

RIVAS

Available Space for Educational Use

Opportunity

RIVAS FUTURA BUSINESS PARK
c/ Marie Curie 17 - 19
(28521 Rivas-Vaciamadrid, Spain)



RIVAS EDUCATIONAL

- A. EXECUTIVE SUMMARY
- B. THE BUILDING
- C. LOCATION



AVAILABLE SPACE – RIVAS – EDUCATIONAL USE

A. Executive Summary – Introduction to the opportunity

Educational Space Opportunity

The building Autocampo I is a unique opportunity for an educational operator to position itself with very attractive conditions in one of the best-connected decentralized areas of the outer periphery office submarkets of Madrid. The building is located at **Rivas Futura B.P.** which is the main business park at the A-3 motorway that connects the capital of Spain, Madrid, with the east of the country, heading to Valencia.

Location

The asset is located at Rivas Vaciamadrid, a 90,000 inhabitants town located at 16 km from the center of Madrid. The asset is one of the 8 buildings of **Rivas Futura Business Park**, a complex with a gross built-up area of 120,000 sqm delivered to the market in 2005 and since then many corporations have chosen the area to establish their corporate headquarters and is the only coliving project in the area. The property has a modern feel due to its design and quality.

Walking distance to the Subway: 2 minutes (Metro Rivas-Futura).



AVAILABLE SPACE – RIVAS – EDUCATIONAL USE

B. The Building

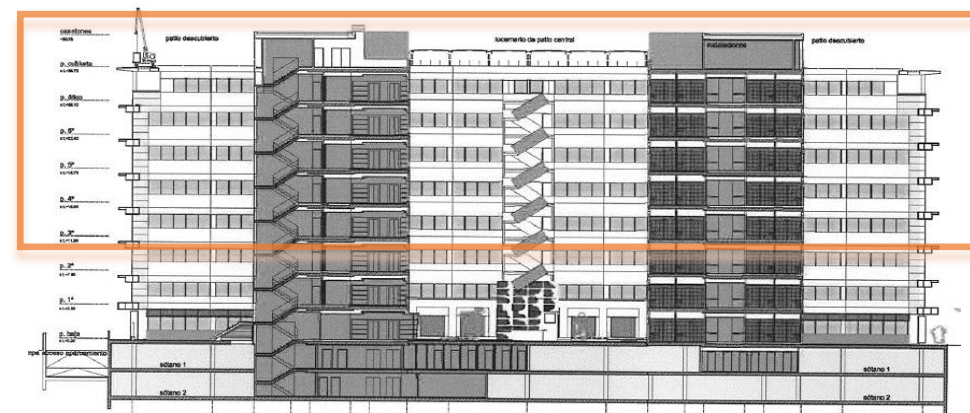
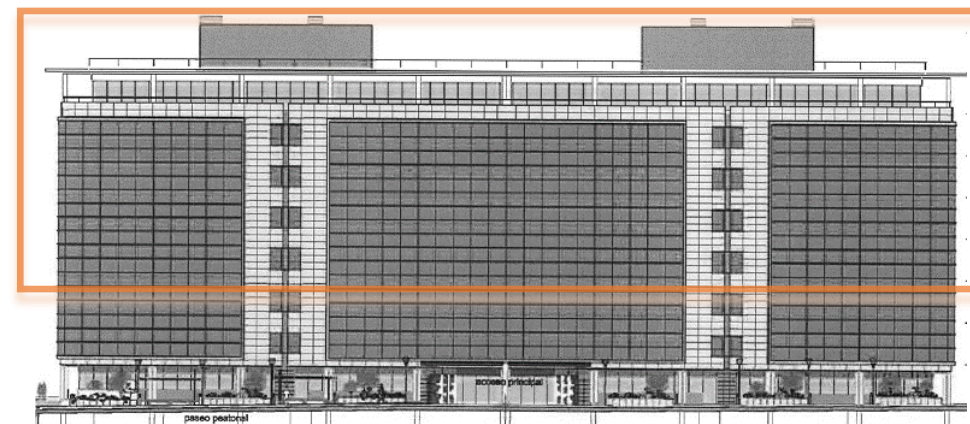
The Asset – Educational Use

The property, built-up in 2005, has a modern feel due to its design and quality. The overall lettable area equal to 22,633 sqm and approximately 425 parking spaces and 14,740 sqm distributed in 5 floors could be destined to educational use.

With regards to the distribution of space, the building is formed by 6 floors of 2,948 sqm per floor. The structure of the building allows the floors to be divided until 8 units to ensure that any fit-out needs can be met.

The space distribution at the buildings is as follows:

Floor	Autocampo I (sqm)	Use	Rent (€ Psm)
Ground Floor	1997,8	Office	
Fisrt	2947,92	Office	
Second	2947,92	Office	
Third	2947,92	Educational	On request
Fourth	2947,92	Educational	On request
Fifth	2947,92	Educational	On request
Sixth	2947,92	Educational	On request
Penthouse	2947,92	Educational	On request
Total Above Ground	22633,24		
Total Educational (sqm)	14739,60		



AVAILABLE SPACE – RIVAS – EDUCATIONAL USE

C. Location

Rivas Vaciamadrid Key Points for educational operators:

- ✓ More than 85,000 inhabitants.
- ✓ HQ's - Rivas Futura BP: **iDental, Oesía, Deoleo** (potential internship agreements with companies).
- ✓ One of the best-connected decentralized areas of Madrid that connects the capital of Spain, Madrid, with the east of the country, heading to Valencia.
- ✓ Surrounded by services and amenities - walking distance to the **Shopping Center H20** (more than 50,000 sqm of retail spaces).



LOCATION	
	3 min. Supermercado
	1 min. Zonas verdes
	2 min. Metro Rivas Futura
	3 min. Restaurante
	3 min. Área comercial
	20 min. Aeropuerto



Contact Details:

Manuel Menéndez
manuel.menendez@rivialiam.com
(+34) 692 101 891

Calle Génova 17, 6ª planta
28004, Madrid