



🌿 Europe's first
T3 workspace

Hines



01
About T3

02
Location

03
Space

04
Hines



This is an interactive brochure.
Feel free to click on any of these sections,
as well as on the tree to return to this Index page.



View of ground floor:
reception and co-working space

Hey Europe

It's time to discover a better way of building. Welcome to T3 Diagonal Mar, a new professional ecosystem for tomorrow's industries. 3,627 square metres of ultra-smart, ultra-sustainable workspace, for companies that run on inspiration – embedded in a holistic live/work community where both talent and nature can flourish, with shops and services on tap.



Timber Transit Technology

T3 (Timber, Transit, Technology) is a new design concept for a more sustainable world. Hines, the global leader in real estate development and management, is redefining work and life in the world's most innovative cities.



Timber

Transit

Technology

Premium-quality timber meets the latest in construction technology, inspiring distinctive and planet-friendly spaces with an accent on well-being.

T3 spaces are designed for up-and-coming neighbourhoods with great connectivity. What's more, they're changing how we move, rewriting the city's choreography by making it effortless to walk, cycle or skate.

T3 buildings make working life easy, fluid and rigorously secure. Wherever you are in the building, your teams will be powered by 24/7 connectivity, with the very latest in data security technology.



T3: A global network for innovation

When you work in a T3 building, you're part of a network of innovative office spaces stretching all around the world. Atlanta, Toronto, Denver, Melbourne, Vancouver, Chicago -and now Barcelona- are all part of a global network on a mission to attract and nurture talent.



T3 Sterling Road: Toronto, Ontario



T3 Rino: Denver, Colorado



T3 West Midtown: Atlanta, Georgia



MELBOURNE, AUSTRALIA



9 Stewart Street



36 Wellington Street

Barcelona: The future

Location 



It's all happening in 22@ Barcelona Innovation District

22@ is inventing the future right in the heart of Barcelona, the innovation capital of southern Europe. And it's still growing, especially to the north, where a new superblock forms the keystone of the city's latest expansion zone. The district will be a home for multinationals, tech companies, start-ups, developers, creators – the future of Barcelona.

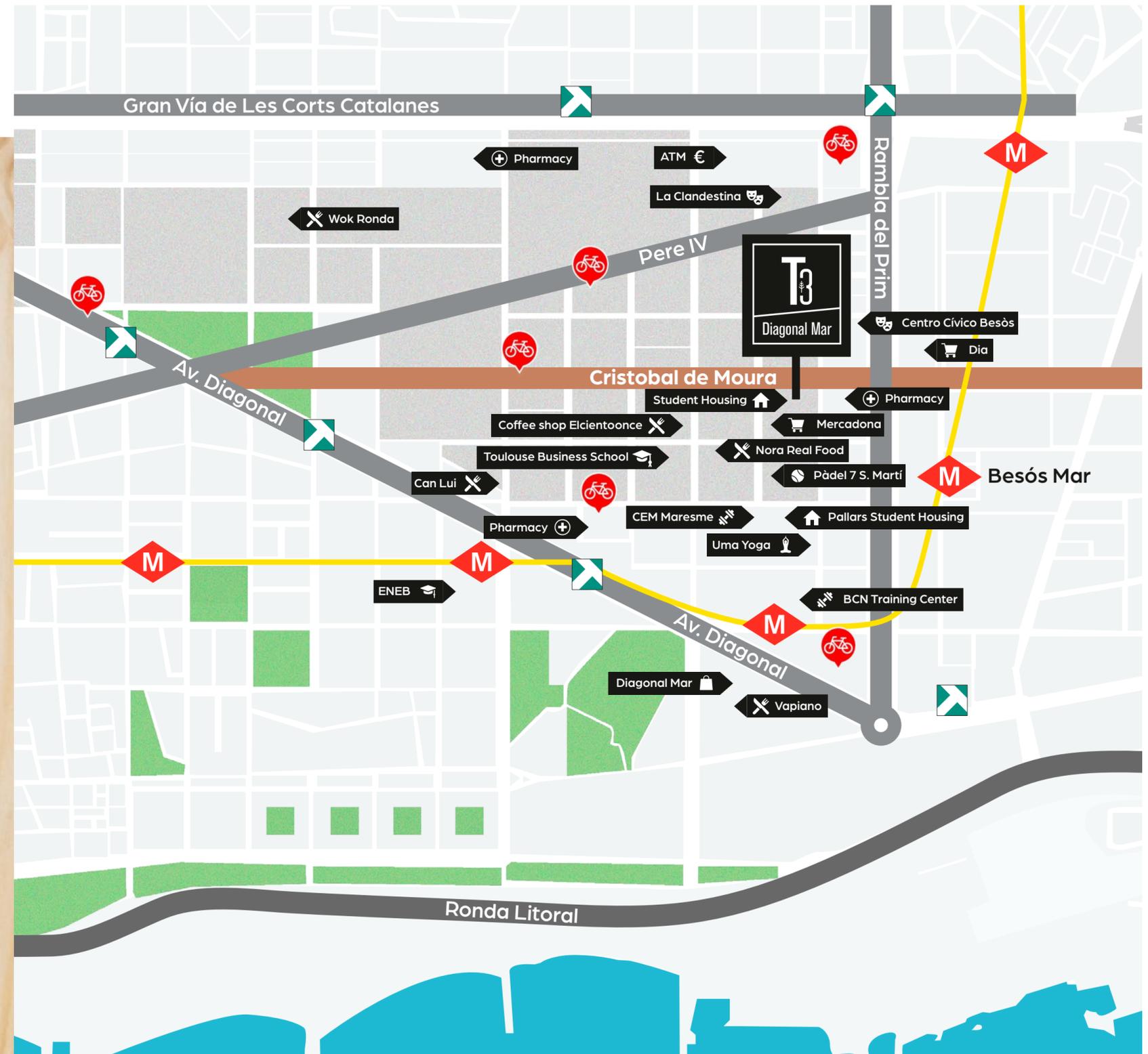
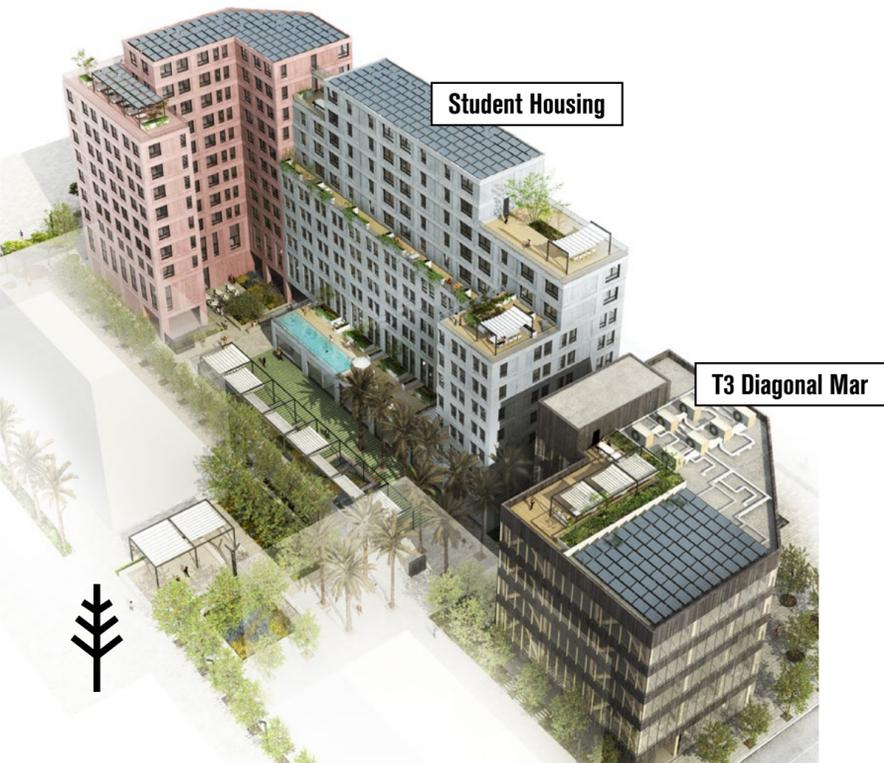


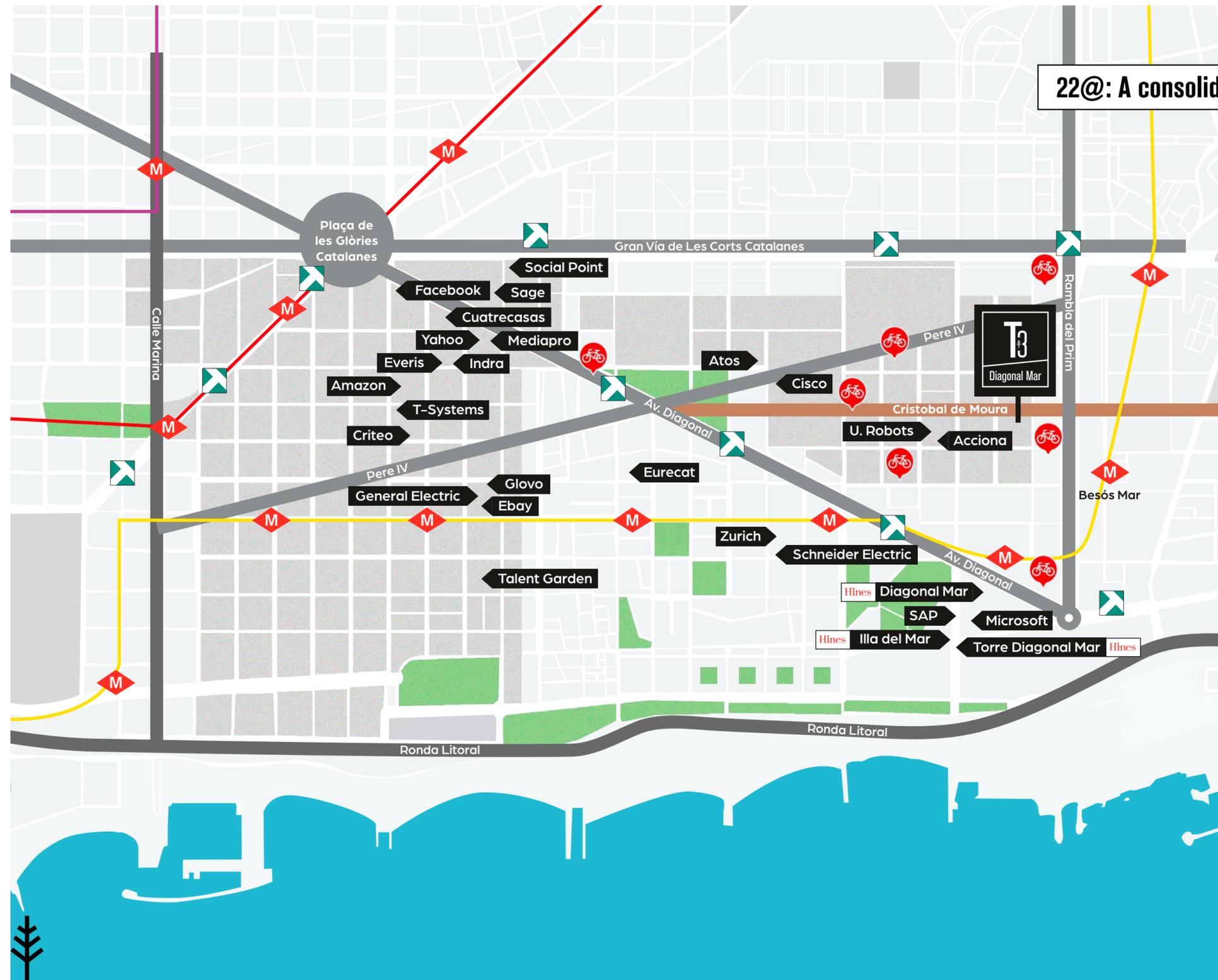
Aerial view of the 22@ Barcelona Innovation District



Be part of a 21st century community

T3 Diagonal Mar is just one piece in an ambitious vision for Barcelona. It has been designed to slot into a ribbon of mixed-use development fronting a vibrant superblock, where offices and apartment buildings mingle with green space, amenities and everyday services, such as supermarkets and fitness centres.





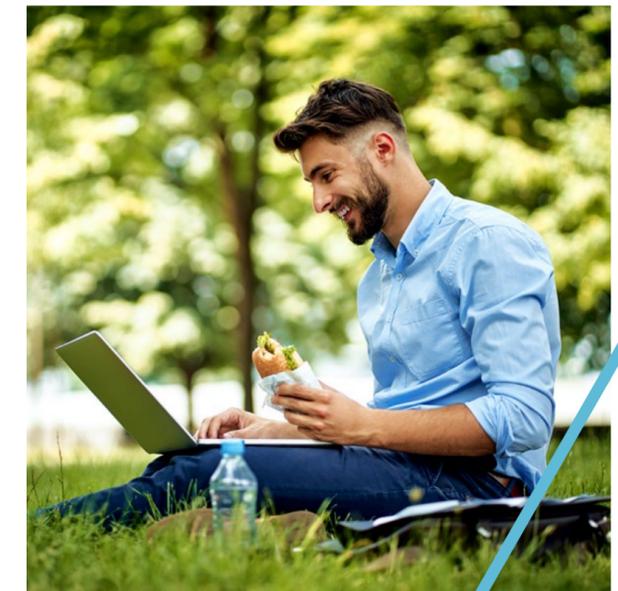
22@: A consolidated district

Can we show you around the neighbourhood?

In addition to creating new spaces for pedestrians and streamlining road traffic, the project will join up with one of the city's most extensive green corridors, linking Parc Central de Poblenou and Parque del Besòs via a tree-lined walkway.

The brightest minds are attracted and inspired by this area, with university campuses like TBS Business School and UPC close by, as well as a business community boasting names like Microsoft, Acciona, Deloitte, Zurich, Doctoralia and Universal Robots.

Talent is in the neighbourhood



Be part of the city

And do it your way: Metro, tram, bus, car, motorcycle, bicycle or scooter. From here, the entire city is yours to enjoy, and T3 Diagonal Mar is all about frictionless motion.

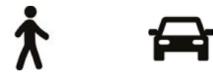


Hines knows 22@

Hines has been actively involved in 22@'s urban transformation since the early days, delivering on the vision for a better urban future. In recent years, we've taken the lead on a number of major projects in the district, including the

Diagonal Mar shopping centre, the Illa del Mar apartment complex, the mixed-use Torre Diagonal Mar (home to an elegant five-star hotel) and Diagonal 123 – one of the most future-oriented workspaces in Barcelona.

From T3 Diagonal Mar to...



- Alfons el Magnànim 5 mins
- Besòs Mar 6 mins
- Av. Diagonal 8 mins
- C.C. Diagonal Mar 10 mins — 4 mins
- Barcelona City Centre 17 mins
- Sants Train Station 25 mins
- Airport 25 mins



Diagonal Mar shopping centre



Torre Diagonal Mar



Diagonal 123



Space

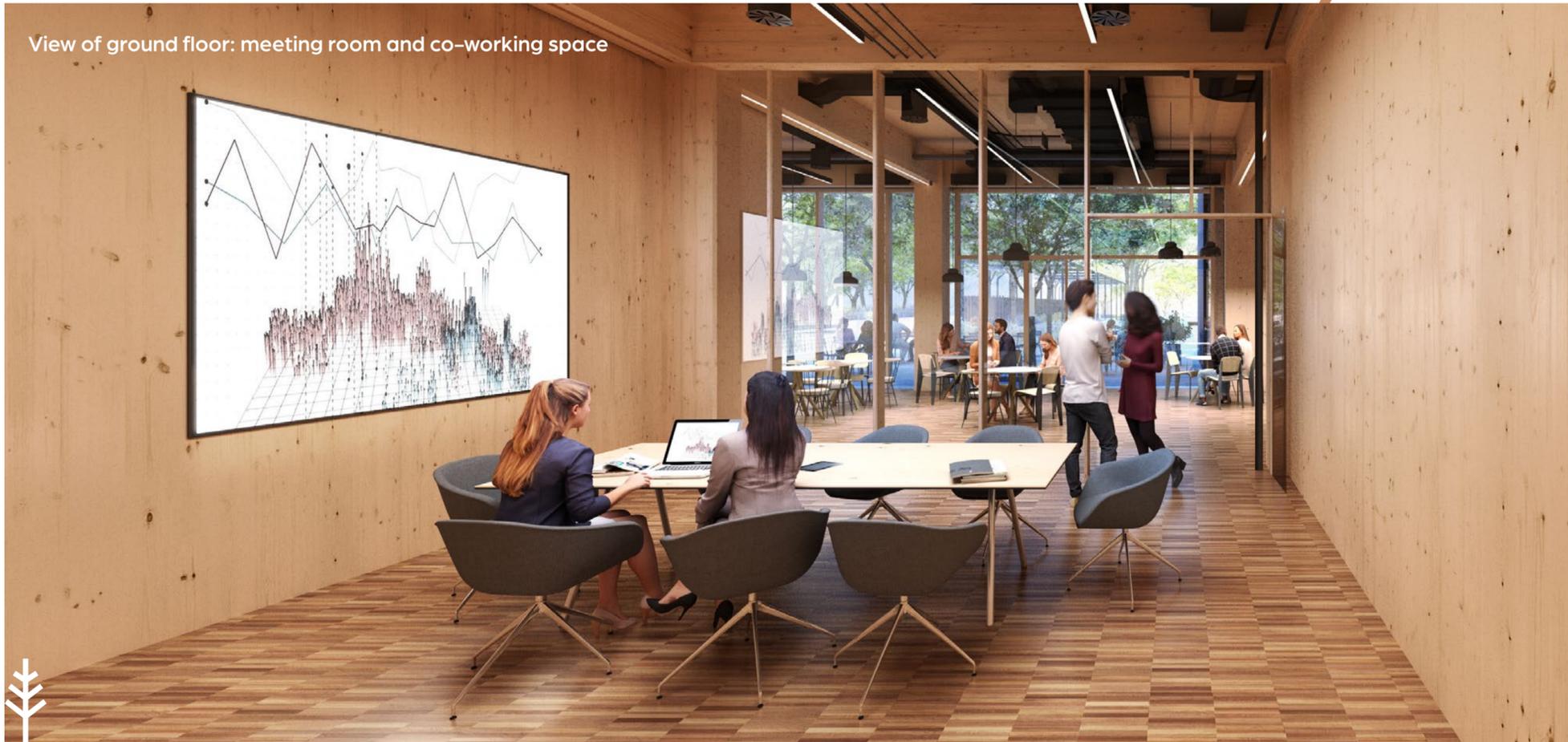
**Timber architecture like
you've never seen before**



Cut loose from convention

Concrete and steel have a new challenger: wood. T3 buildings are constructed entirely from natural, sustainable timber, put together with cutting-edge architectural technology. The result is a warm, restorative and uplifting space that treads far more lightly on the earth.

View of ground floor: meeting room and co-working space



Good for companies

- Smart design = complete organisational freedom
- Prefabricated modules = lower fit-out costs
- Fire-treated timber façade (show sugi ban) = minimal maintenance
- Unparalleled performance and structural safety for a fraction of the impact

Good for people

- 66% of employees prefer timber buildings to conventional offices
- 14% productivity boost in a unique environment they love
- Significant reduction in stress and more balanced energy levels
- Biophilic design aids focus, fosters creativity and inspires innovation
- Lowers blood pressure and heart-rate and strengthens the immune system
- Wood-based materials improve air quality and maintain stable humidity levels

Good for the planet

- Renewable timber harvested from locally sourced*, young trees
- Reduces CO₂ emissions responsible for climate change**
- A cleaner way to build, with fewer greenhouse gas emissions
- Minimal environmental impact, even after demolition
- Recycled flooring crafted from timber offcuts

* Egoi Wood Group, Natxitua (Vizcaya)

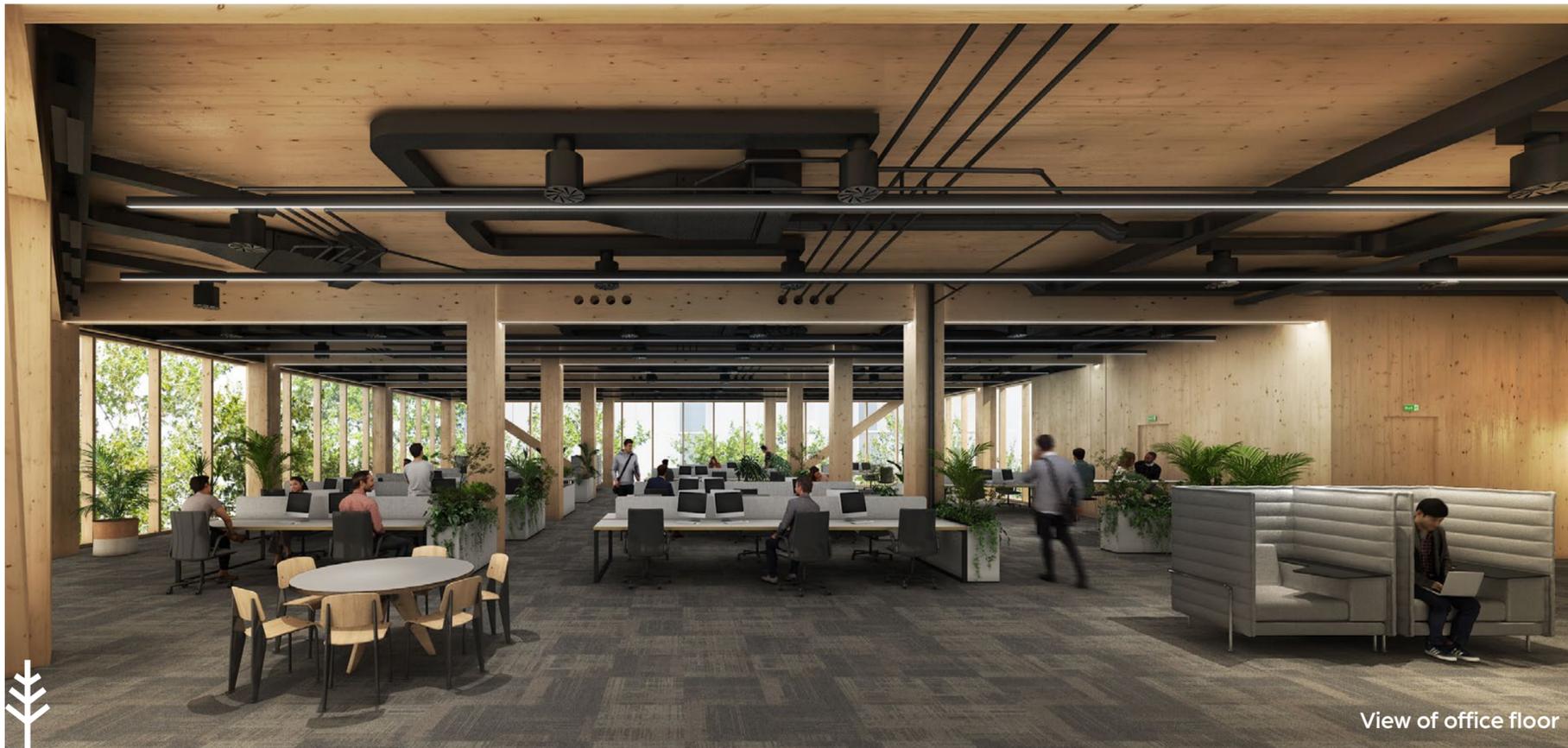
** As well as eliminating all the CO₂ emissions generated by extracting, transporting and using cement, every cubic metre of timber used for building locks up the equivalent of two tonnes of emissions over its life cycle, including a tonne of CO₂ that would otherwise be released by biodegrading trees, according to Juan Fernández-Golfín, a researcher at the INIA.



Make yourself comfortable

At T3 Diagonal Mar, we've planned every detail to elevate your working day. Biophilic elements to refresh body and mind, strategically placed columns to create the perfect formation for teamwork and

communication and a lateral service core to clear the stage for natural light and stunning panoramic views enjoyed by every workstation.



View of office floor

An ecosystem for success

T3 Diagonal Mar is designed to help everyone strike the right balance and supercharge their quality of life.



(Dis)connect on the terrace

Relax, refuel, reconnect or grab a quick Instagram break against the beautiful backdrop of Barcelona's skyline.



Take care of no.1

Chalk up a run in one of two nearby parks or make the most of the city's cycleways – you'll find private, fully equipped changing facilities back at the office.



Park & Go

T3 Diagonal Mar has its own underground car park with plenty of space for cars, motorcycles, bicycles and electric vehicles.



Make your mark

The ground floor features a dedicated area ideal for creating your own co-working space and conference suite. Anything you can imagine can be brought to life.



You deserve a break

Rests are also important. There is nothing better than a relaxing space with views and surrounded by nature.

At the leading edge of technology

T3 Diagonal Mar combines all the advantages of timber construction with the latest generation of smart office solutions to create a more lightweight building with a smaller environmental footprint.

It's also a safer way to build, thanks to oversized beams and columns that lock in more structural integrity than any concrete and steel box. In the event of a fire or other emergency, it could make all the difference.



SmartScore
Under Certification



A new vision for well-being and sustainability

Thanks to its pioneering design, materials and construction technology, T3 Diagonal Mar meets all of the stringent criteria for LEED Platinum, WELL v2 and WiredScore certification.



Every workstation has been thoughtfully designed for ocular and ergonomic comfort.



With plenty of healthy lunch options and strict water-quality controls, you'll always be well fuelled and ready to shine.



T3 Diagonal Mar is committed to supporting your comfort and well-being; that's why you'll find natural elements and textures throughout the building.



Oversized picture windows have been built into our stairwells, rewarding healthy habits with spectacular views.



Outstanding interior air quality free of harmful particles, thanks to market-leading ventilation systems and regular monitoring.



T3 Diagonal Mar uses 14% less energy and 47% less water than a conventional office building, thanks to photovoltaic panels and a high-performance grey water system.

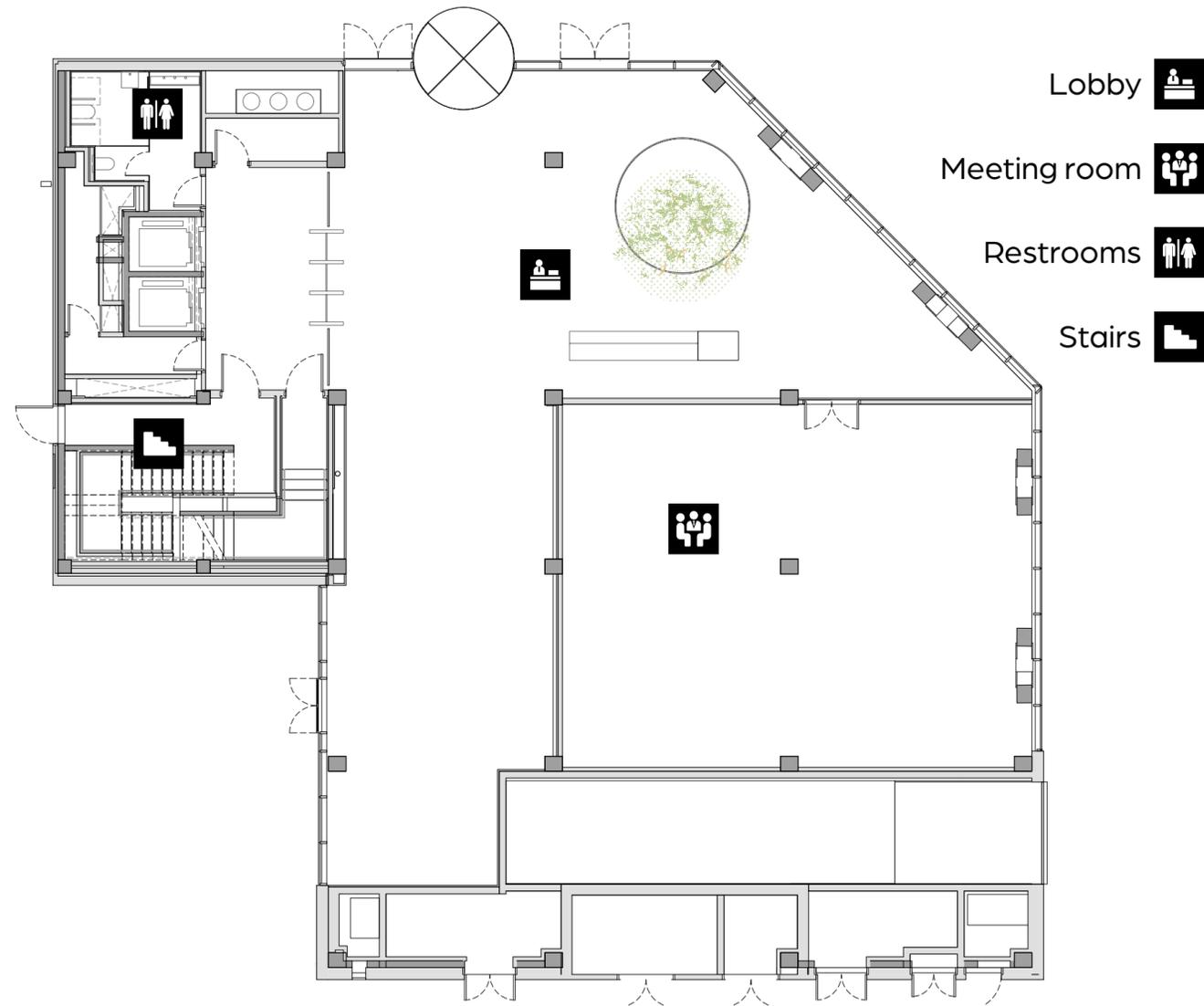


View of entrance and exterior café



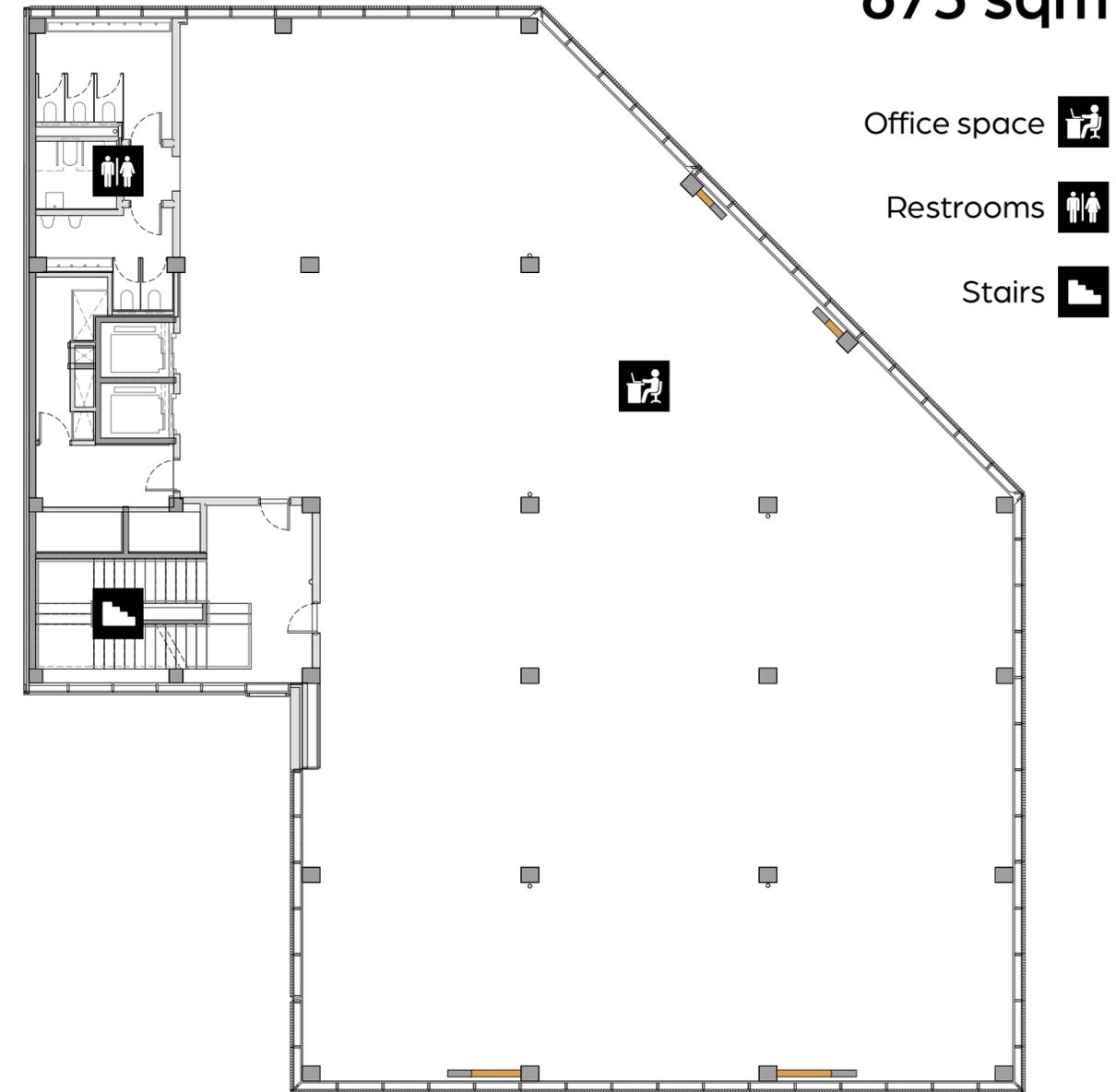
Ground Floor

294 sqm



Floor 1

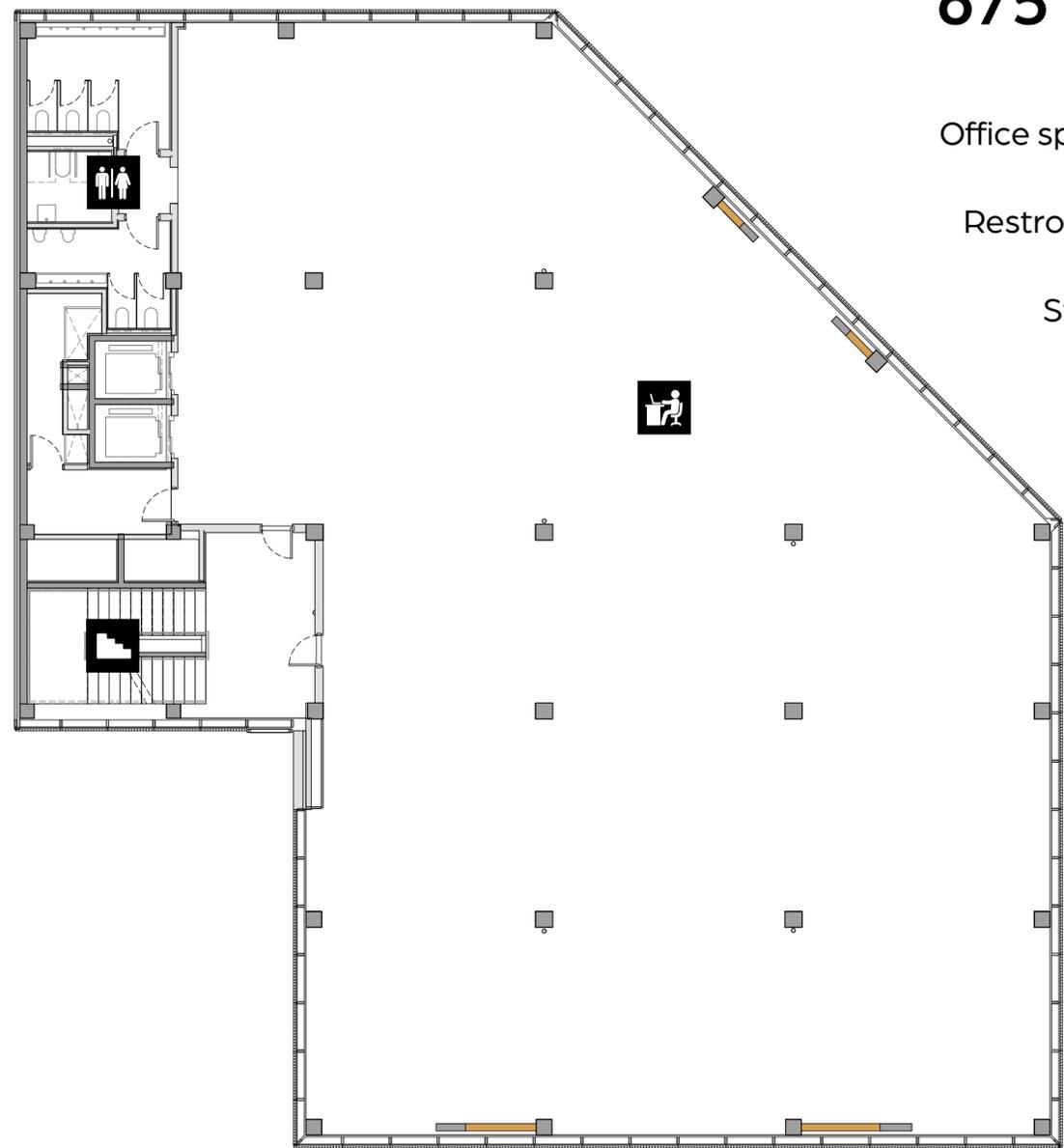
675 sqm



Typical Floor 2-4

675 sqm

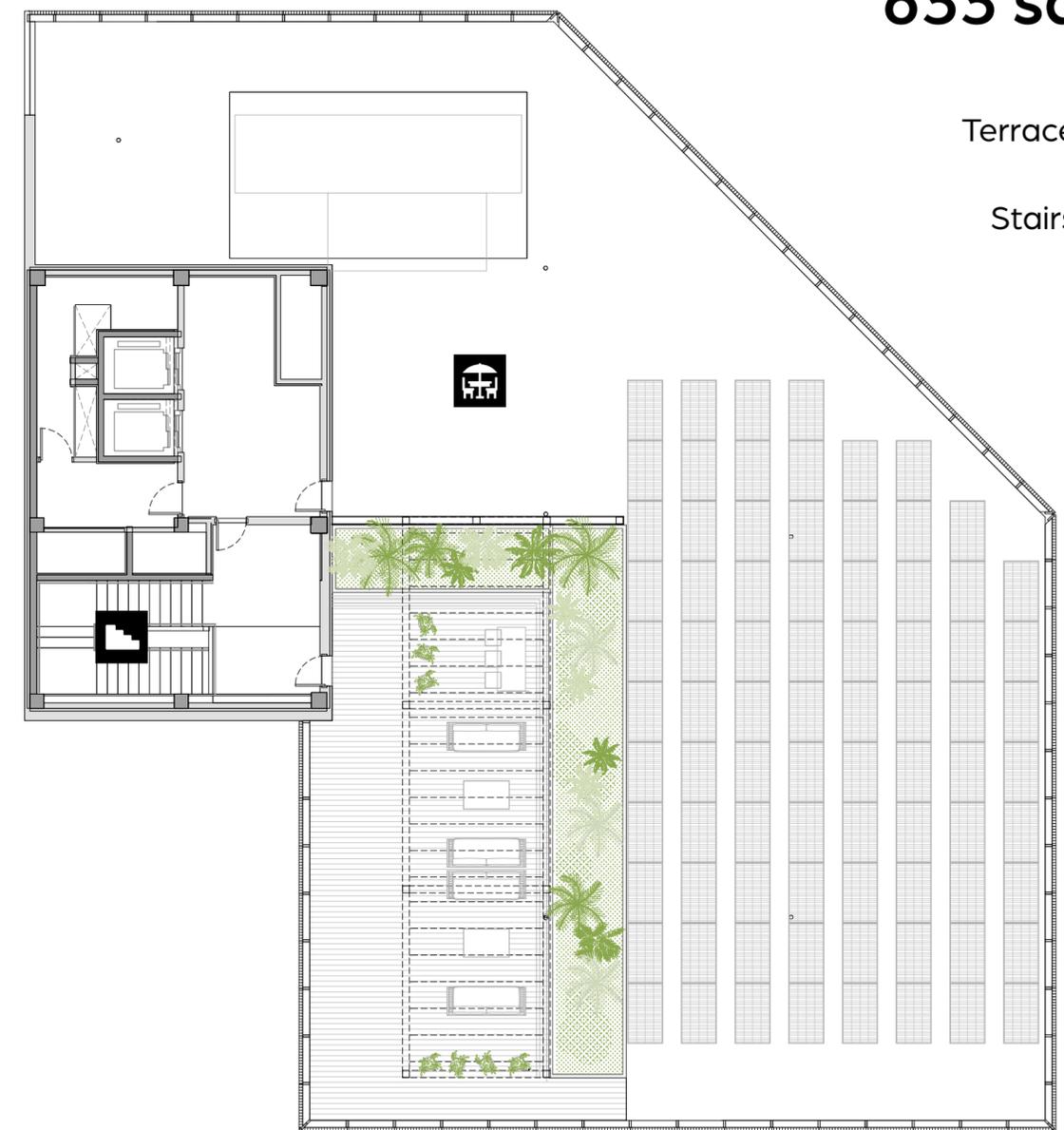
- Office space 
- Restrooms 
- Stairs 



Rooftop

633 sqm

- Terrace 
- Stairs 



More than just wood

There's more to discover at T3 Diagonal Mar.

Lighting

- All lighting systems in the building are low consumption LEDs.
- The building's lighting system uses DALI technology to automatically adapt to take advantage of natural light from the exterior to minimise consumption.
- The building's façade adapts to the different orientations of the building elevations to maximise natural light while minimising glare from sunlight.



Electrical Installation

The electrical installation has been divided into different sectors for each of the floors, allowing each floor to work independently.



Solar Energy

- On site photovoltaic energy production which enables auto consumption in the building to lower external energy demand.
- 92 roof top PV panels (34kW of electrical capacity) connected directly to the building electrical system.



Telecoms

The building has a dedicated tele-communication room which connects directly to each floor providing independent systems if necessary.



Air Conditioning

- All primary energy for heating and cooling of the building comes from the 22@ district's Districlima network, eliminating the need for on site energy production.
- The subsystems are adapted to use exterior air for free cooling when possible.
- All office areas are fitted with 4 pipe fan coils to offer the maximum amount of flexibility and efficiency to occupiers.
- Latest generation air ventilation systems to ensure maximum interior air quality and a healthy working environment.



Parking

- The building includes 40 car parking spaces, 10% of which are adapted for electrical vehicles, 86 motorcycle spaces and 102 bicycle parking spaces.
- The parking lobby includes changing rooms and shower facilities.



Lifts

- 2 lifts that provide access to all floors including the basement and the roof terrace.
- Timber structure main staircase on the exterior corner of the building, with natural light and views to promote an active use of this space.



Façade

- The façade of the building has been designed to provide the maximum amount of natural light to the workspace while at the same time minimising glare and solar gain.
- Following the same design plan as the timber structure of the building, the façade cladding is made from carbonised wood, an ancient Japanese technique used to protect wooden façades from maritime climates, termites and other diseases.



Security

- Latest generation Building Management system to control all building operations.
- Security control in the main lobby and the basement parking area.
- Anti-intruder system incorporating volumetric detectors and magnetic contacts.
- Surveillance system via CCTV in all the entrances to the buildings via fixed TV cameras, screens and digital video recorders.
- Vehicle access control in the underground parking levels via barriers and card reading machines.
- Latest generation fire detection and extinction systems.



A Hines development

Hines



Hines

Founded in 1957, Hines is a global leader in real estate investment, management and development. Today, the company has a presence in 225 cities in over 25 countries, and a real estate portfolio valued at €144,000 million.

Hines has led the way in 22@barcelona innovation district at the beginning of the century, with the development of the Diagonal Mar Shopping Centre and other prestigious developments including offices, high end residential developments and more recently student housing.





For more information:

CBRE

(+34) 93 444 77 00

spain.oficinasbarcelona@cbre.com

T3DiagonalMar.com

Hines