



GREEN

BUSINESS DISTRICT



see interactive presentation

THE CONCEPT



GREEN
BUSINESS DISTRICT





THE CONCEPT

WHERE NATURE AND WORK COME TOGETHER

Innovative, efficient and sustainable

Green Business District is an **innovative, efficient and sustainable** campus in the heart of 22@, **Barcelona's new prime office location.**

It elegantly combines **Catalan Modernist architectural heritage** with outstanding **contemporary design** and abundant **green areas** to create **a versatile ecosystem for life and work.**

THE CONCEPT

AN ECOSYSTEM OF INSPIRATION

Innovation, tradition, connection

Green Business District combines and concentrates the best of Barcelona, from its timeless architecture to its passion for innovation and its sense of community.

These contrasting workspaces are connected by green outdoor parks and patios. There are areas for private moments of serenity and for shared moments of serendipity, where people can connect, network, relax and experience all the benefits of Mediterranean work-life balance.

The result is, like Barcelona itself, a place where productivity is powered by quality of life.



THE CONCEPT

SPACES INSPIRED BY PEOPLE AND DESIGNED TO INSPIRE THEM

G Space + G People:
an ecosystem of inspiration





THE CONCEPT

The contrasting workspaces

Designed by renowned architects BCA, this pioneering complex brings together **new, state-of-the-art smart offices and meticulously restored buildings from the city's great Modernism period.**



Productivity powered by quality of life

Spaces are inspired by people - and designed to inspire them. In turn, **those people enhance the spaces themselves.**

Arriving at Green Business District means more than getting to work. It means stepping into a motivating environment powered by quality of life.

THE CONCEPT

GREEN BUSINESS DISTRICT HIGHLIGHTS

4 OFFICE BUILDINGS

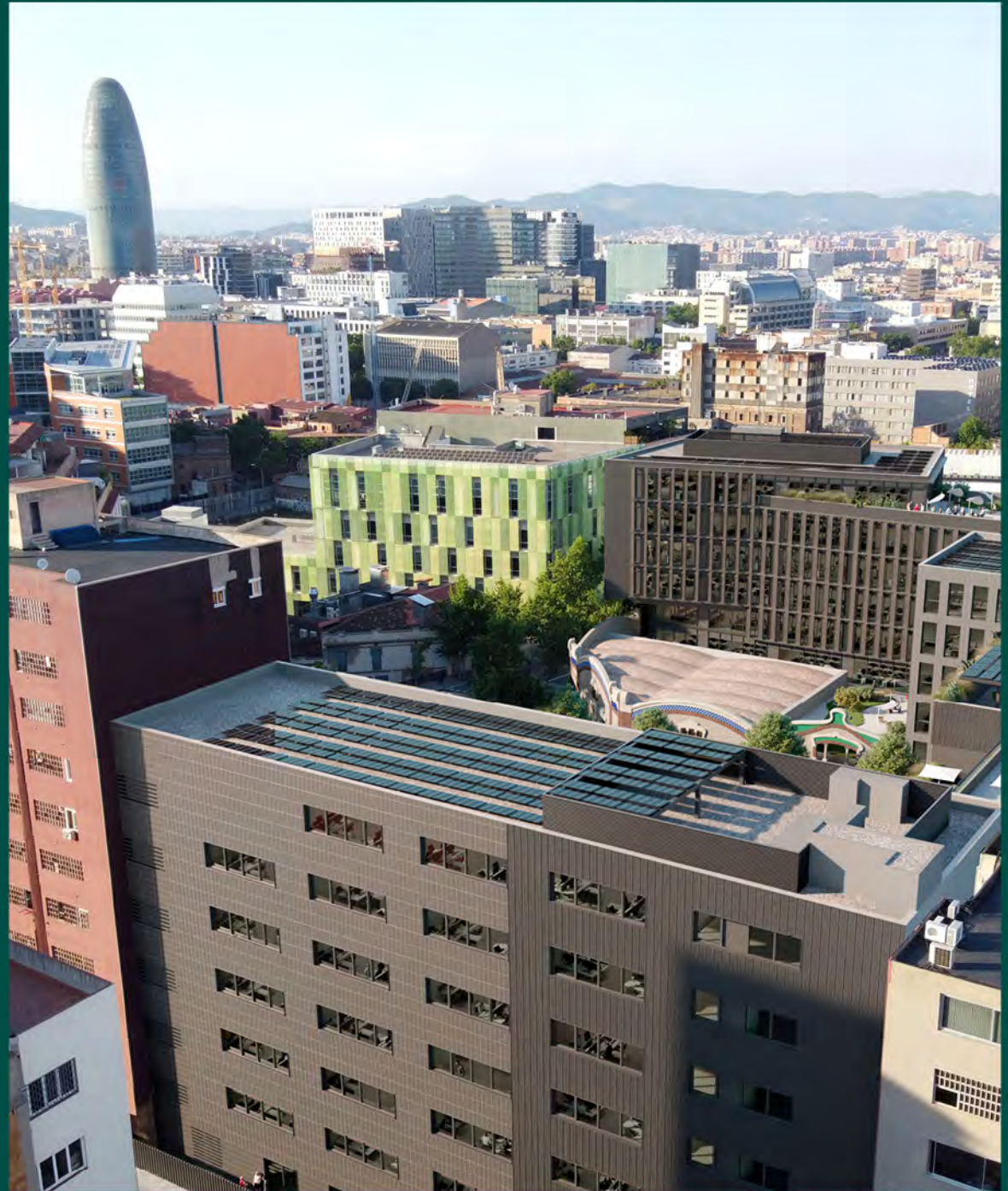
15,507 SQM CLASS-A OFFICE SPACE

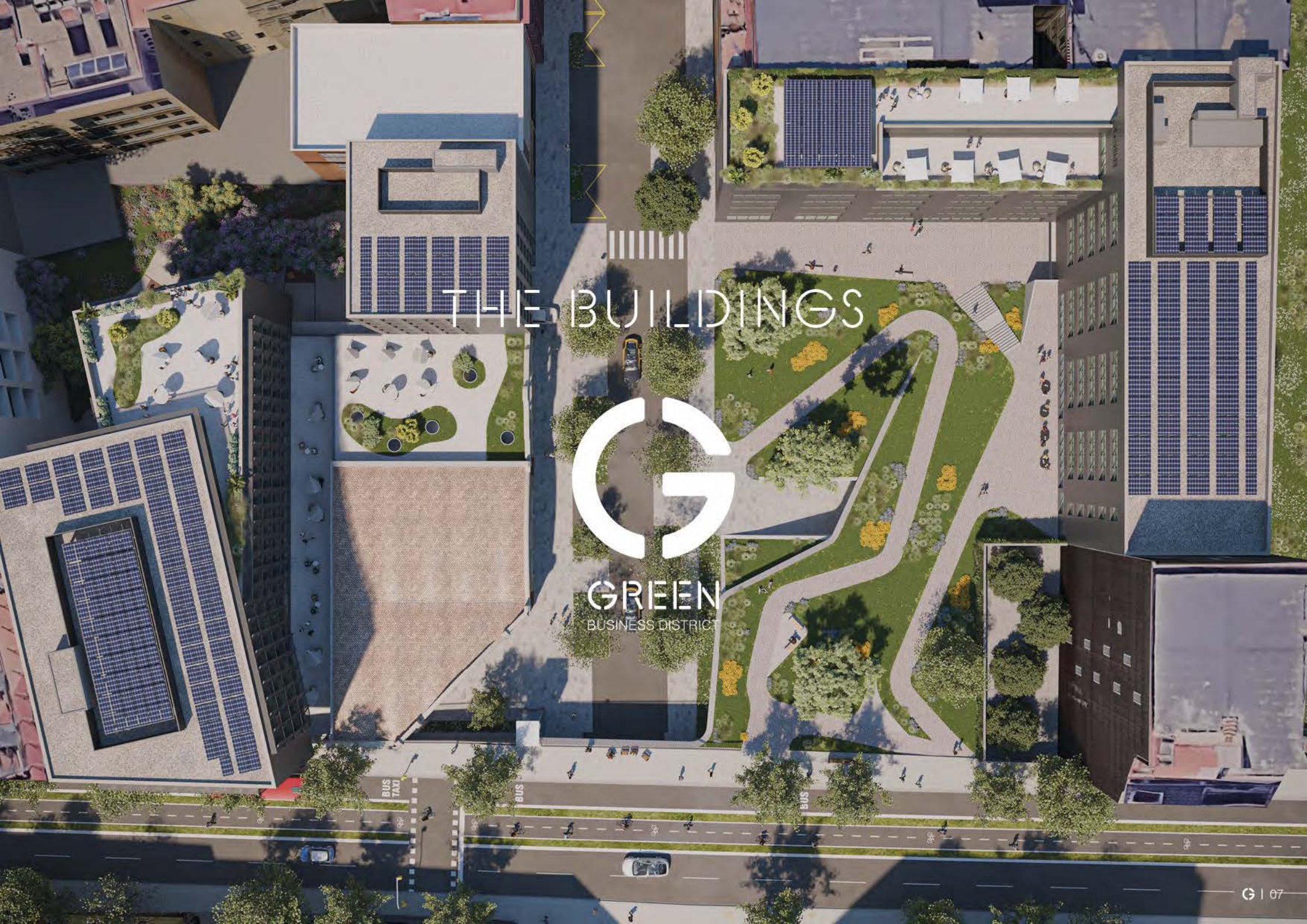
5,000 SQM GREEN AREAS AND TERRACES

LEED PLATINUM AND WELL GOLD CERTIFIED

PRIME LOCATION IN 22@ INNOVATION DISTRICT

OUTSTANDING PUBLIC AND
PRIVATE TRANSPORT CONNECTIONS





THE BUILDINGS



GREEN
BUSINESS DISTRICT



THE BUILDINGS

DESIGNED FOR DIVERSITY

Versatile, adaptable, flexible

Green Business District individual modules, floors, and even whole buildings can be configured to offer **sustainable, future-facing office spaces of almost any size.**

This flexibility means the campus **meets the needs of a broad range of users**, from **growing companies** looking for space to expand through to **established corporations** seeking an entire headquarters.

Green Business District comprises **four versatile buildings**, with three one side of the pedestrianized Carrer Zamora and one on the other. They are connected by 5,000 sqm of **open public and private green areas.**

G1, G2 and G3 are new, state-of-the-art office buildings with ample terraces and outstanding views, while G4 is a renovated Catalan Modernist warehouse with unique period features.

THE BUILDINGS

THE ARRIVAL

Welcome to Green Business District

Arrival at Green Business District means more than getting to work. It means **stepping into daily inspiration.**



GREEN OUTSIDE

The pedestrianized Carrer Zamora merges with private and public green park areas and harmoniously landscaped patios. The result is **a safe, healthy space that fosters wellness.**



GREEN INSIDE

As in Barcelona itself, the architectural languages and forms of Green Business District integrate to create **an enriching and stimulating environment.** Biophilic design features breathe life into the building and make every arrival a seamless natural transition.

G1

Contemporary design L shaped office building set in an open green park.

6,851 sqm

Total leasable area

GF + 6 floors

Private terraces:

floor 5: 123 sqm

Public and private terraces:

floor 6: 292 sqm (rooftop)

Max. occupancy ratio: 1/7

 71  23  66





G¹

LOBBY





OFFICE





OFFICE





Ground Floor

Total leasable area 700 sqm



CARRER DE PALLARS



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CARRER DE ZAMORA



Ground Floor - space planning

Total leasable area	700 sqm
Occupancy	46 pax.
Ratio	1/8



CARRER DE ZAMORA



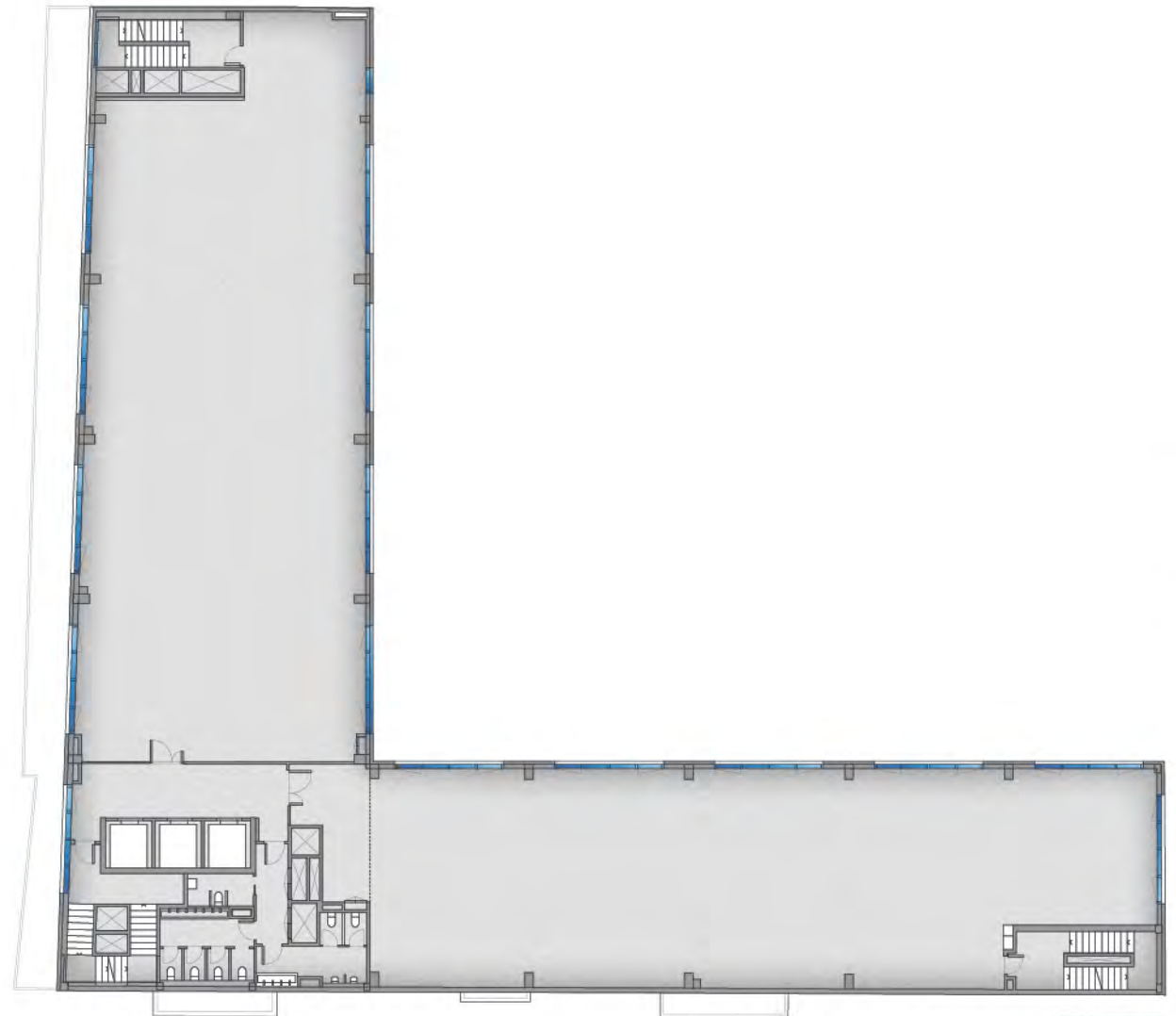
Typical floor plan

Total leasable area 1,170 sqm



CARRER DE PALLARS

Office T1



CARRER DE ZAMORA

Office T2

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Typical floor plan space planning

Total leasable area 1,170 sqm
Occupancy 41 pax. (T1) 42 pax. (T2)
Ratio 1/9 (T1) 1/10.5 (T2)



CARRER DE PALLARS

Office T1



Office T2

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CARRER DE ZAMORA



5th floor

Total leasable area 1,026 sqm



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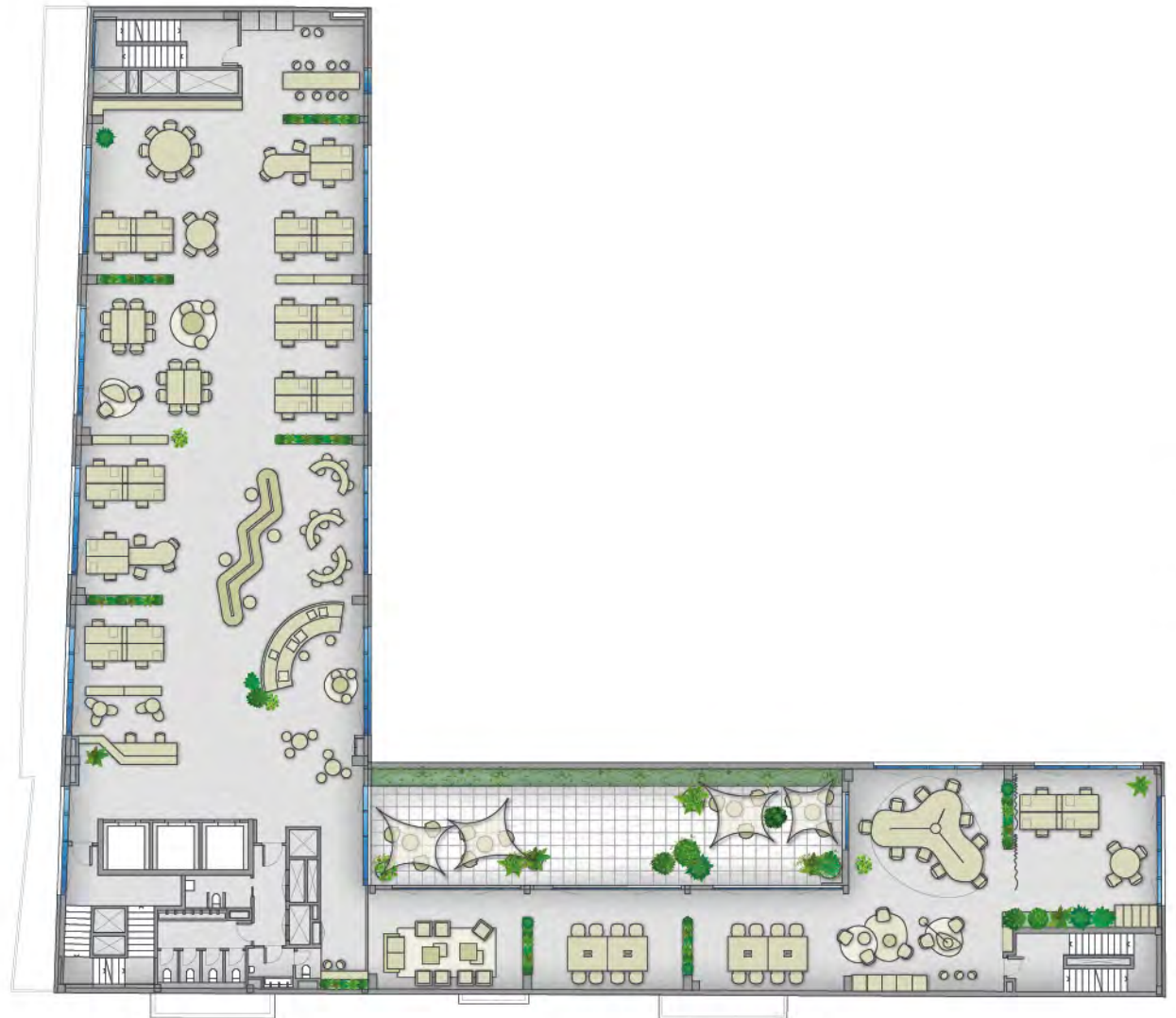


5th floor - space planning

Total leasable area 1,026 sqm
Occupancy 90 pax.
Ratio 1/8



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CARRER DE ZAMORA



6th floor

Total leasable area

615 sqm



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6th floor - space planning

Total leasable area	615 sqm
Occupancy	50 pax.
Ratio	1/8



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KEY CHARACTERISTICS



BUILDING

- Photovoltaic energy production
- GF + 6
- 2 underground floors
- Parking for bicycles and scooters
- Pneumatic waste collection system
- Thermal energy via "Districlima" urban network
- Terraces on floors 5 and 6
- Pedestrian walkway to main access
- Central nucleus, 3 lifts + staircase
- Changing rooms
- Accessible changing rooms
- Lactation room
- Multipurpose space
- BMS platform
- Reception lobby

OFFICES

- Occupancy ratio: 1/7
- Flexible interior space solutions
- 2.67 m free standing height
- Technical indoor floors
- Suspended ceiling
- Tilt and turn windows
- Maximum natural lighting
- Women's, men's and accessible toilets

PARKING

- 71 cars (3 accessible spaces)
- 23 motorbikes
- 66 bicycles
- EV charging (8 cars and 2 motorbikes)

LOBBY

- Double height
- Biophilic design zones

SECURITY

- Access control system
- CCTV installation
- Anti break-in alarm system
- Videocommunication help points
- Accessible toilets signage

SUSTAINABILITY & WELLNESS

- LEED Platinum Certification
- WELL Gold Certification
- Urban green space
- Thermal and acoustic comfort
- Well point

G 2

Stand-alone contemporary design office building set around an open landscaped patio.

6,076 sqm

Total leasable area

GF + 6 floors

Private terraces on floors 1 and 6

floor 1: 219 sqm

floor 6: 229 sqm

Max. occupancy ratio: 1/7

 58  27  89

shared G2, G3 and G4





G 2

LOBBY





G2

OFFICE



G₂

Ground Floor



CARRER DE ZAMORA

CARRER DE PALLARS



G 2

1st floor

Total leasable area 1,031 sqm



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G 2

1st floor - space planning

Total leasable area	1,031 sqm
Occupancy	87 pax.
Ratio	1/8



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CARRER DE ZAMORA

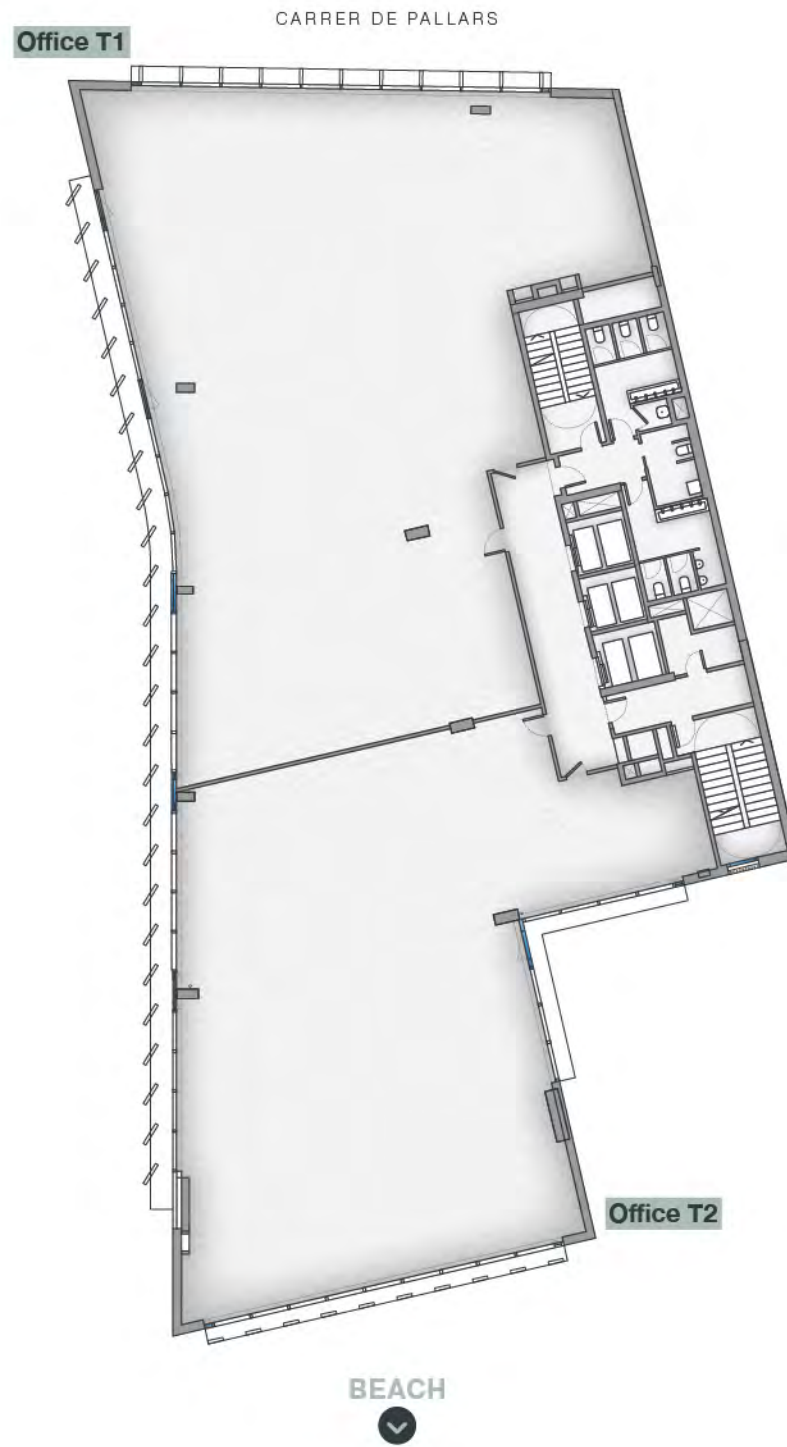
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Typical floor plan

Total leasable area 1,081 sqm





Typical floor plan space planning

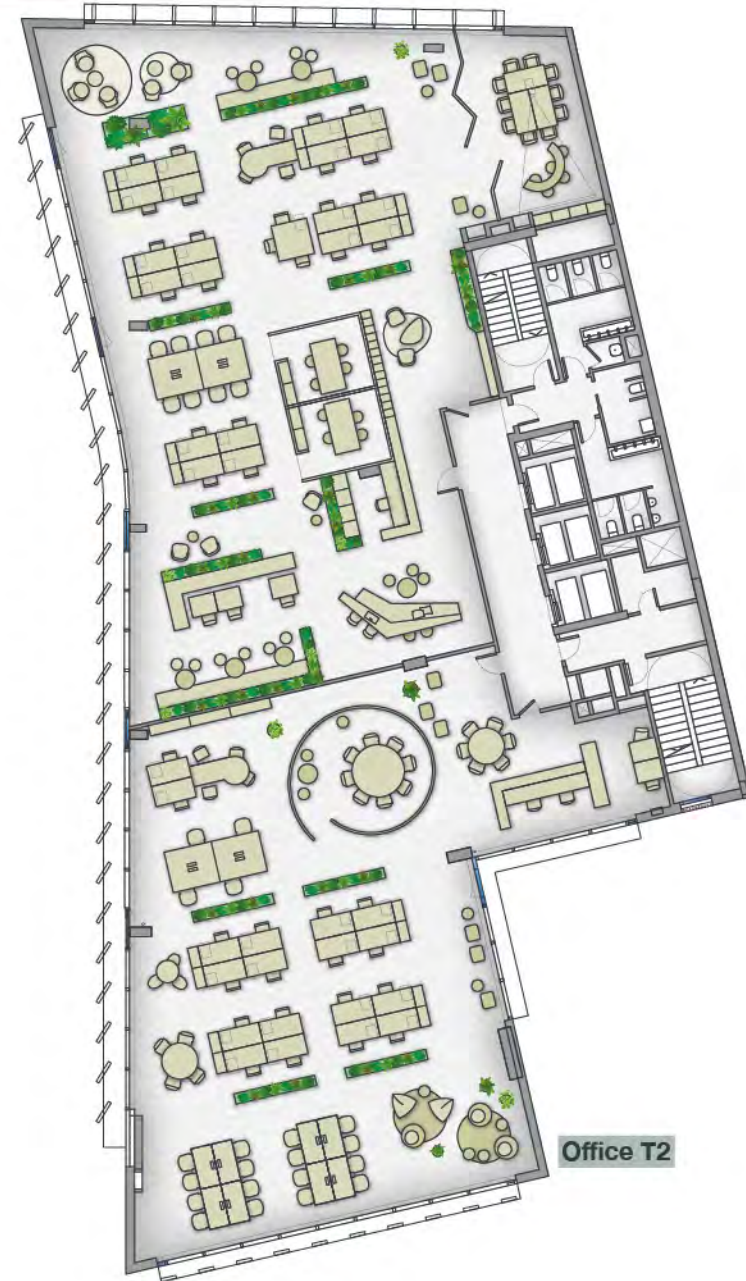
Total leasable area 1,081 sqm
Occupancy 43 pax. **(T1)** 40 pax. **(T2)**
Ratio 1/7.5 **(T1)** 1/10 **(T2)**



CARRER DE ZAMORA

CARRER DE PALLARS

Office T1



Office T2

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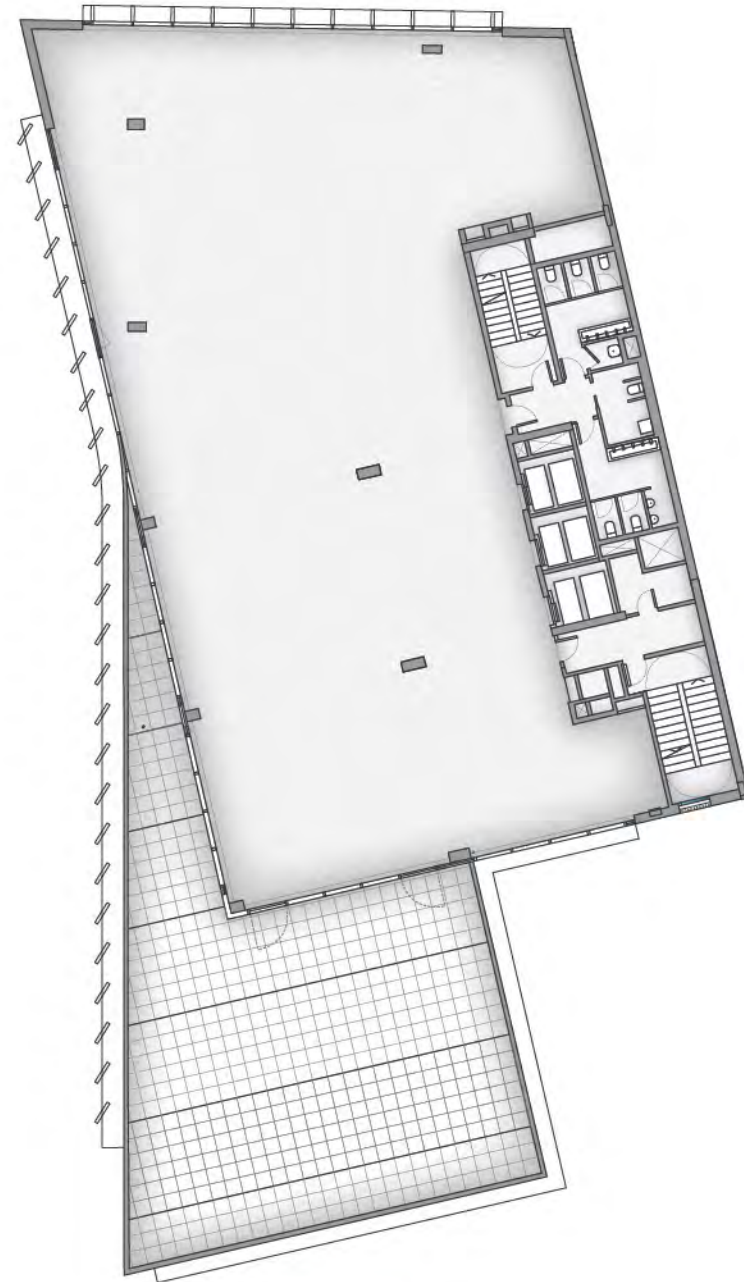
6th floor

Total leasable area 790 sqm



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CARRER DE PALLARS



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G 2

6th floor - space planning

Total leasable area	790 sqm
Occupancy	43 pax.
Ratio	1/12.5



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CARRER DE PALLARS



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G 2 KEY CHARACTERISTICS



BUILDING

- Photovoltaic energy production
- GF + 6
- 1 underground floor shared with G3 and G4
- Parking for bicycles and scooters
- Pneumatic waste collection system
- Thermal energy via "Districlima" urban network
- Terraces on floors 1 and 6
- Pedestrian walkway to main access
- Parking access ramp
- Central nucleus, 3 lifts + 2 staircases
- BMS platform
- Changing rooms
- Accessible changing rooms
- Lactation room
- Reception lobby

OFFICES

- Occupancy ratio: 1/7
- Flexible interior space solutions
- 2.65 m free standing height
- Technical indoor floors
- Suspended ceiling
- Tilt and turn windows
- Maximum natural lighting
- Women's, men's and accessible toilets

PARKING

- 58 cars (2 accessible spaces)
- 27 motorbikes
- 89 bicycles
- EV charging (6 cars and 3 motorbikes)

LOBBY

- Double height
- Biophilic design zones

SECURITY

- Access control system
- CCTV installation
- Anti break-in alarm system
- Videocommunication help points
- Accessible toilets signage

SUSTAINABILITY & WELLNESS

- LEED Platinum Certification
- WELL Gold Certification
- Urban green space
- Thermal and acoustic comfort



Independent cube shaped contemporary design office building with an open outlook over landscaped parks, patios and terraces.

1,340 sqm

Total leasable area

GF + 5 floors

Private terrace:
floor 1: 303 sqm

Max. occupancy ratio: 1/7

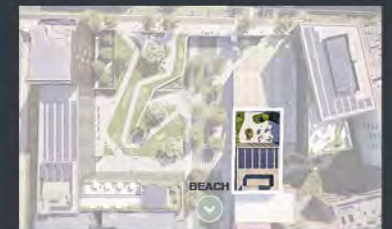
 58  27  89

shared G2, G3 and G4





TERRACE





Ground Floor



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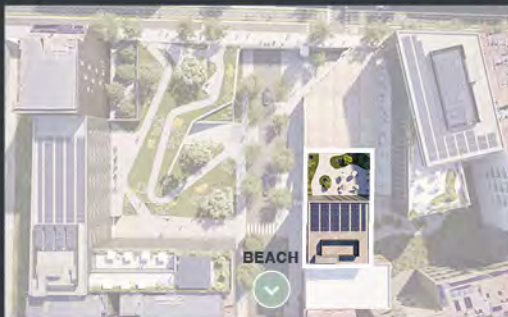
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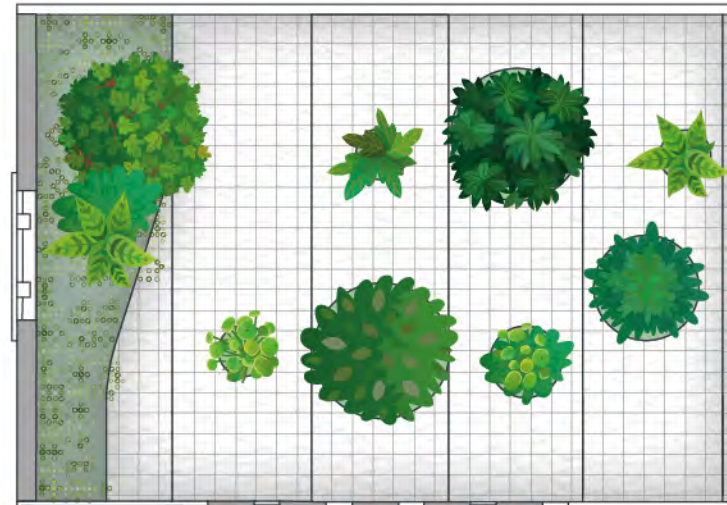
1st floor

Total leasable area

268 sqm



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CARRER DE ZAMORA



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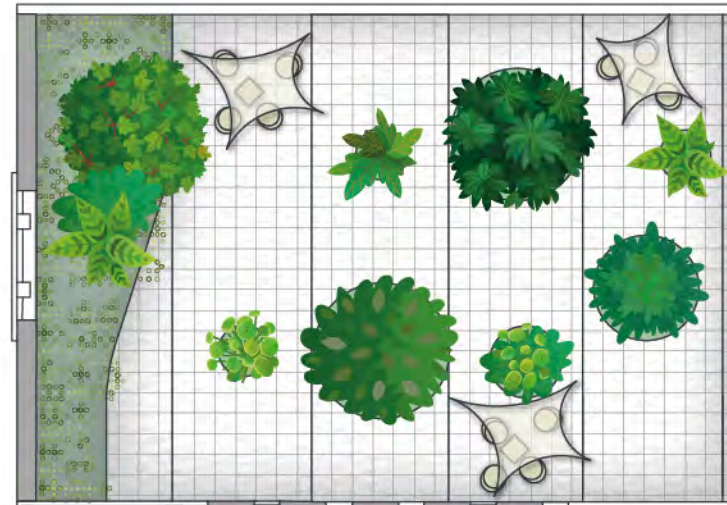


1st floor - space planning

Total leasable area 268 sqm
Occupancy 18 pax.
Ratio 1/10



CARRER DE PALLARS



CARRER DE ZAMORA



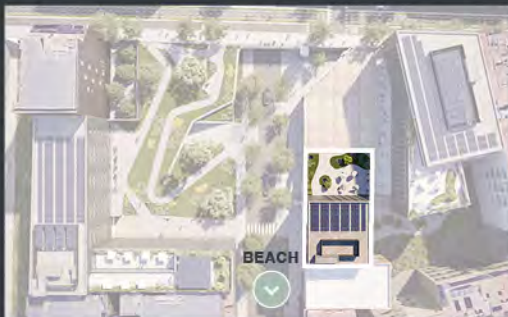
BEACH





Typical floor plan

Total leasable area 268 sqm



CARRER DE PALLARS

CARRER DE ZAMORA



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Typical floor plan space planning

Total leasable area 268 sqm
Occupancy 23 pax.
Ratio 1/8



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CARRER DE ZAMORA



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KEY CHARACTERISTICS



BUILDING

- Photovoltaic energy production
- GF + 5
- 1 underground floor shared with G2 and G4
- Parking for bicycles and scooters
- Pneumatic waste collection system
- Thermal energy via "Districlima" urban network
- Terrace floor 1
- Pedestrian walkway to main access
- Parking access ramp
- Central nucleus, 2 lifts + staircase
- BMS platform
- Changing rooms
- Accessible changing rooms
- Lactation room
- Reception lobby

OFFICES

- Occupancy ratio: 1/7
- Flexible floors with 2 modules
- 2.75 m free standing height
- Technical indoor floors
- Suspended ceiling
- Tilt and turn windows
- Maximum natural lighting
- Women's, men's and accessible toilets

PARKING

- 58 cars (2 accessible spaces)
- 27 motorbikes
- 89 bicycles
- EV charging (6 cars and 3 motorbikes)

LOBBY

- Double height
- Biophilic design zones

SECURITY

- Access control system
- CCTV installation
- Anti break-in alarm system
- Videocommunication help points
- Accessible toilets signage

SUSTAINABILITY & WELLNESS

- LEED Platinum Certification
- WELL Gold Certification
- Urban green space
- Thermal and acoustic comfort

G 4

Converted warehouses from the iconic Catalan Modernist period. G4 offers design and character unlike any other office. Distributed over 2 floors, GF and mezzanine.

1,240 sqm

Total leasable area

GF + mezzanine

Max. occupancy ratio: 1/7

 58  27  89

shared G2, G3 and G4





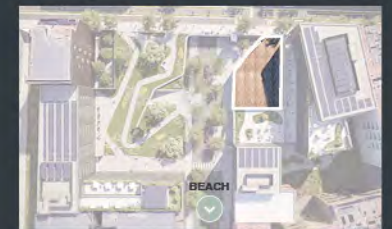
G 4

OFFICE





OFFICE





THE DIFFERENCE BETWEEN
ORDINARY AND EXTRAORDINARY
IS THAT LITTLE
EXTRA



OFFICE



G 4

Ground Floor



CARRER DE ZAMORA

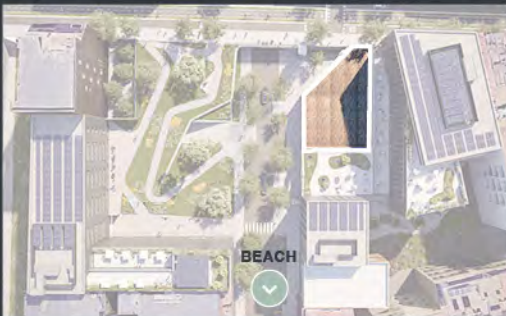
CARRER DE PALLARS





GF offices

Total leasable area 1,069 sqm



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G 4

GF offices - space planning

Total leasable area	1,069 sqm
Occupancy	115 pax.
Ratio	1/8.5



CARRER DE ZAMORA

CARRER DE PALLARS



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G4 KEY CHARACTERISTICS

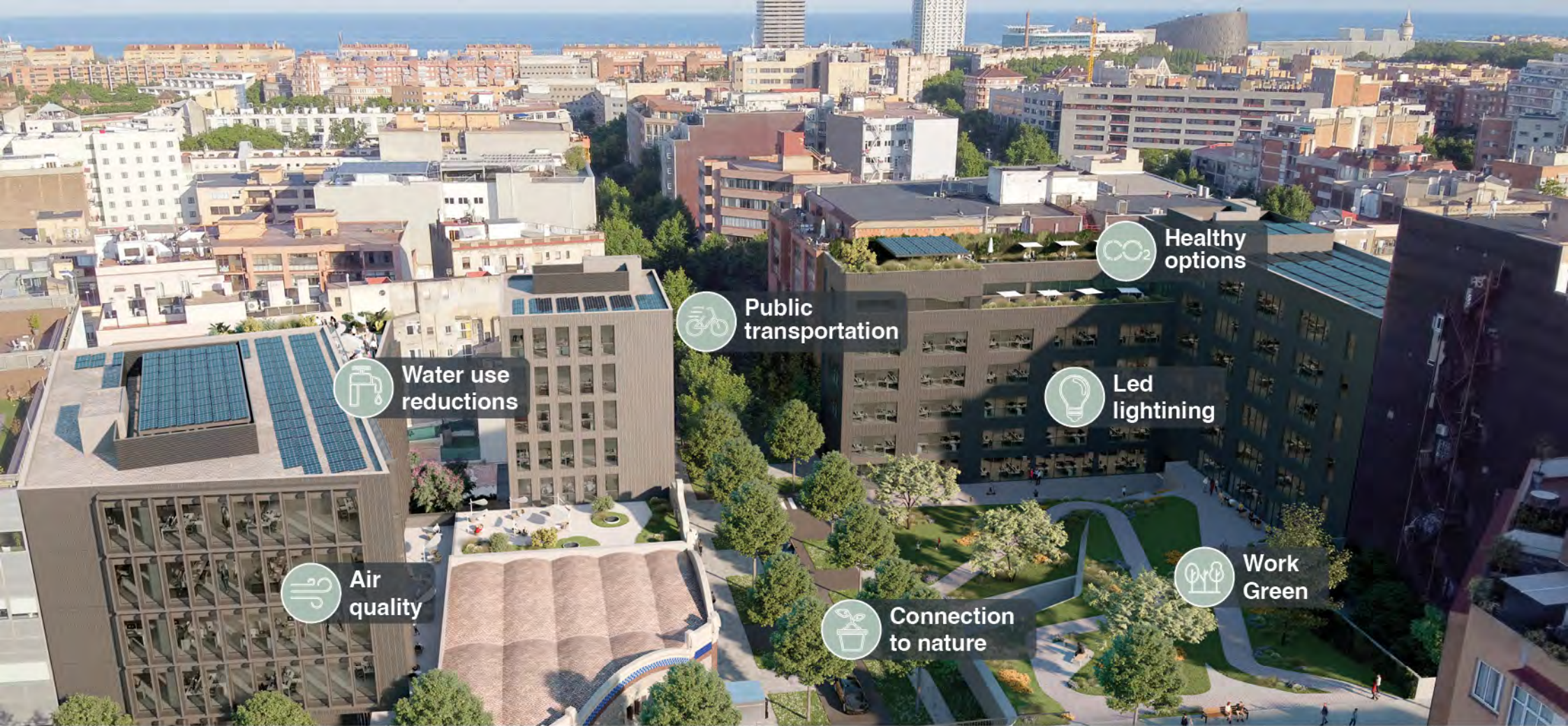


BUILDING

- Ground floor + mezzanine
- 1 underground floor shared with G2 and G3
- Tilt and turn windows
- Maximum natural light
- Women's, men's and accessible toilets
- Biophilic design
- Modernist building rehabilitated
- Changing rooms
- Accessible changing rooms
- Lactation room
- Reception lobby

PARKING

- 58 cars (2 accessible spaces)
- 27 motorbikes
- 89 bicycles
- EV charging (6 cars and 3 motorbikes)



THE BUILDINGS

THE SMART, SUSTAINABLE WORKPLACE

Prioritizing ESG, people and the planet

Today's innovative businesses demand a **smart, green workplace** that meets their Environmental, Social, and Governance (ESG) criteria.

Green Business District ticks every box.

Incorporating **intelligent technology and design** to reduce its footprint and enhance the experience of the people who use it, it has been **rated PLATINUM for sustainability and GOLD for wellness.**

THE BUILDINGS

LEED PLATINUM

LEED certifications, issued by the USGBC (US Green Building Council), are the world's most widely used green building rating system.

LEED certified buildings **save money, improve efficiency, lower carbon emissions and create healthier places for people.** They play a critical role in addressing climate change and meeting ESG goals, enhancing resilience, and supporting more equitable communities.



THERMAL INSULATION

Thermal insulation improves the buildings thermal performance



WORK GREEN

Expansive outdoor areas provide abundant greenspace for tenants



HEALTHY OPTIONS

Outdoor areas for socializing, relaxing, and eating



PUBLIC TRANSPORTATION

Wide range of public transportation options



AIR QUALITY

Air quality is monitored and controlled



LED LIGHTING

LED lighting used for base building illumination



WATER USE REDUCTIONS

A range of measures reduce water consumption



RECYCLED

Construction waste is recycled



MANAGEMENT SYSTEM

Centralized building management system optimizes building performance

THE BUILDINGS

WELL GOLD

WELL is a worldwide certification system for spaces that advance human health and wellbeing.

WELL's provides rigorous standards across concepts including **air, water, thermal comfort, light, movement, nourishment, sound, mind, community and materials.**



CIRCADIAN DESIGN

Natural daylighting, glare control, visually comforting lighting



WELLBEING

Care and wellness programmes for occupants



OPTIMAL QUALITY

Enhanced water and air quality



CONNECTION TO NATURE

Ample outdoor green areas, terraces and patios



ACTIVE LIFESTYLE

Connecting indoors and outdoors to promote physical activity. Bicycle and scooter parking



INDOOR COMFORT

Maximized thermal comfort for users



HEALTHY EATING

Promotion of healthy eating habits, and use of outdoor eating areas



VIEWS AND NATURAL LIGHT

Workstations with open views and high levels of natural light



SUSTAINABILITY

Use of high quality, sustainable and safe materials

THE BUILDINGS

AMENITIES

For a holistic experience



Parking for all vehicle types



EV charging



Changing rooms & showers



Baby-feeding rooms



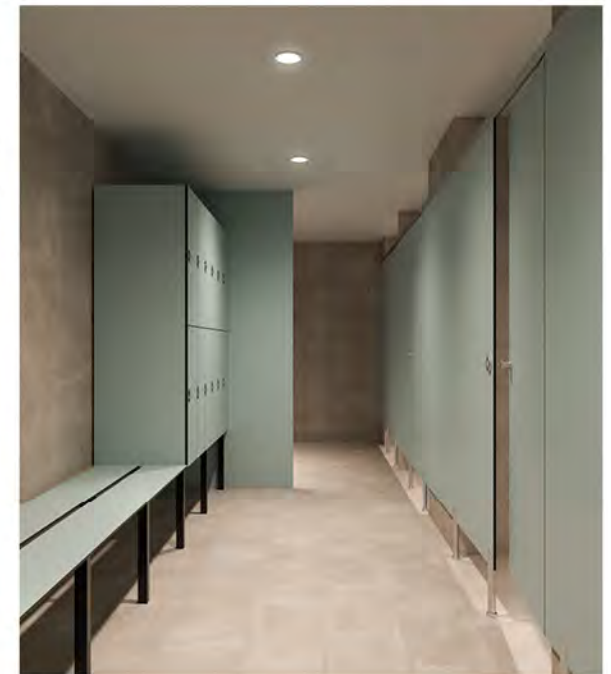
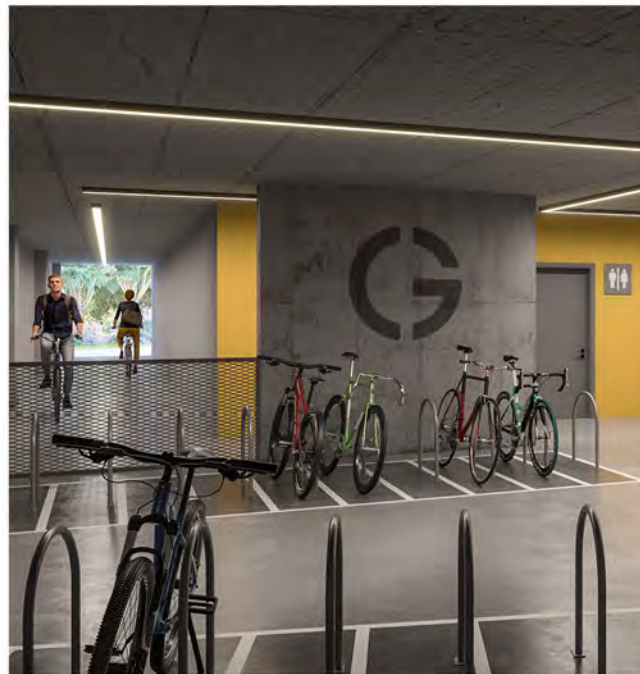
Chill-out areas



24/7 security



Events programme





NEIGHBOURHOOD



GREEN
BUSINESS DISTRICT

NEIGHBOURHOOD

PRIME 22@ HOT SPOT

Barcelona's most desirable location

Barcelona is Southern Europe's tech capital, and the **22@ Innovation District** is the city's most desirable destination for ambitious companies.

Green Business District is strategically and centrally located in its most dynamic and in-demand area: **Prime 22@**.

Prime 22@ is a magnet for **multinationals, fast-growing firms and startups** in the tech and creative industries. It is also a key attraction for digital nomads and international talent.



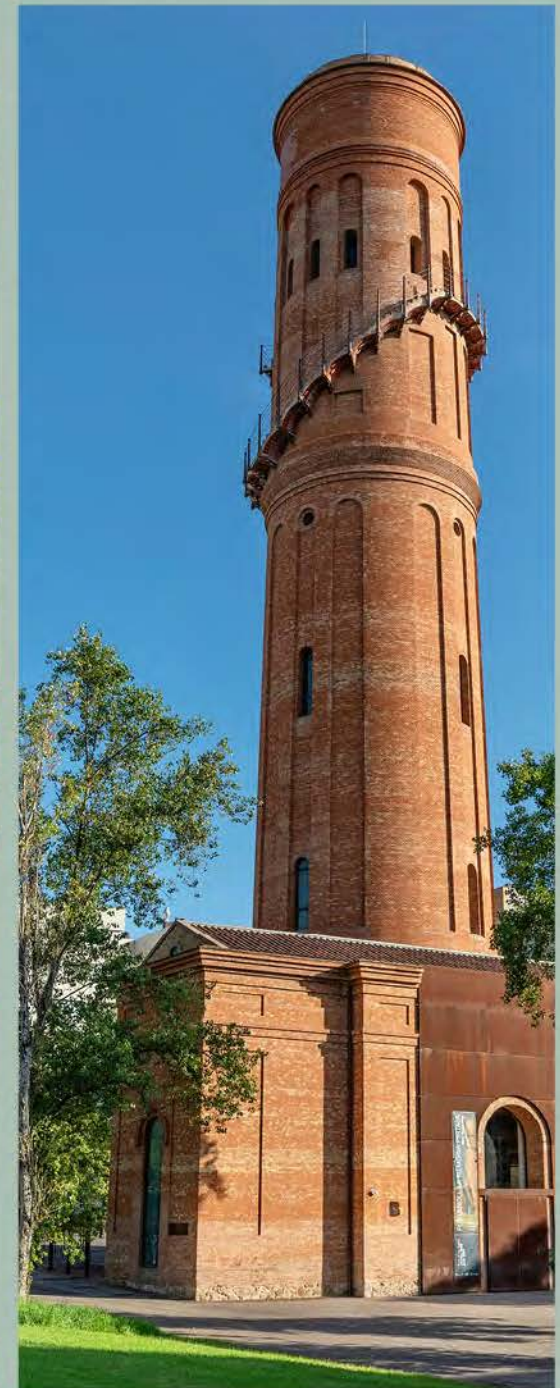
NEIGHBOURHOOD

POBLENOU: HERITAGE COMMUNITY AND CHARACTER

Barcelona's
most happening
neighbourhood

The beachside neighbourhood of Poblenou is now **the place to work and live in Barcelona.**

The city's most important industrial area in the 19th century is now a **cultural and artistic hub** packed with hip cafés, independent businesses, creative workshops and galleries. Its former factories and traditional brick architecture have formed the foundation for ultra-modern lofts and residential developments that are home to a **vibrant community.**



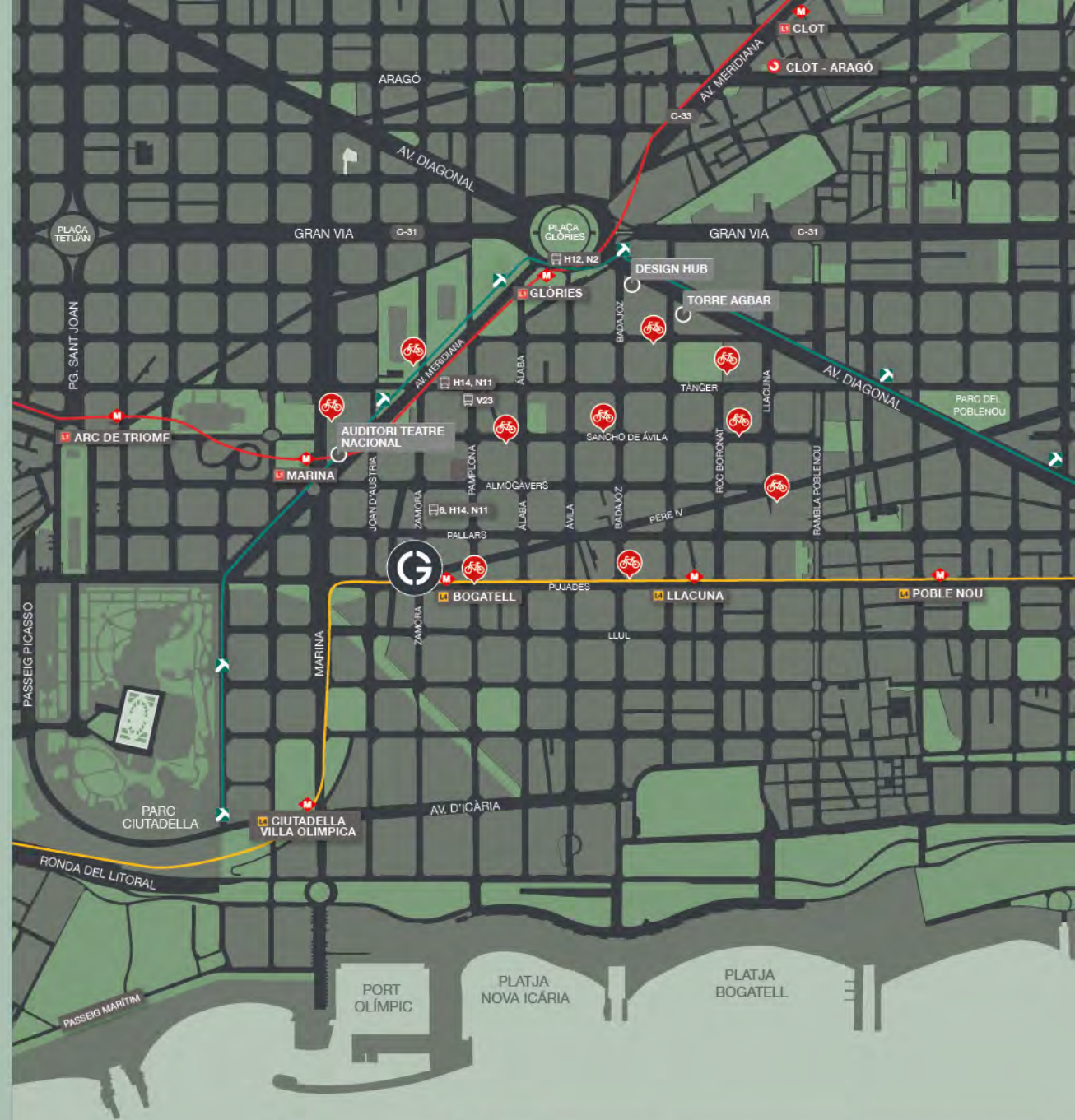
NEIGHBOURHOOD

BEST-IN-CLASS CONNECTIVITY

Unbeatable public and private transport links

It actively promotes **micromobility and sustainable travel**, connecting with Barcelona's fast-growing network of **safe cycling lanes** and integrating with its efficient public transport system – the campus is **just 30m from a Metro station**.

Green Business District is also easily accessible by private transport and is **close to major streets and ring roads** including Ronda Litoral, Diagonal and Meridiana.



NEIGHBOURHOOD

QUALITY OF LIFE EVERY DAY

Urban lifestyle services

A **vast range of services and amenities** located on and near the campus ensures maximum everyday **convenience and quality of life at work.**

Green Business District has a privileged location in a thriving neighbourhood and is just **three minutes from the beach.**



Hotels



Shopping malls



Cafes and restaurants



Leisure and sports facilities



Galleries and museums



Cultural centres





THE PERFECT ENVIRONMENT TO WORK AND LIVE BETTER



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