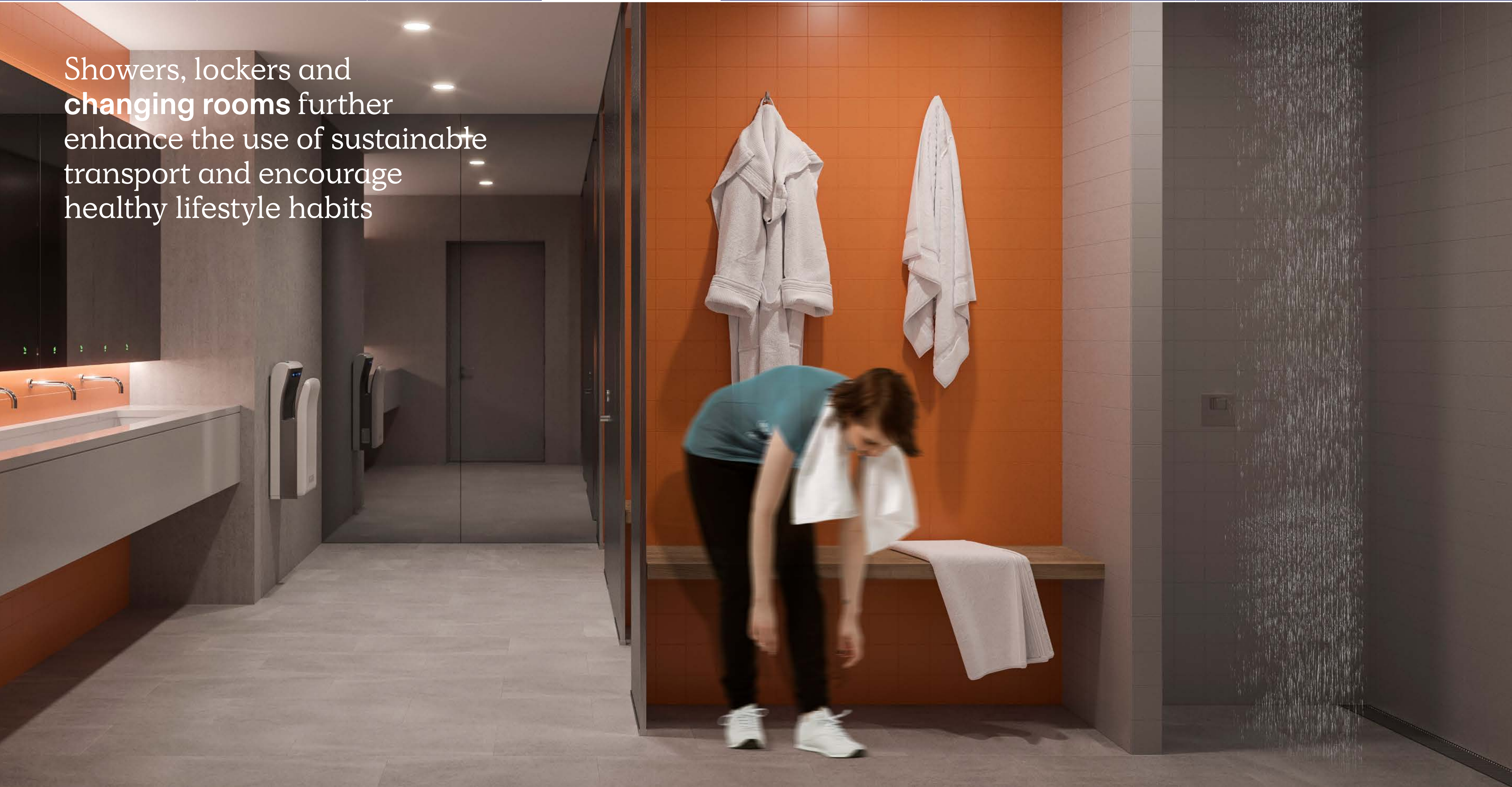
Esplugues Campus is built to enhance the wellbeing of users and of the planet. It fully supports sustainable transport and offers indoor parking for vehicles, including EVs, and an outdoor area for micromobility options such as electric bikes and scooters.



Multi-purpose room

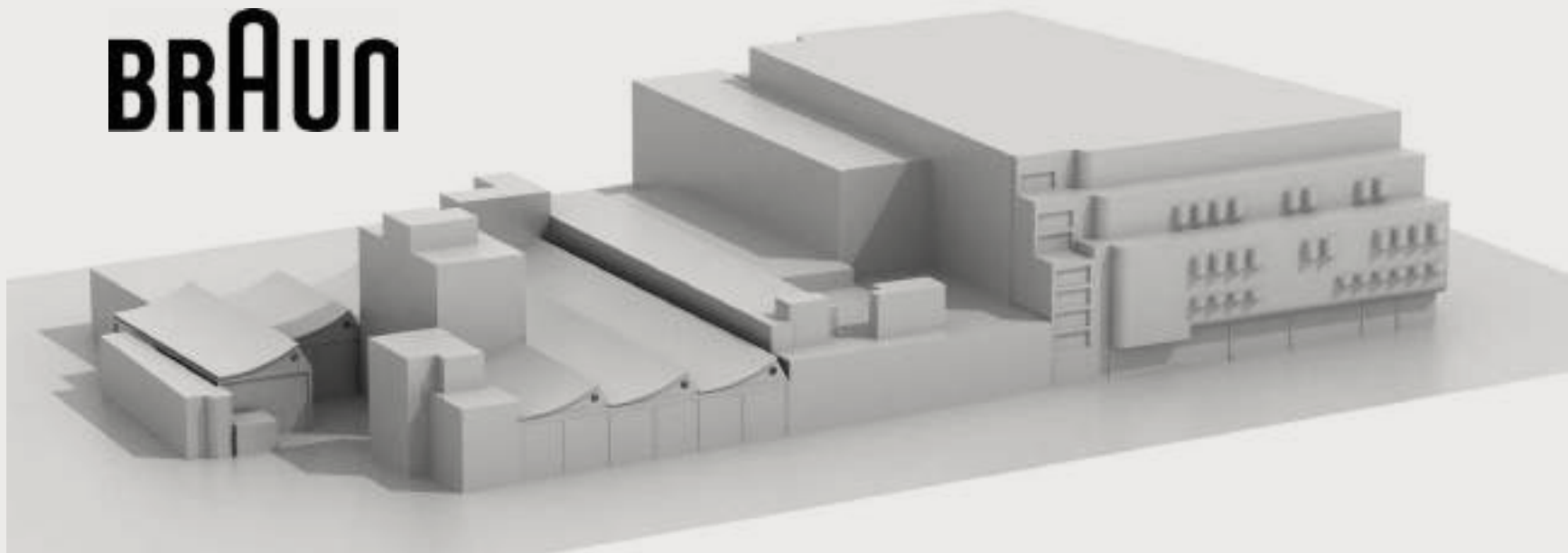
The building's multipurpose room provides a flexible space for events, training sessions, presentations, guided classes and more that can enrich everyday life for Esplugues Campus users.

Showers, lockers and **changing rooms** further enhance the use of sustainable transport and encourage healthy lifestyle habits

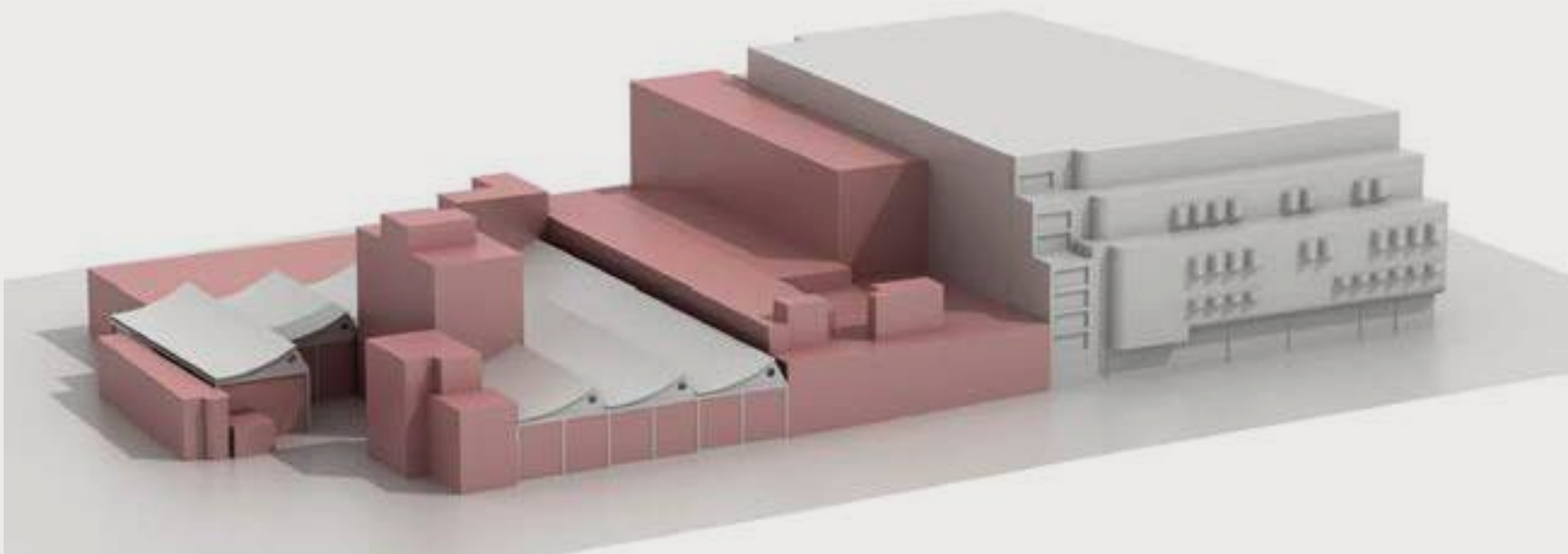


Milestone Carbon Footprint Reduction

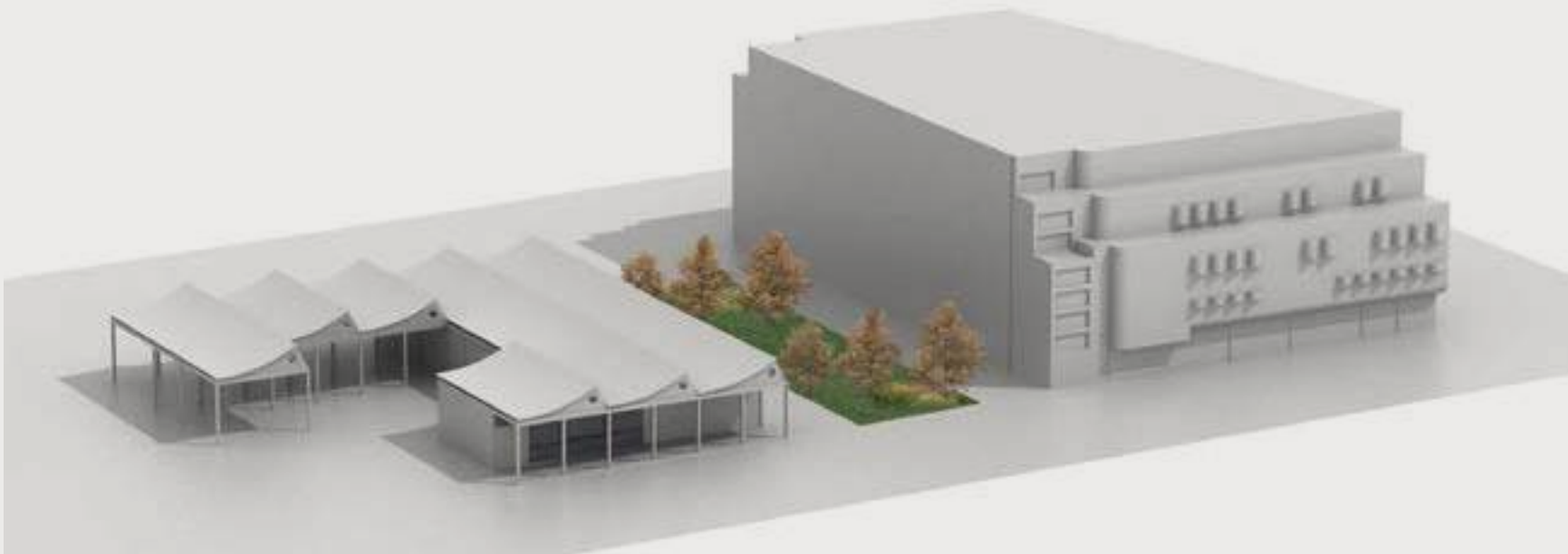
- Operational carbon footprint: through comprehensive renovation, the carbon footprint is reduced by **78%** to a value of 5.96 kgCO2e/m2yr
- Energy Efficiency Certificate: energy performance improvement from **D to A**
- CO2 emissions: by renovating the existing building and preserving the structure and foundation, approximately **80 kgCO2e/m2** saving



Former Braun factory and local HQ



Demolition works



Esplugues Campus



Esplugues Campus

sustainability credentials

Leed Platinum



		MAIN BUILDING	PAVILION
WATER EFFICIENCY	Smart irrigation technology	✓	✓
	Outdoor water-use reduction	54%	64%
	Of indoor water use reduction	65%	52%
	Native vegetation with low water requirements	✓	✓
DAYLIGHT AND NATURE	Work space with natural lighting	100%	100%
	Work space with views	70%	100%
	Shower facilities	8	1
	Of parking reserved for green vehicles	5%	5%
	Of outside space has greenery	—	51%
	Windows with opening casements for natural ventilation	✓	✓
	Bicycle parking spaces	66	
	Of parking with EVSE	5%	5%
ENERGY EFFICIENCY	Total energy cost savings	48%	66%
	Renewable energy as a percentage of total consumption	13%	17%
	More ventilation rates with indoor pollutant control	30%	30%
	Highly efficient air filtering	✓	✓
	Highly efficient climate-control system	✓	✓
	Most materials with declared ingredients, chemicals and lifecycle	✓	✓
	Low emission paint and adhesives	✓	✓

MAIN BUILDING

RT | —

3 | 3,514 sqm

2 | 3,943 sqm

1 | 4,168 sqm

MZ | 2,433 sqm

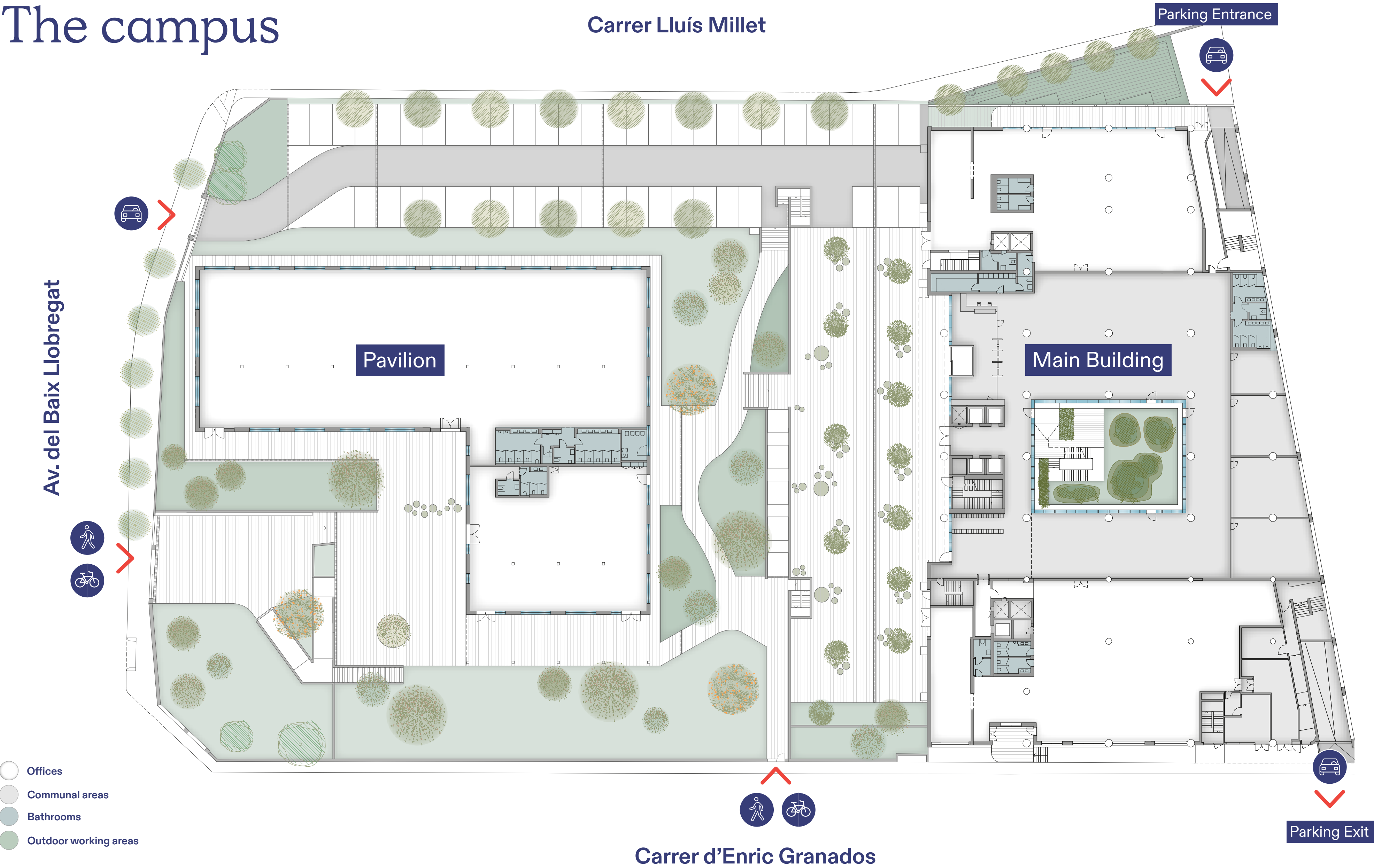
GF | 1,712 sqm

PAVILION

GF | 2,176 sqm

PARKING

The campus



MAIN BUILDING

RT | —

3 | 3,514 sqm

2 | 3,943 sqm

1 | 4,168 sqm

MZ | 2,433 sqm

GF | 1,712 sqm

PAVILION

GF | 2,176 sqm

PARKING

TEST FIT

Ground floor



MAIN BUILDING

RT | —

3 | 3,514 sqm

2 | 3,943 sqm

1 | 4,168 sqm

MZ | 2,433 sqm

GF | 1,712 sqm

PAVILION

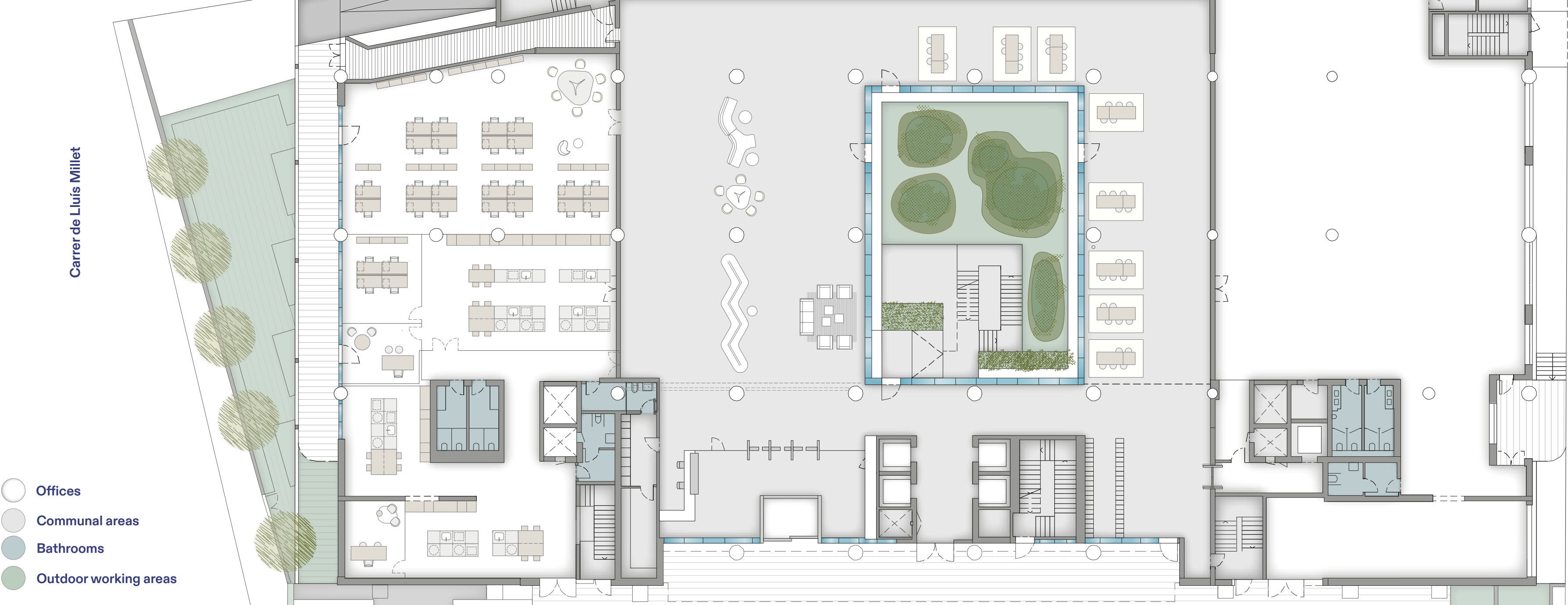
GF | 2,176 sqm

PARKING

TEST FIT

Ground floor

44 pax.
Max. legal occupation: 123



MAIN BUILDING

RT | —

3 | 3,514 sqm

2 | 3,943 sqm

1 | 4,168 sqm

MZ | 2,433 sqm

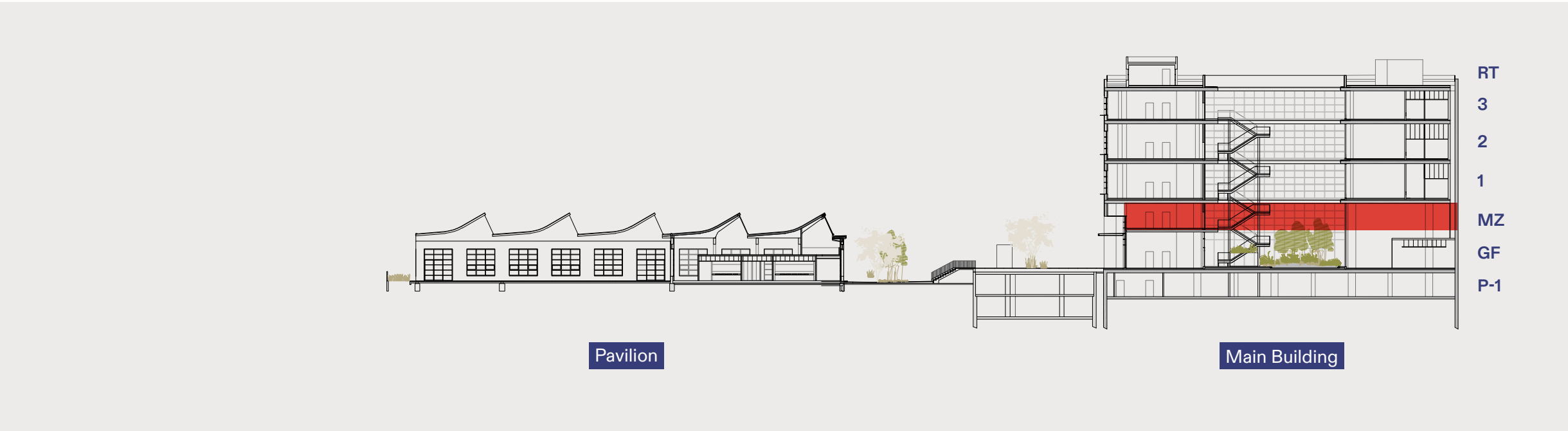
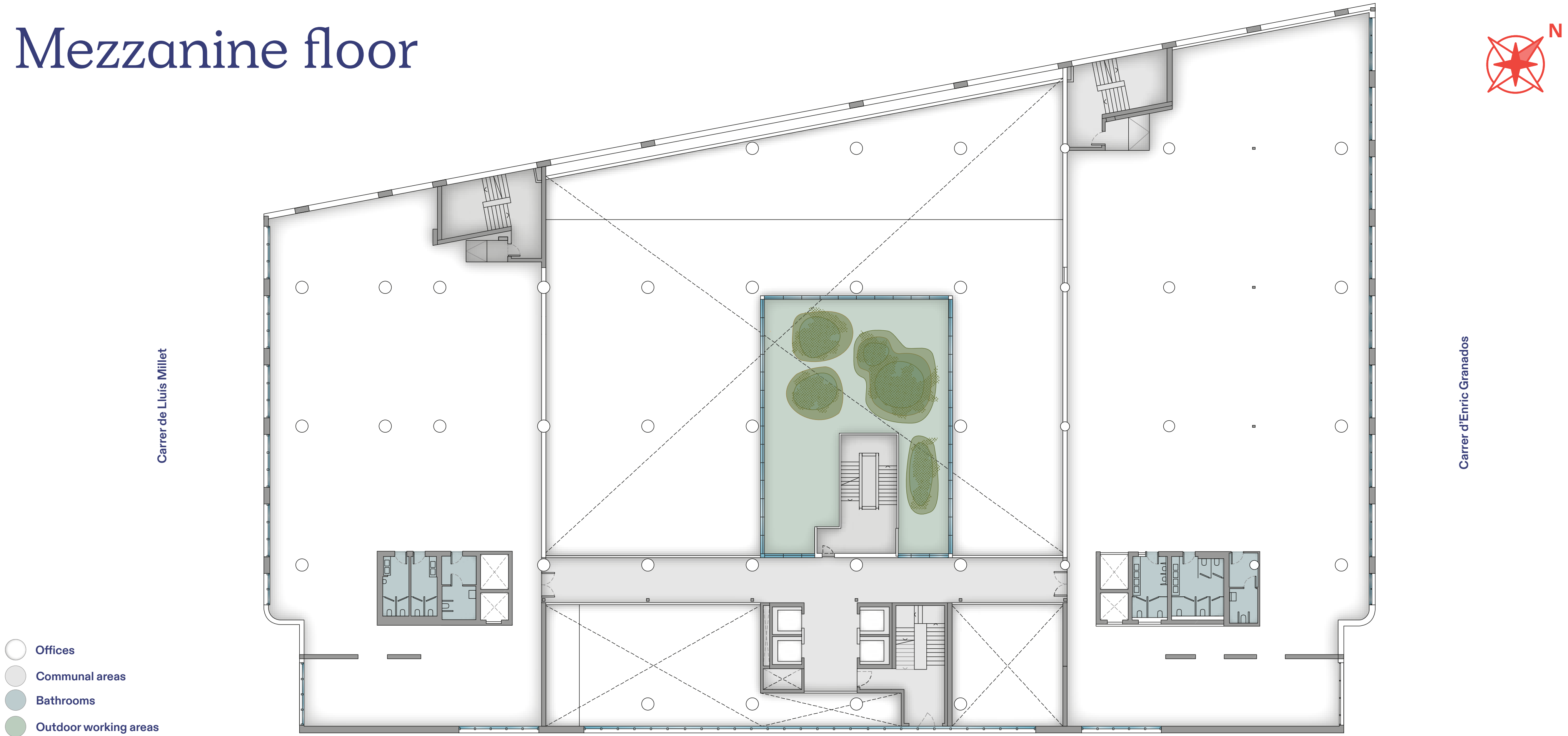
GF | 1,712 sqm

PAVILION

GF | 2,176 sqm

PARKING

Mezzanine floor



MAIN BUILDING

RT | —

3 | 3,514 sqm

2 | 3,943 sqm

1 | 4,168 sqm

MZ | 2,433 sqm

GF | 1,712 sqm

PAVILION

GF | 2,176 sqm

PARKING

TEST FIT

Floor 1



MAIN BUILDING

RT | —

3 | 3,514 sqm

2 | 3,943 sqm

1 | 4,168 sqm

MZ | 2,433 sqm

GF | 1,712 sqm

PAVILION

GF | 2,176 sqm

PARKING

TEST FIT

Floor 1

232 pax.
Max. legal occupation: 465

Carrer de Lluís Millet

- Offices
- Communal areas
- Bathrooms
- Outdoor working areas



Carrer d'Enric Granados



MAIN BUILDING

RT | —

3 | 3,514 sqm

2 | 3,943 sqm

1 | 4,168 sqm

MZ | 2,433 sqm

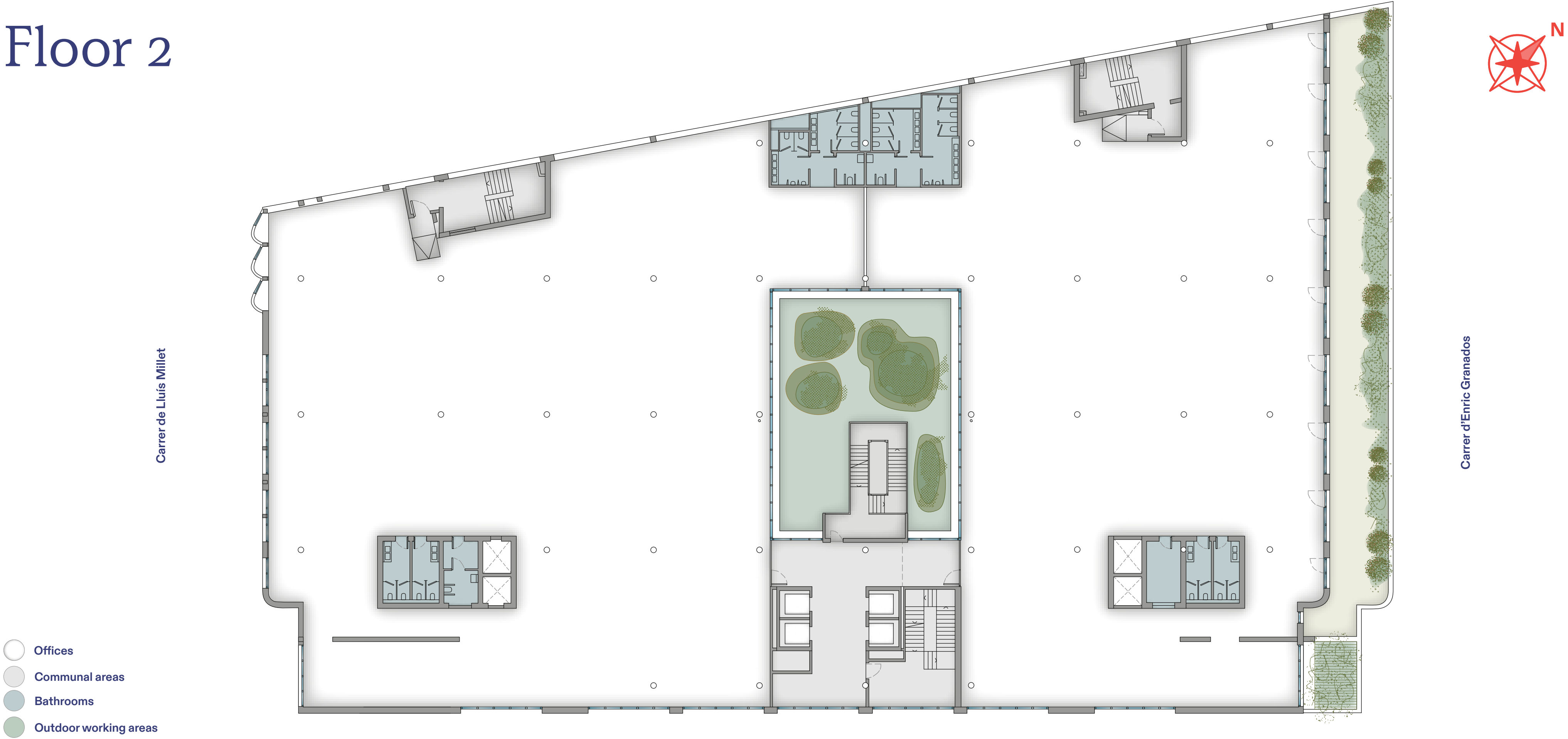
GF | 1,712 sqm

PAVILION

GF | 2,176 sqm

PARKING

Floor 2



MAIN BUILDING

RT | —

3 | 3,514 sqm

2 | 3,943 sqm

1 | 4,168 sqm

MZ | 2,433 sqm

GF | 1,712 sqm

PAVILION

GF | 2,176 sqm

PARKING

TEST FIT

Floor 3

Carrer de Lluís Millet

- Offices
- Communal areas
- Bathrooms
- Green areas
- Outdoor working spaces



Carrer d'Enric Granados



MAIN BUILDING

RT | —

3 | 3,514 sqm

2 | 3,943 sqm

1 | 4,168 sqm

MZ | 2,433 sqm

GF | 1,712 sqm

PAVILION

GF | 2,176 sqm

PARKING

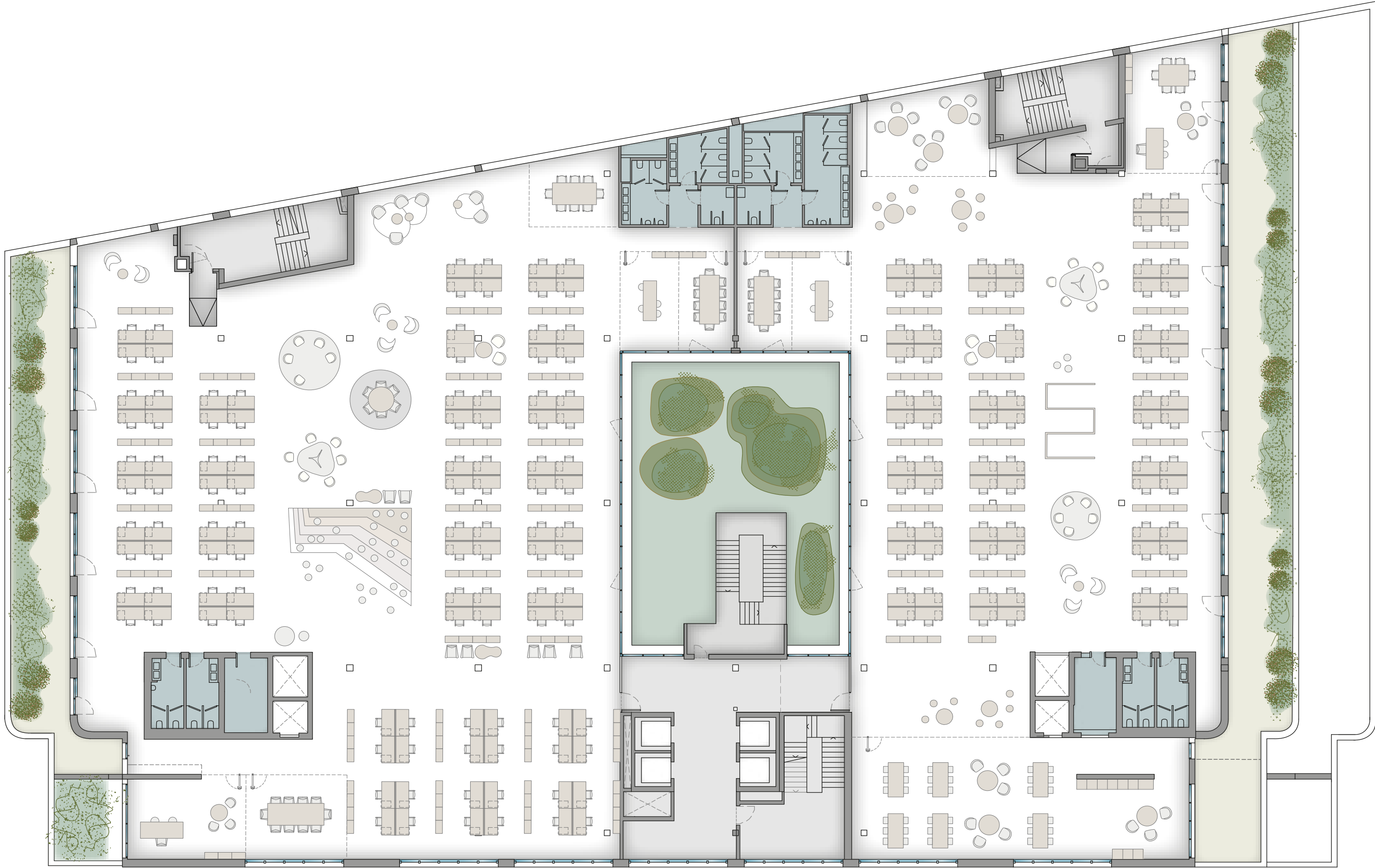
TEST FIT

Floor 3

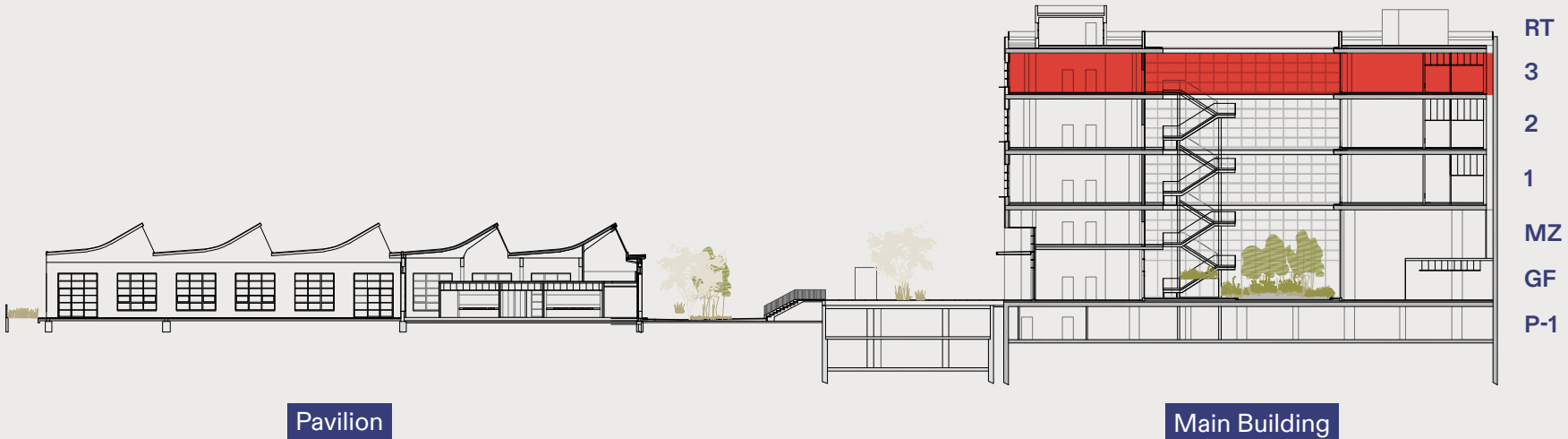
182 pax.
Max. legal occupation: 368

Carrer de Lluís Millet

- Offices
- Communal areas
- Bathrooms
- Green areas
- Outdoor working spaces



Carrer d'Enric Granados



MAIN BUILDING

RT | —

3 | 3,514 sqm

2 | 3,943 sqm

1 | 4,168 sqm

MZ | 2,433 sqm

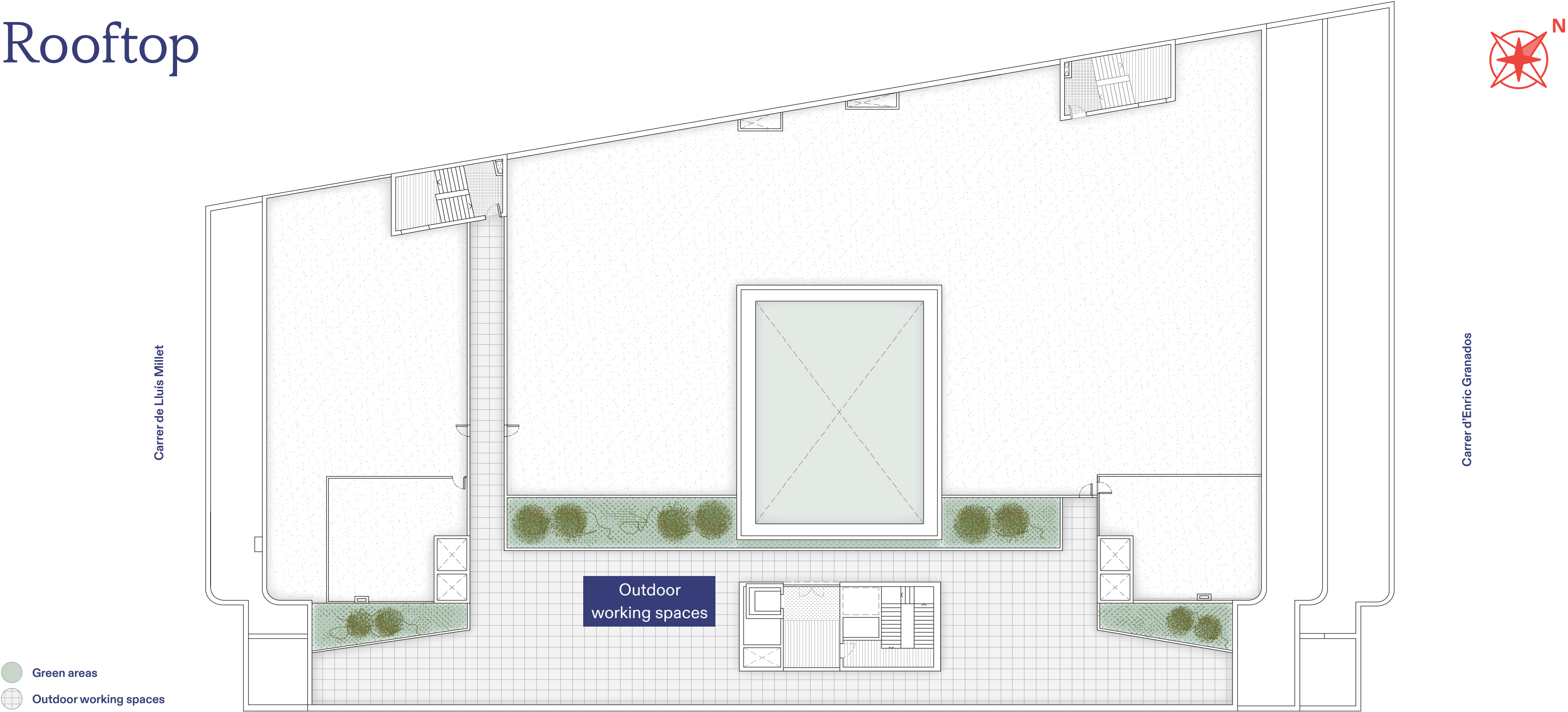
GF | 1,712 sqm

PAVILION

GF | 2,176 sqm

PARKING

Rooftop



MAIN BUILDING

RT | —

3 | 3,514 sqm

2 | 3,943 sqm

1 | 4,168 sqm

MZ | 2,433 sqm

GF | 1,712 sqm

PAVILION

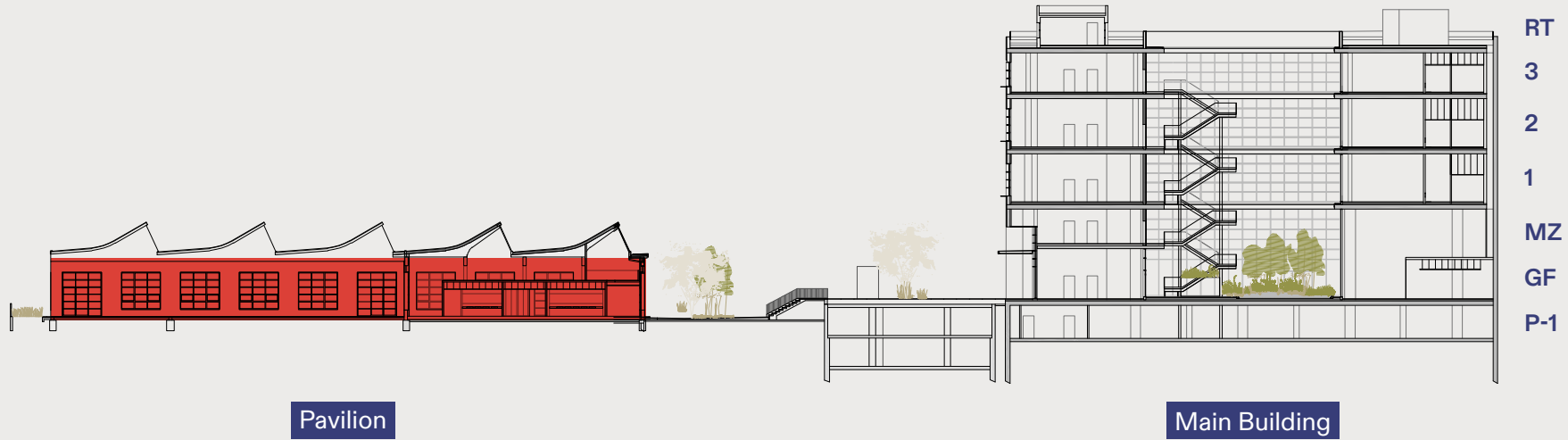
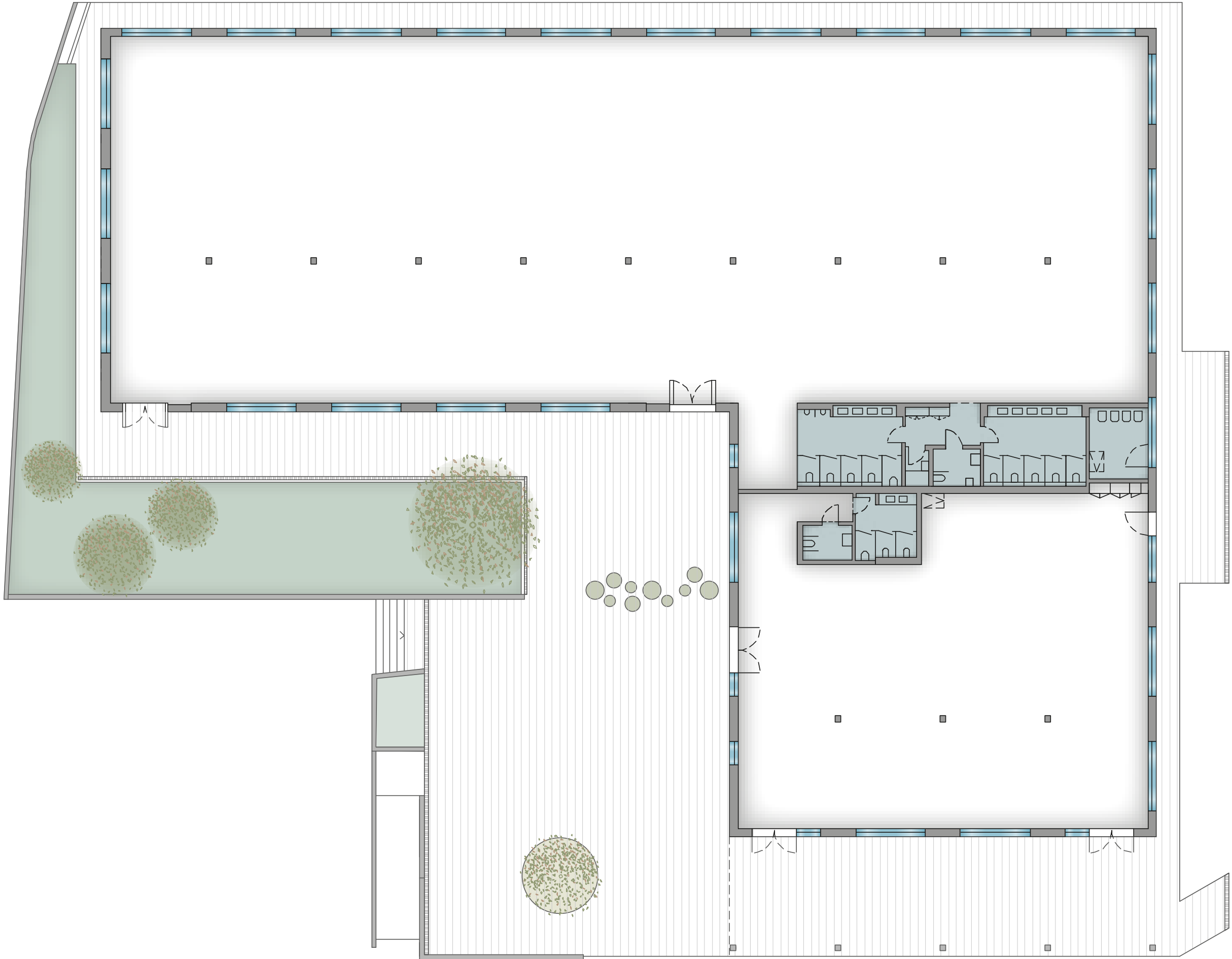
GF | 2,176 sqm

PARKING

Pavilion

- Offices
- Bathrooms
- Green areas

Av. del Baix Llobregat



MAIN BUILDING

RT | —

3 | 3,514 sqm

2 | 3,943 sqm

1 | 4,168 sqm

MZ | 2,433 sqm

GF | 1,712 sqm

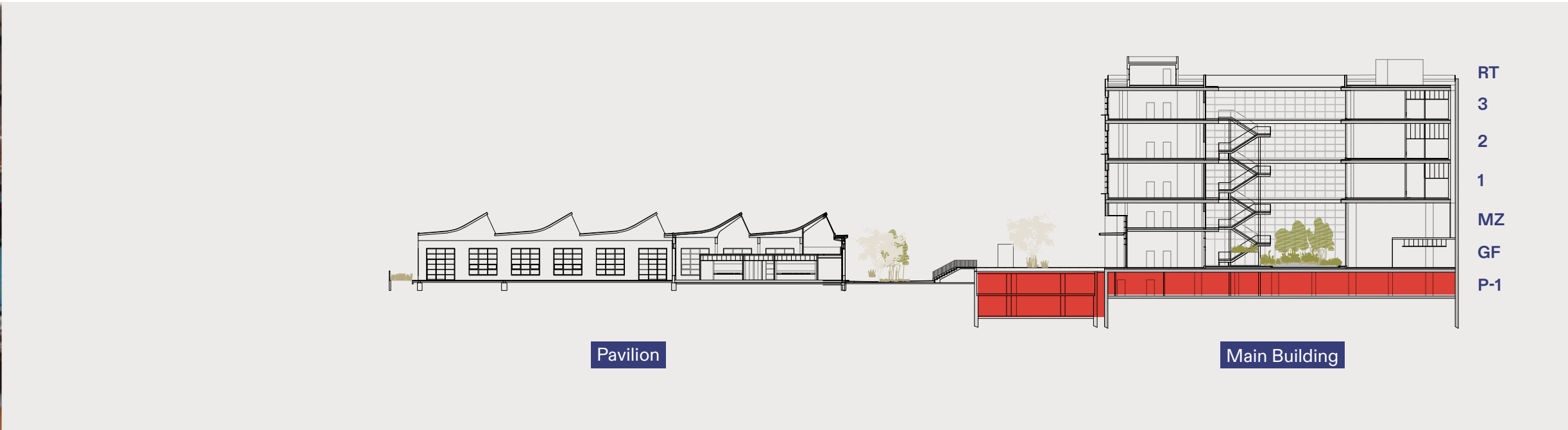
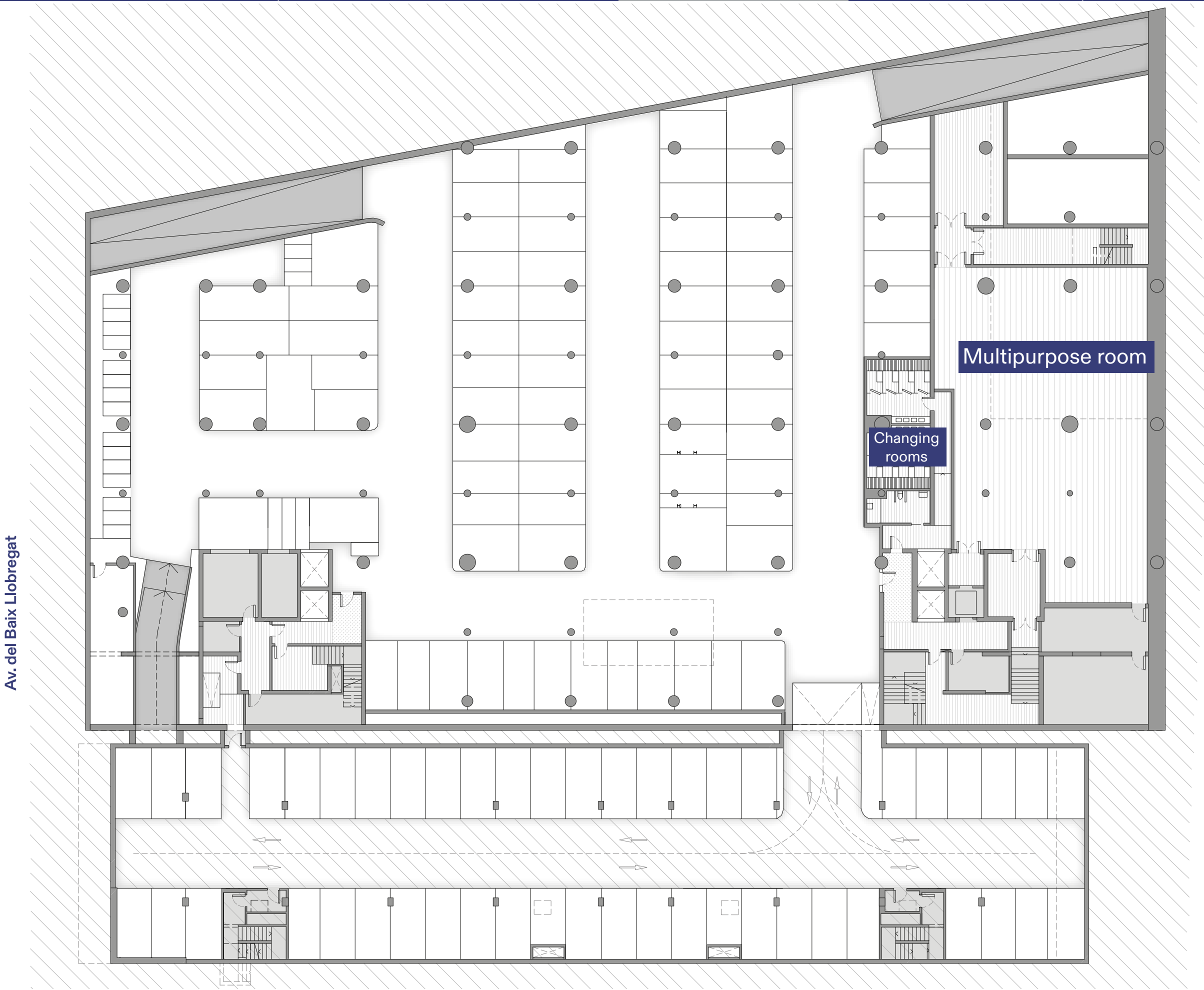
PAVILION

GF | 2,176 sqm

PARKING

Parking -1

- 166 cars
- 50 motorcycles





Specs

ARCHITECTURE

	FLOORS	11 floors (2 basement + GF + 8 upper floors) - Pavilion: ground floor
	OCCUPANCY	1 person / 8 sqm
	FLEXIBLE LAYOUT	Single or multi-tenant use
	CEILING HEIGHT	- Offices delivered with raised floor of 12-15 cm for power and data distribution - Type floors ceiling height: from 3m to 4.8m between technical floor and next slabs - Ground floor ceiling height: 9 m from floor to slab
	FAÇADE	- Singular project composed of two different volumes with a mixed façade: - Main building: - External White SATE throughout - Main entrance with an aluminium curtain wall 9 m high as well as a glass atrium in the centre of the building with a light grey aluminium curtain wall which enlightens every floor - Large aluminium windows of different sizes with a solar control horizontal slat - Pavilion: - Light grey SATE on the upper part of the façade (above openings) and the lower part of the façade features handmade brickwork from PIERA - Large aluminum windows (some of them practicable) and doors
	RESTROOMS & CHANGING ROOMS	- Restrooms located in each floor, equipped with a bathroom for people with disabilities - Modern and wide changing rooms located in basement -1
	OUTDOOR WORKING SPACE	- Total outdoor areas: 6,300 sqm - Private terraces on the 2nd (231 sqm) and 3rd (358 sqm) floor and common rooftop terrace (500 sqm)
	CERTIFICATIONS	Engineered to LEED™Platinum standards (Building Design and Construction: Core and Shell)



Specs

INSTALLATIONS

	VENTILATION & AIR CONDITIONING	• Direct natural ventilation through individually operable windows • Heating and cooling originate from VRV machinery with gas R-410 located on the roof technical areas. Air conditioning through fan coils equipped with 4-pipe system for heating & cooling and individually controllable by BMS to increase comfort and floor-plan-flexibility • An air recovery system is installed on the roof to guarantee ventilation, which is regulated by CO2 detectors and automatic regulators
	EFFICIENCY & LIGHTING	• Natural light floods the building due to large dimension windows throughout the perimeter. There is a glass central atrium area where natural light comes inside the building • Guaranteed medium illumination level of 500 LUX on all office floors • Building illumination uses energy efficient LED light sources and ancillary spaces are controlled by twilight sensors and motion detectors
	ELECTRICITY	• Each floor is equipped with independent distribution for their possible division into separate units • Preliminary setup for the use of an emergency power supply • Photovoltaic system installed on the rooftop for internal energy consumption • Offices equipped for high-speed fiber access
	ELEVATORS	• Four elevators from GF to the 3rd floor. One of them reaches the rooftop floor Capacity: 1,000Kg (13 people). Rated speed: 1.75m/s. There is another lift that runs from basement two to GF. Capacity: 800 Kg (10 people). Rated speed: 1 m/s system and speed monitoring • All are suitable for people with disabilities, destination control system and speed monitoring
	BMS	• Integrated management platform that monitors the building installations • BMS designed within an integrated management platform enabling tenants to achieve their sustainability and savings targets
	SECURITY	• 2CCTV surveillance of parking, main access, external areas and all common areas and entry points • 24/7 centralized access-control for upper floors through half-height sensor barriers in front of ground-floor access to elevators and stair-house • Central fire alarm system with extensive grid of detection, smoke detectors in upper floors and rate-of-rise detectors in underground



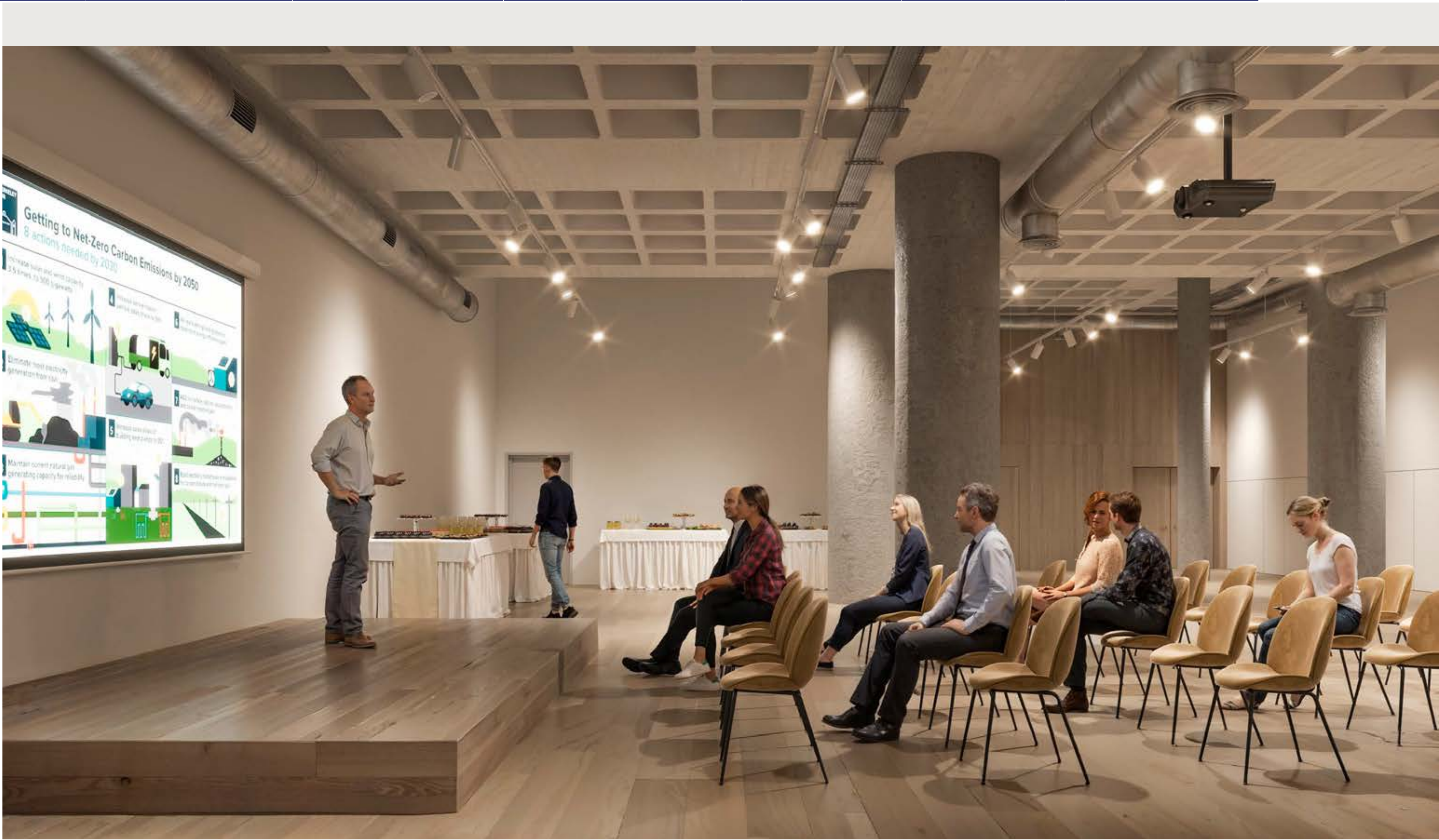
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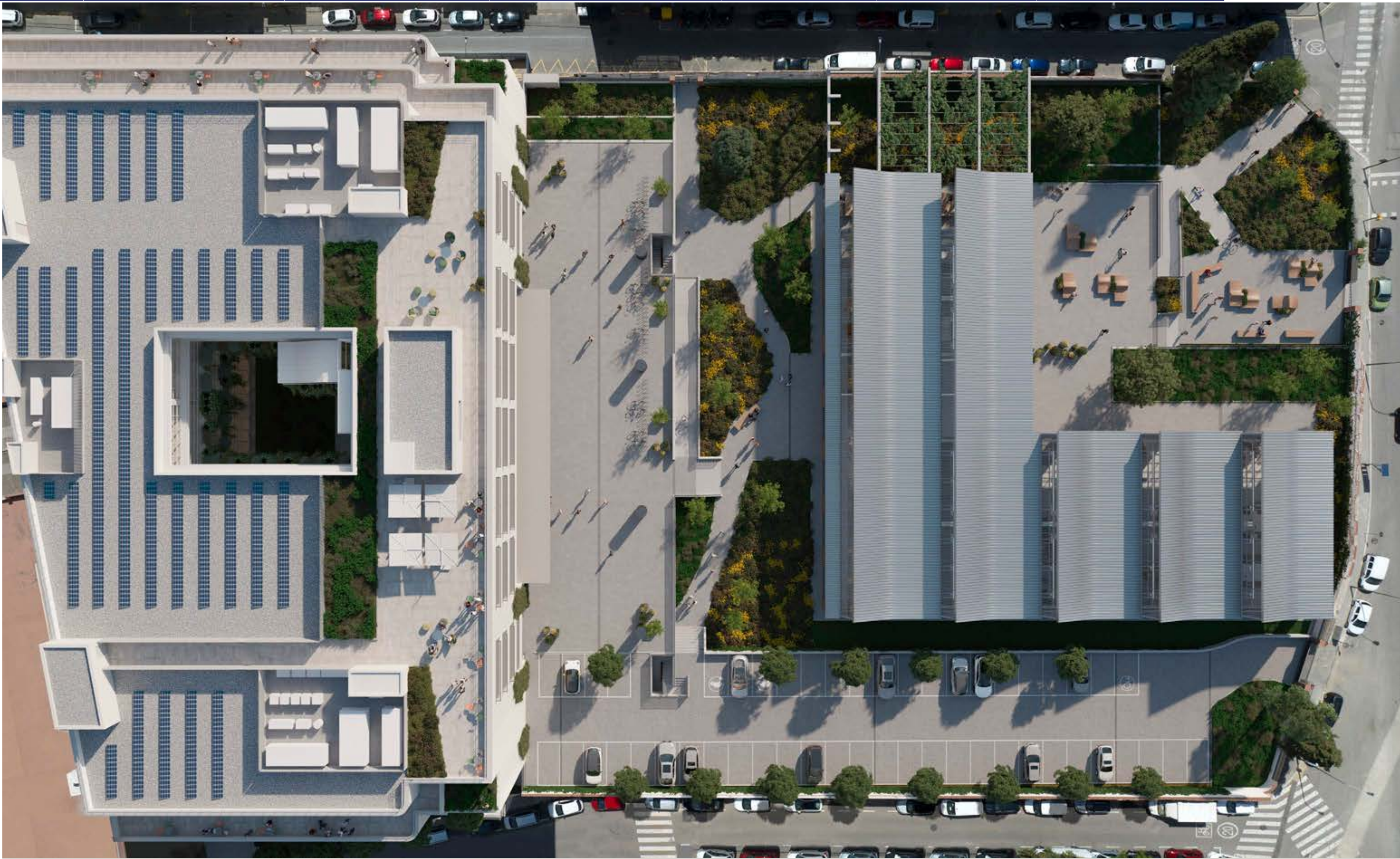










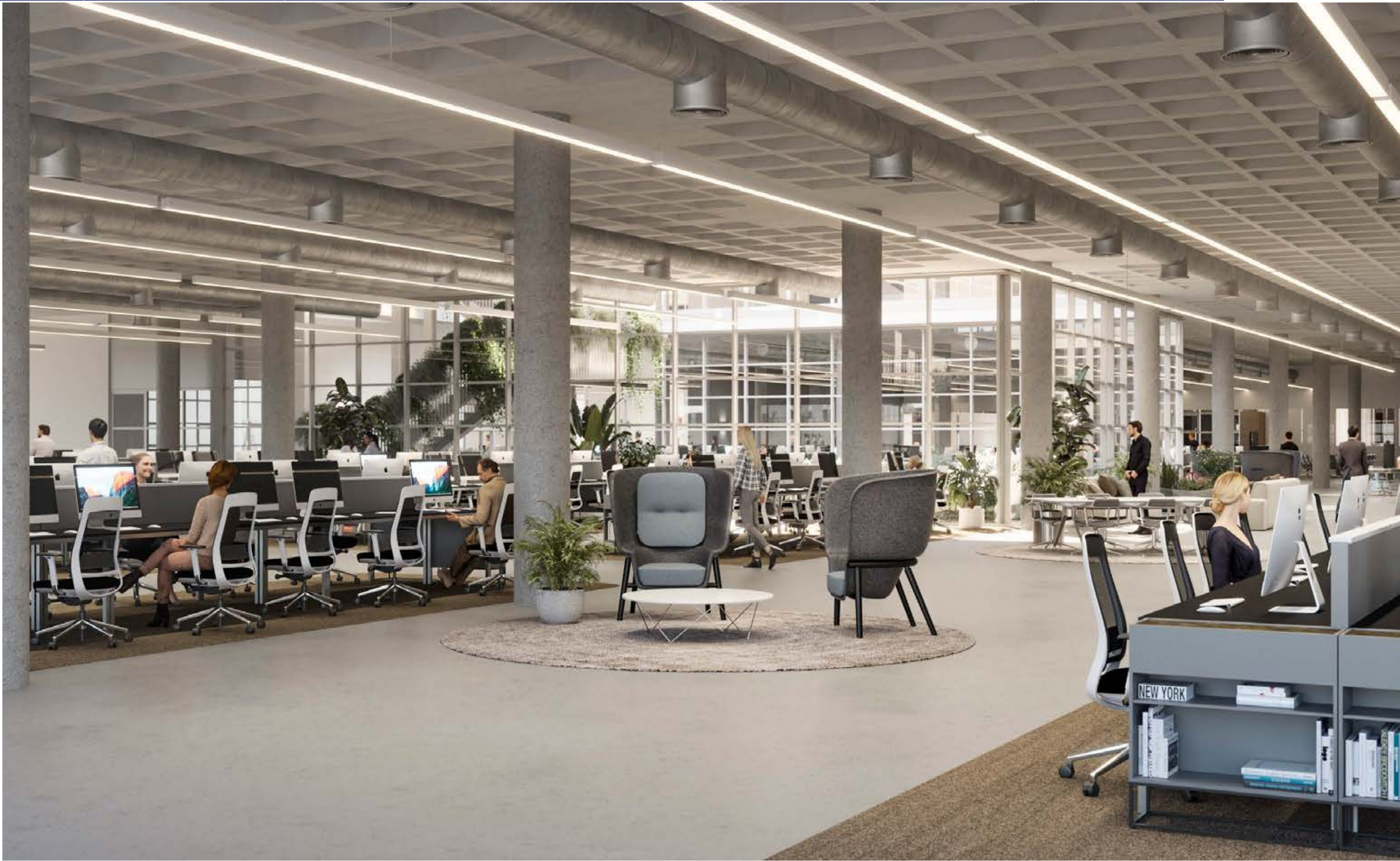




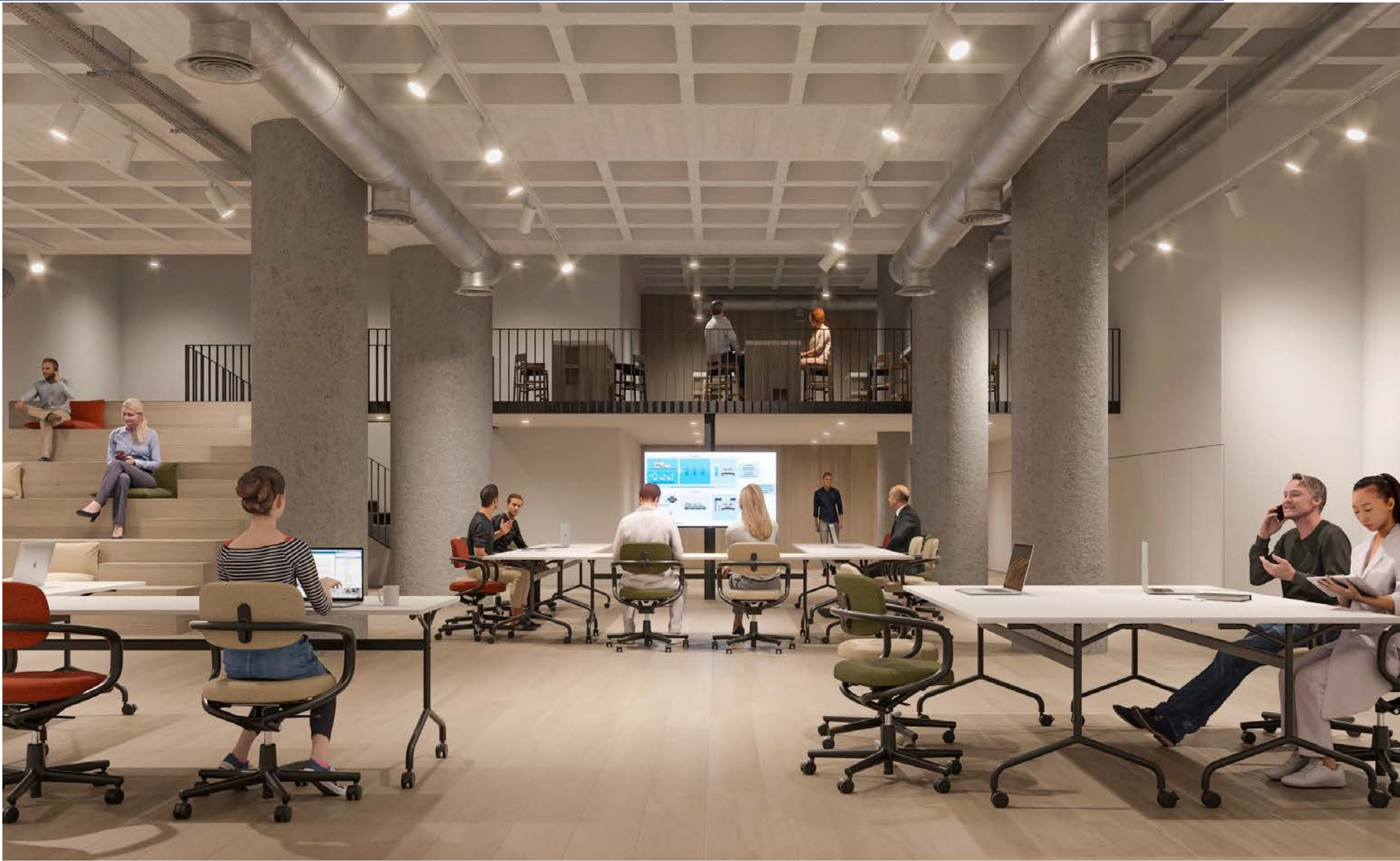


















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COMING IN 2024

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