



CASTELLANA 69

Castellana 69 —
A new icon
on the Castellana.

A 21st century
workplace centred
on human interaction,
wellbeing and
sustainability.



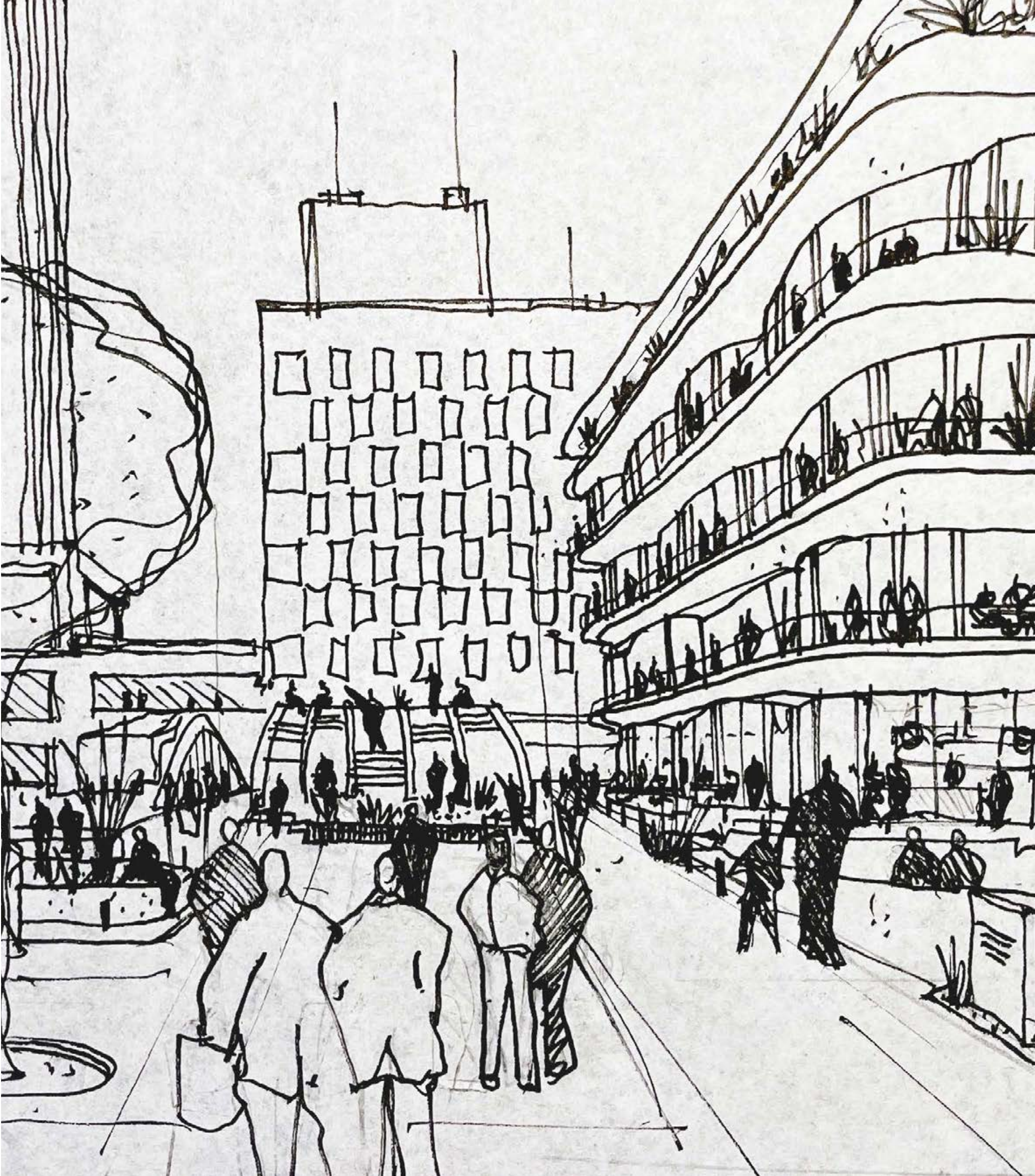
Our vision

- A workplace for the 21st century
- Human comfort, wellbeing and efficiency
- A smart and sustainable building
- A versatile and resilient workplace
- Atrium as the central green heart
- Outstanding amenities

Centred on human experience, our approach creates a 21st-century workplace expressing new ways of working driven by human comfort, wellbeing and efficiency.

Castellana 69 will be both sustainable and smart. The highly versatile and resilient workspace features an engaging green atrium at its heart, a verdant, programmable roof garden, and a distinctive podium hosting a range of third space amenities.

Our vision not only sets out a solution for the future workplace but also embraces public space, creating socially engaging and impressive areas, leaving a lasting legacy for the city.



Thomas Heatherwick

“It’s thrilling for my studio to be building our first project in Spain. Castellana 69 is an exciting opportunity to move away from the formality and staleness of so much modern office building design to develop a more humanised workspace that simultaneously prioritises social and environmental sustainability.”

Thomas Heatherwick

Described as ‘Britain’s most creative mind’ by The Times and as ‘the hottest designer in the world’ by Vanity Fair, Thomas Heatherwick’s inimitable skills and vision are sought-after the world over.

Thomas Heatherwick now leads the multi-award winning Heatherwick Studio. His team of 200 makers and problem solvers work across a range of scales, creating buildings, spaces, masterplans, objects and infrastructure for global cities.

Heatherwick’s name is now indelibly associated with his work on the Google Headquarters in London and California, the Zeitz MOCAA museum and gallery in Cape Town, South Africa, and the Coal Drops Yard retail development in King’s Cross, London. He is also responsible for the contemporisation of Pacific Place in Hong Kong, one of Swire Properties’ landmark developments.

Heatherwick has earned numerous honours and awards. His accolades include honorary doctorates from four universities, an honorary fellowship of the Royal Institute of British Architects and a position as Senior Fellow at London’s Royal College of Art.

He is the youngest practitioner to be appointed a Royal Designer for Industry and was made a Commander of the Order of the British Empire (CBE) for his services to the design industry. In 2016, he was elected an Honorary Fellow of the UK’s Royal Academy of Engineering.



Photograph by Andy Parsons / Time Out, camera press london

Heatherwick Studio projects

- Office projects
- Public spaces

- 1

Google Bay View,
Google Mountain View
California, USA
- 2

Google King's Cross
London, UK
- 3

1000 Trees
Shanghai, China
- 4

Vessel
New York City, USA
- 5

Little Island
New York City, USA
- 6

Coal Drops Yard
London, UK
- 7

Shanghai Expo Pavilion
Shanghai, China
- 8

Learning Hub
Singapore
- 9

Zeitz MOCAA
Cape Town,
South Africa
- 10

Bund Finance Centre
Shanghai, China
- 11

Bombay Sapphire
Hampshire, UK
- 12

Pacific Place
Hong Kong, China
- 13

EDEN
Singapore
- 14

Maggie's Centre
Leeds, UK
- 15

Guy's Hospital Facade
London, UK
- 16

Paperhouse
London, UK
- 17

Rolling Bridge
London, UK
- 18

East Beach Café
Littlehampton, UK
- 19

Aberystwyth
Artist Studios
Aberystwyth, UK
- 20

Lantern House
New York, USA
- 21

Longchamp Store
New York, USA





Left, top
Heatherwick Studio
workshop crafting a lift
button for Pacific Place,
Hong Kong

Left, bottom
Heatherwick Studio
workshop making
a research project

Right, top
Maggie's
Yorkshire, UK

Right, bottom
Little Island
New York City, USA





Left, top
Google Bay View,
Google Mountain View
California, USA

Left, bottom
EDEN
Singapore

Right, top
Heatherwick Studio
workshop making
a research project

Right, bottom
material samples
for the Fosun Arts
Centre, Shanghai



The area

Azca is the epicentre of the financial district of Madrid. It hosts the most premium-quality assets of the office sector, and the top management, consulting, financial, real estate and tech firms are based here.

Castellana 69 is the perfect location for companies looking for the highest quality workspace with the best accessibility.

Azca has pedestrian traffic of around 370,000 people per day, reinforcing its attractiveness from a commercial and business perspective. This area has an exhaustive leisure offering, comprising the top retail flagships of El Corte Inglés, which welcome thousands of customers and tourists every day; Zara’s 5,000-sqm-plus megastore; the commercial area of Orense Street; and Moda Shopping mall. It also hosts the most exclusive hospitality offer, gyms and lifestyle amenities.

The strong demand for quality assets has driven several comprehensive refurbishment projects, such as Torre Europa, Castellana 77, Castellana 81 and Castellana 83. Future projects in and around Azca include:

- The new construction of the Santiago Bernabéu Stadium, featuring green spaces, restaurants, and stores of the most prestigious brands.
- The Palacio de Congresos de Madrid.



- 1 **Orense 4**
Generali
- 2 **Raimundo Fdz Villaverde**
EY
- 3 **Plaza Manuel Gómez Moreno 2**
Deloitte
- 4 **Torre Picasso**
Google, Société Générale, HSBC, Blackrock and Deloitte
- 5 **Castellana 75**
Spanish Patent and Trademark Office
- 6 **General Perón 41**
Dentsu Aegis
- 7 **Castellana 77**
WeWork and Everis
- 8 **Torre Europa**
Freshfields and IATA
- 9 **Castellana 89**
Netflix
- 10 **Castellana 79**
JLL and Lexington
- 11 **Castellana 83**
Accenture
- 12 **Castellana 81**
Oracle, Spaces and Savills Aguirre Newman
- 13 **El Corte Inglés**
- 14 **Moda Shopping**,
Shopping center
- 15 **Palacio de Congresos**
- 16 **Santiago Bernabeu**

● Office
○ Leisure



Key features

Premium experience

Castellana 69 offers the best possible experience for users and visitors, with its high quality materials and services. This is a unique and differentiating proposition that stands out in a highly competitive environment.

Technology and sustainability

The use of state-of-the-art technologies and systems achieve a socially and ecologically sustainable building that respects and improves its environment, reflected in its sustainability certifications. And as a resilient building, it offers an enhanced user experience.

Protective building

The wellbeing of employees is now more critical than ever. To ensure both physical and mental health, the building includes accessible outdoor spaces, infection prevention measures and hygiene systems.

Urban oasis

The building is integrated into the urban fabric yet protected from traffic and pollution. It is open yet inclusive. And its green and natural elements help reduce environmental impact.

Hub & Club

The building strengthens the bond between employees and their company through spaces that enhance the pride of belonging, allow the development of different activities and promote connections in closer and more diverse ways.

The project

Castellana 69 will be a unique and singular building, responding to both current and future trends.

It will promote wellbeing through biophilic design principles, while its flexible, efficient spaces will achieve the highest sustainability certifications and are ready to meet the latest technology requirements.

Totalling c. 16,000 sqm, the four office floors offer between 3,500 sqm and 4,500 sqm each and feature amazing terraces. Tenant benefits include a full range of amenities, private parking and exceptional visibility at the core of Madrid’s main financial and retail hub.

Estimated area c. 16,000 sqm	Flexible access
Socially, economically and environmentally sustainable design.	Private green space
Carbon capture technology	Security control of people and goods
Wooden structure with a low carbon footprint	300 underground parking spaces
	Sustainable mobility in the centre of Madrid



Sustainability

Castellana 69 promotes social, economic and environmental sustainability, demonstrating the conviction that great design makes cities more liveable. The building will offer a more humanised and inclusive workspace, plugging into the wider community and minimising its carbon footprint.

Digital technology with artificial intelligence ensures clean, healthy indoor air

The double roof with a pergola filters the sun and integrates renewable energy production

Structural and functional flexibility accommodates new future uses and programmatic variations

The podium and roof garden brings people together and creates a sense of place

The central landscaped atrium creates a ‘green lung’ for the building

Sustainable and circular materials include plywood and recycled composites

An innovative, bioclimatic façade naturally regulates the interior microclimate

Carbon footprint

The building is designed to meet the 2030 and 2050 objectives in reducing environmental impact and achieving circularity criteria. More importantly, it aims to be a benchmark for buildings whose best asset and primary objective is to ensure the comfort of its users. The building will be a dynamic, adaptable and resilient asset for at least the next 50 years and continue to set the standard in the sector.

Photovoltaic roof creating more than 100% of the building’s energy



Circular and resilient design

Zero emissions in operation

Plug and Play concept in facades, installations and finishes

Energy balance zero with renewable energy

Multiple passive strategies



Leading sustainability certifications at the highest LEED and WELL levels



A building which
expresses the
workspace as a
series of spaces
for collaboration.

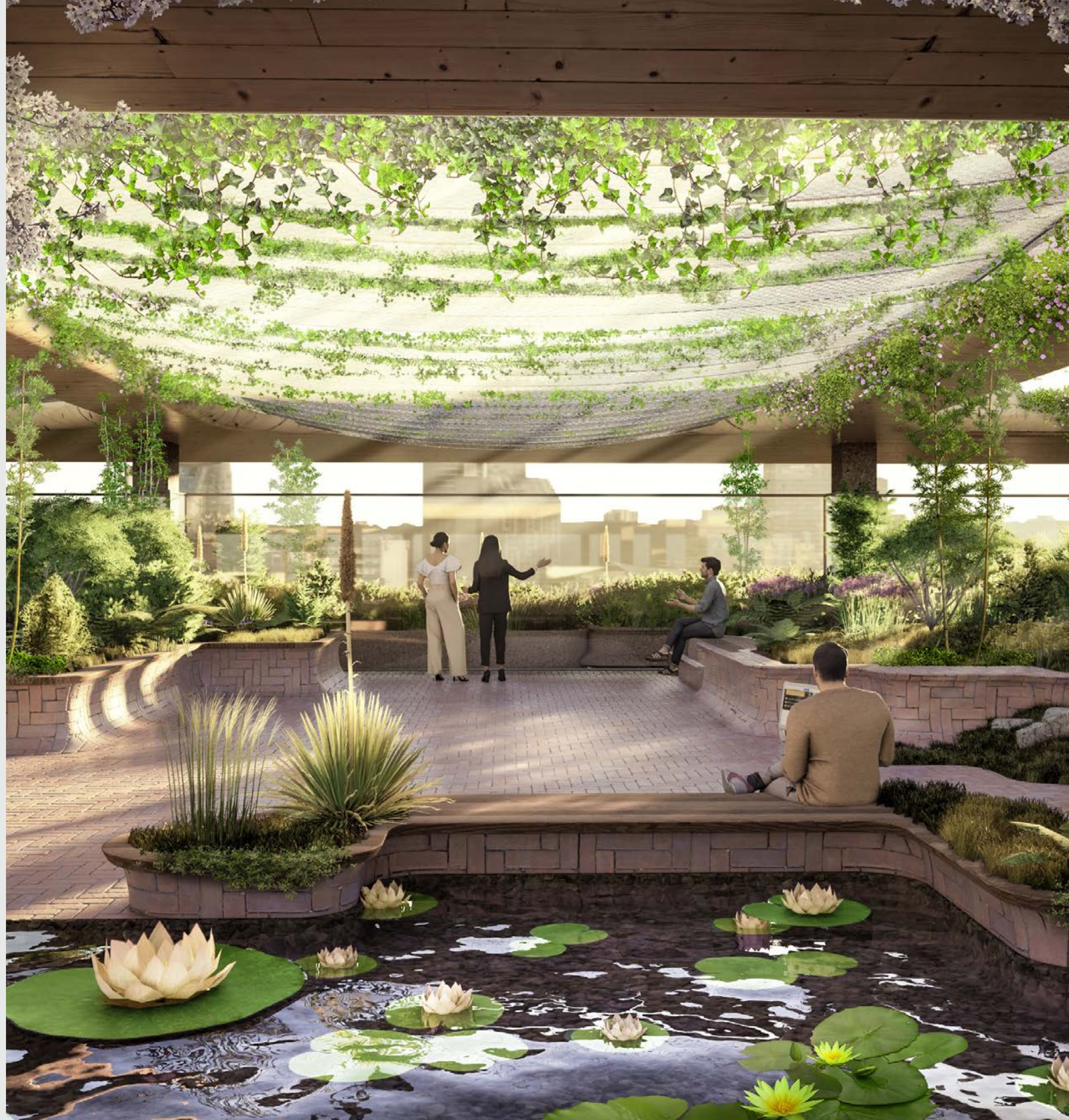


The atrium acts
as the green heart
of the building,
bringing people
together and
creating a sense
of place.



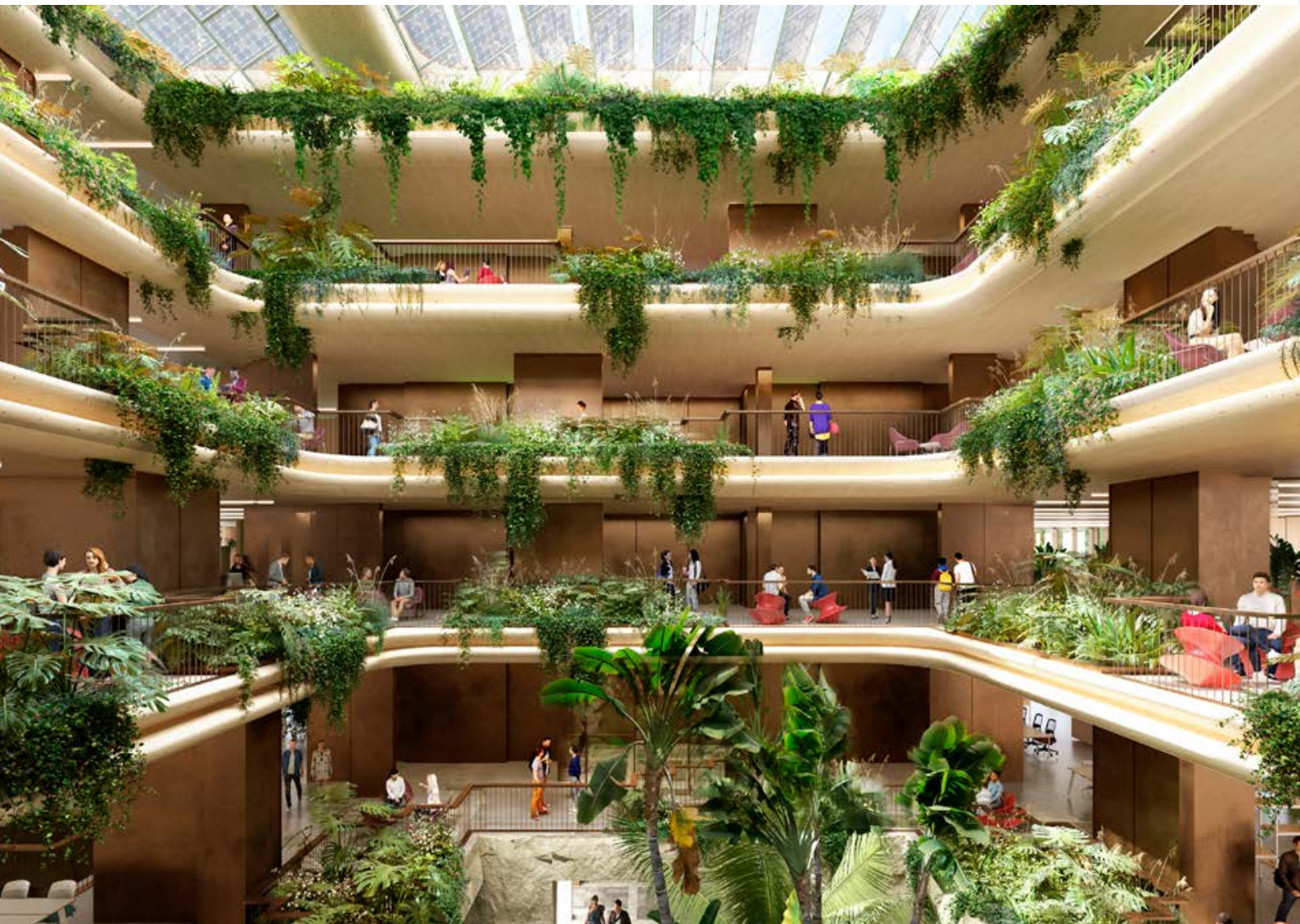
“To design better buildings, society needs to re-connect with its own instinctive and emotional sensibilities. And nature can be an amazing teacher.”

Thomas Heatherwick



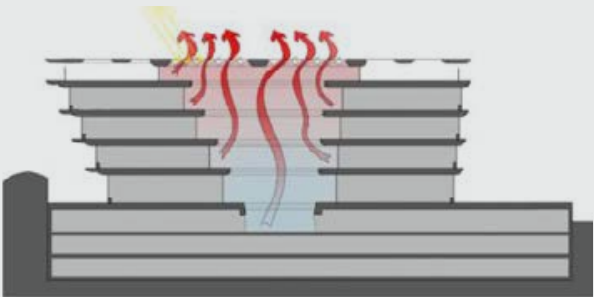
The atrium

Each workspace extends to a balcony overlooking the atrium. These serve as breakout, collaboration or informal working areas and create animation and visual connections between people on different levels. This integrated space contributes to a busy, lively atmosphere where people feel part of a shared working community.



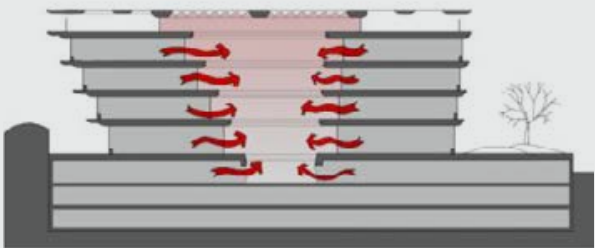
Thermal Buffer: Summer

In the summer, a high percentage of the atrium roof will open to form a chimney effect that helps to cool the entire building will give the environment a refreshing semi-outdoors feel.



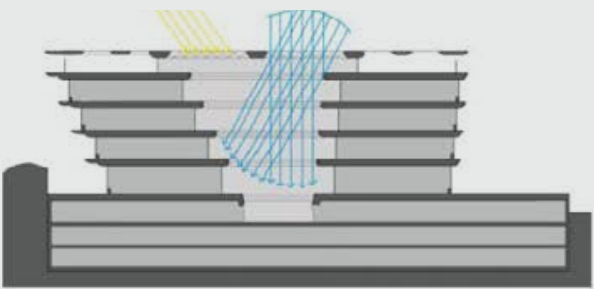
Thermal Buffer: Winter

In winter the atrium will be conditioned by the excessive heat from the offices surrounding it. The roof will be closed keeping the atrium usable and habitable even during the coldest weeks.



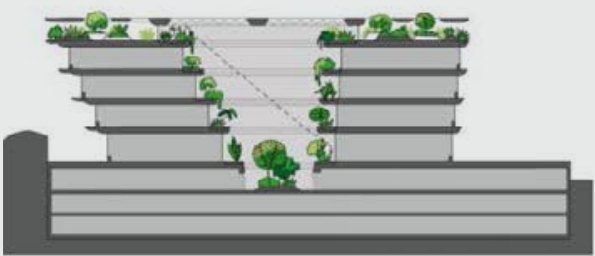
Sun protection and indirect light

The atrium brings daylight deep into the wide plan. The saw tooth glazing at its top has photovoltaic pattern on the southern facing sides which blocks direct sunlight - prevents overheating of the space.



Urban oasis

The atrium is the green heart of the project. The planting descends from the open roof down the atrium terraces all the way down to the solid podium.

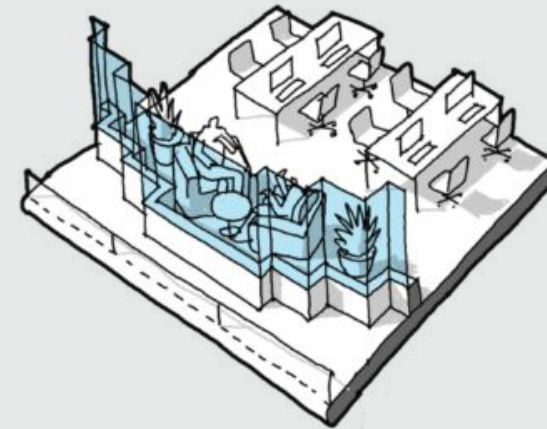


The façade

In contrast to the endless glass exteriors of many modern office buildings, the façade of Castellana 69 is designed on a human scale. Breaking up the façade in this way allows for more intimate meeting spaces inside. And the interior spaces flow seamlessly to the outside areas, creating a natural connection at street level.

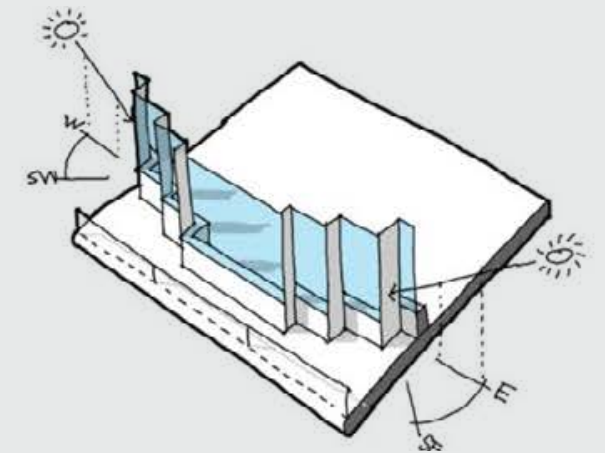
Stepped façade

Gently stepping the façade creates bubbles of human-scale spaces within the workplace. From the outside, the building reads like a collection of spaces rather than an abstract glass box.



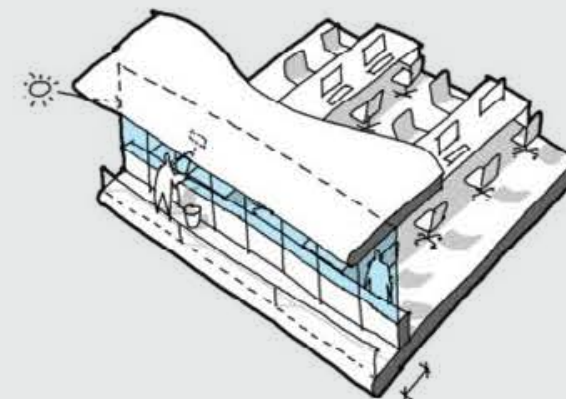
Opaque sides for shading

The sides of the façade become opaque to work as vertical shading louvres, shielding the workspaces from the afternoon sun.



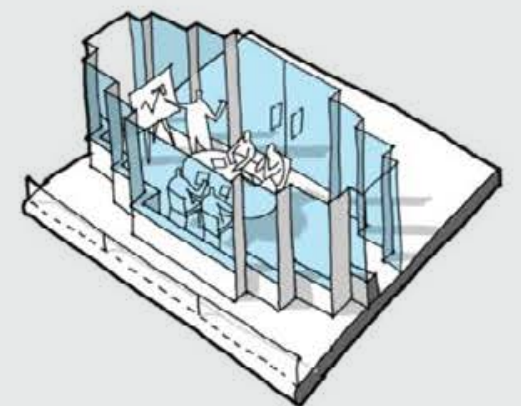
Balconies

Balconies over-sailing the floor slabs provide shading and easy access for maintenance. In addition, their solid upstand reduces the amount of glazing.



Internal flexibility

The stepped façade bubbles easily lend themselves to becoming informal break-out areas or meeting rooms.



Fit-out

Estimated GLA:
15.063 sqm

Total constructed area:
16,067 sqm*

- Shared areas
- Office levels
- Ground level
- Parking

Level 4: Roof garden
Total area: 3,087 sqm
Constructed area: 100 sqm

Level 3
Constructed area: 3,303 sqm

Level 2
Constructed area: 3,166 sqm

Level 1
Constructed area: 2,963 sqm

Level 0: Ground floor
Constructed area: 2,396 sqm

Level SS: Podium
Constructed area: 4,140 sqm

Level -1
Constructed area: 5,800 sqm
c. 150 parking spaces

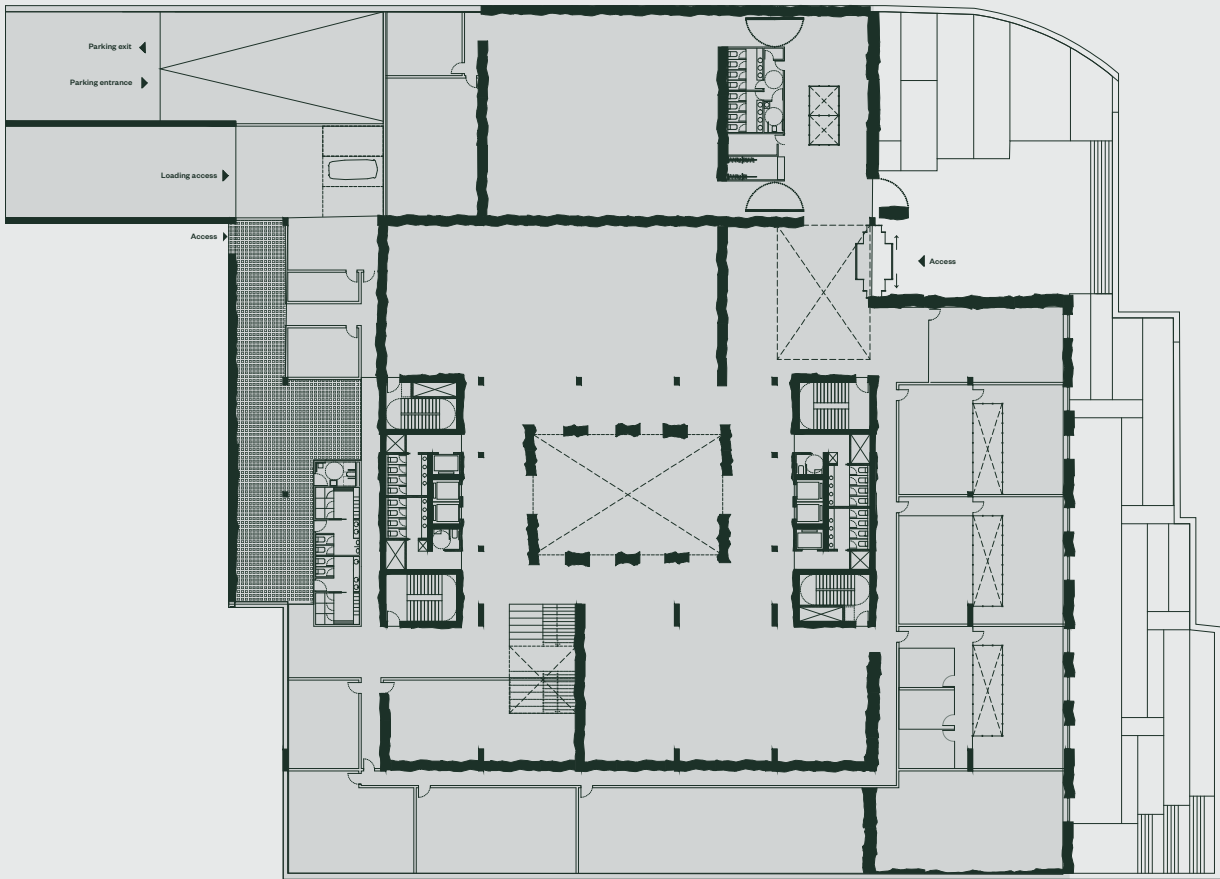
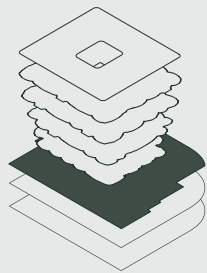
Level -2
Constructed area: 5,800 sqm
c. 150 parking spaces

* Area subject to
final design development



Podium

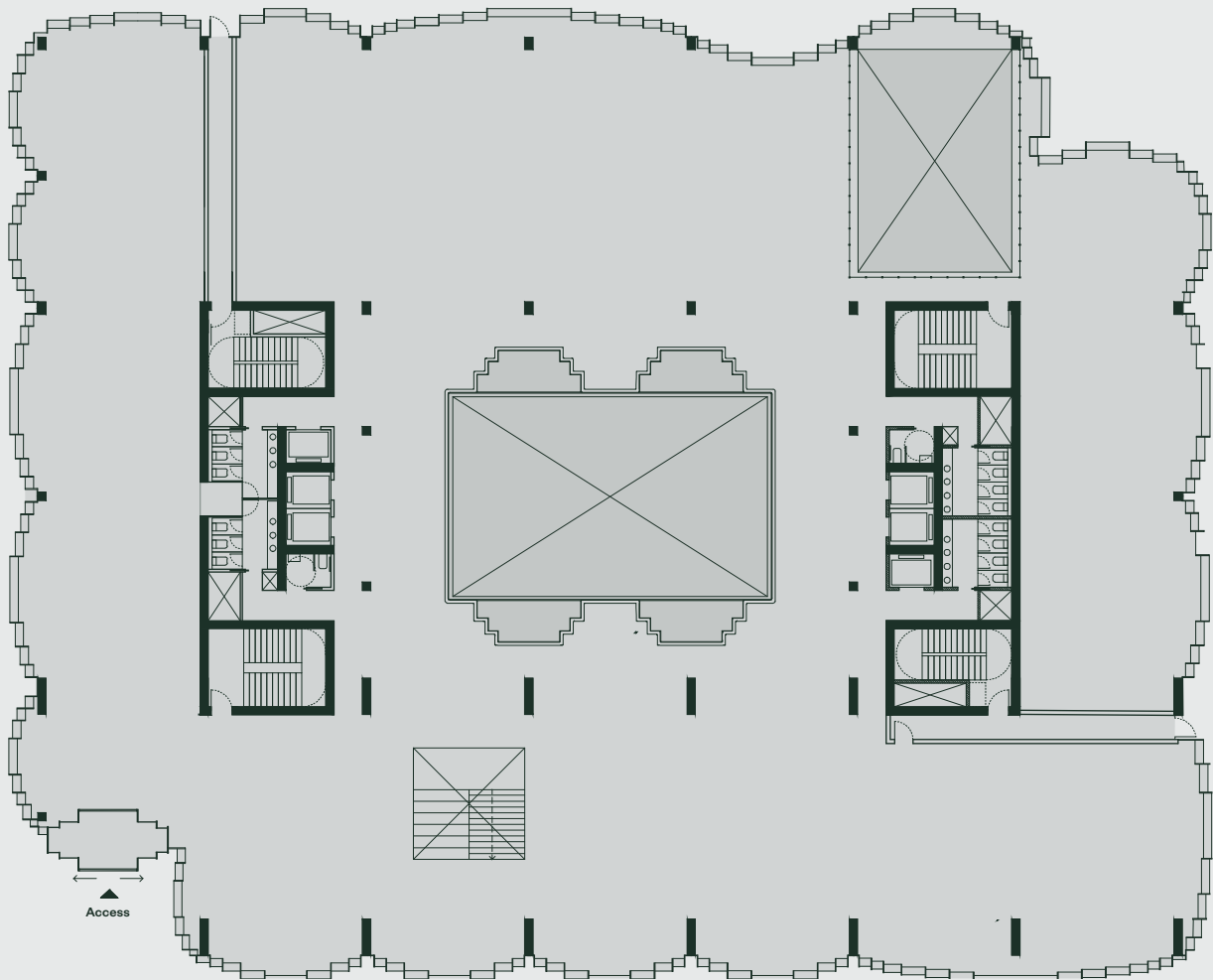
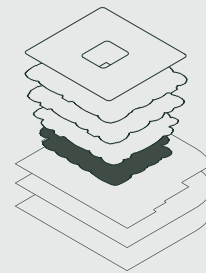
Accommodated in the semi-basement level, the podium is a high-quality environment for collaboration and social interaction. It houses the shared amenities and multi-purpose space. It also provides access to Castellana Street.



Raimundo Fernández Villaverde Street

Level 0

Much of the ground floor can be used as additional workspaces, maximising the total useable area. These offices will enjoy access to the building’s green spaces. This level also offers one of the building’s entry points from Raimundo Fernández Villaverde Street.

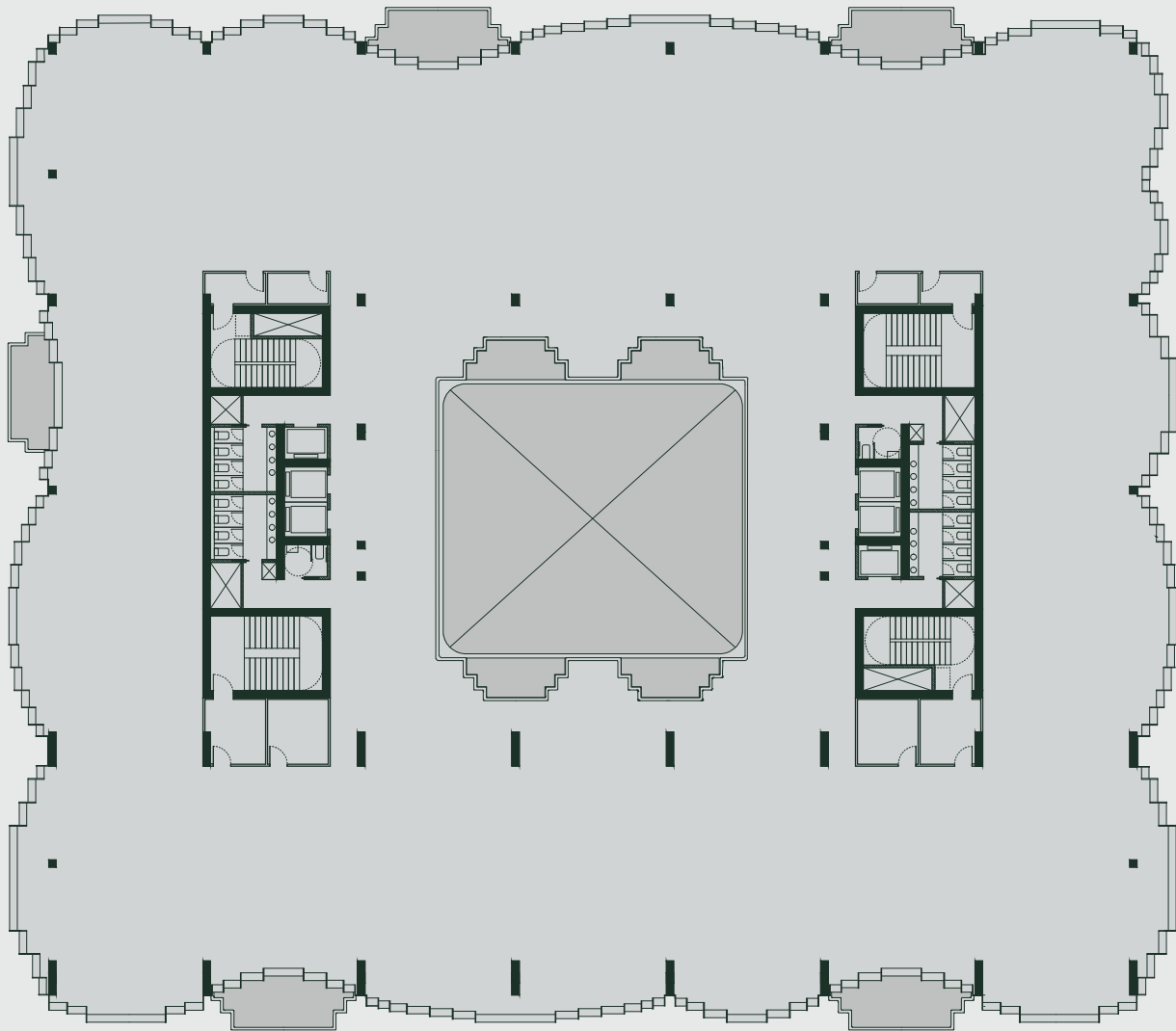
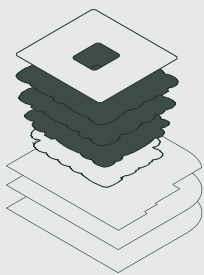


Raimundo Fernández Villaverde Street

Levels 1–3, Offices

The central atrium brings excellent levels of natural light into the floorplate, with no part of it being more than 8m from an atrium-facing window.

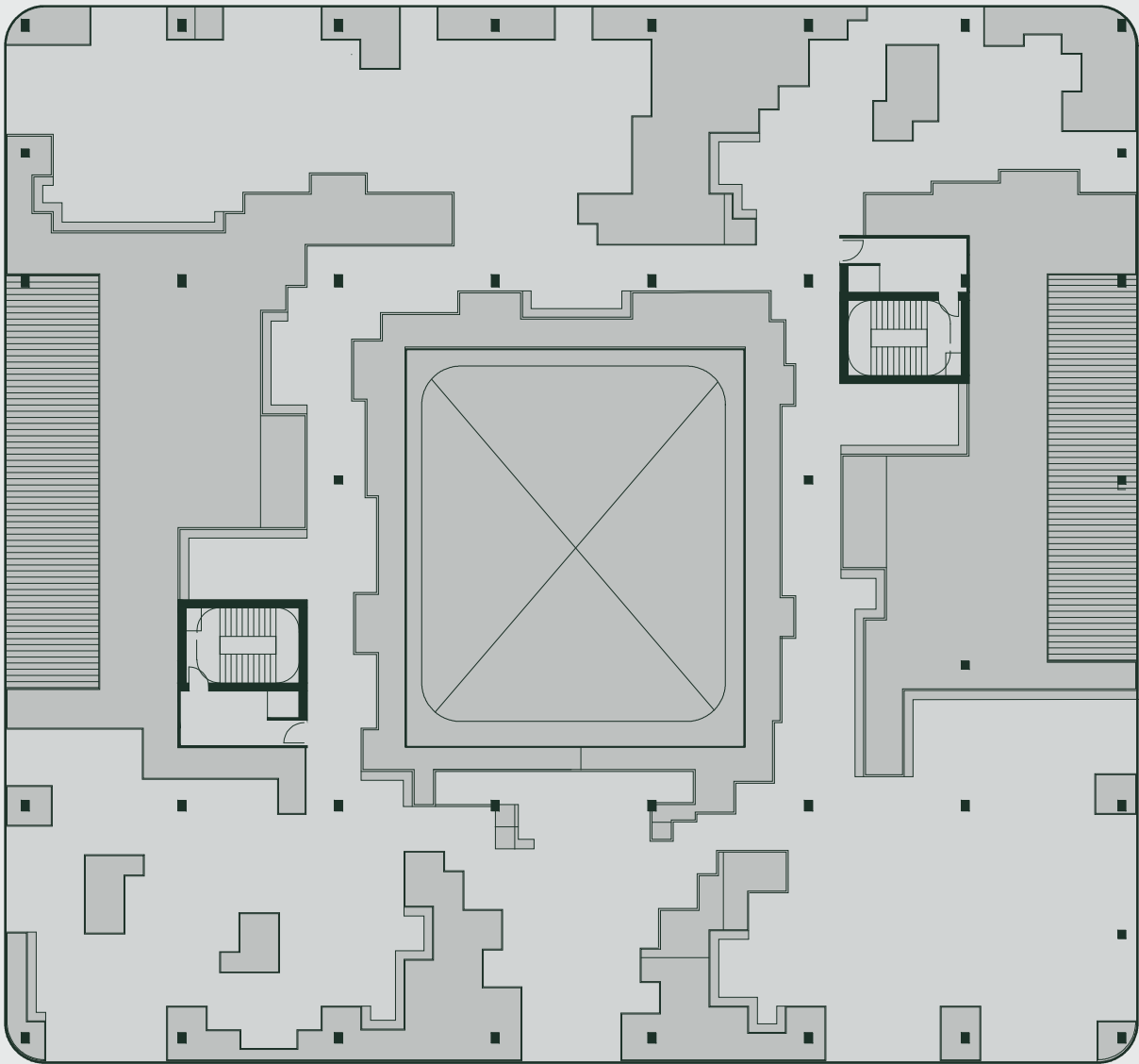
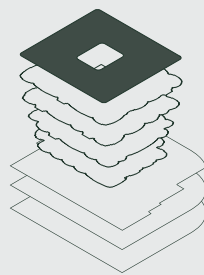
A typical floorplate achieves a very high efficiency of 88% due to the compact cores. The wide-span, column-free 12m modules running along the south and north facades offer excellent daylight and allow for great flexibility in space-planning and interior fit-out.



Roof Garden

The garden is organised as a ring around the glazed roof of the central atrium. The pathway forms the spine of the rooftop onto which various garden spaces connect. The space is designed to feel like a natural extension of the building, enriched by tenant amenities and break-out areas. Greenery will flow down from the roof into the atrium, and the timber roof slab, like the floors, provides a sense of enclosure.

The roof garden is shaded by the top-level timber roof slab, which functions as a giant pergola with large openings for adjustable shading. This pergola creates a responsive environment to achieve excellent thermal comfort.

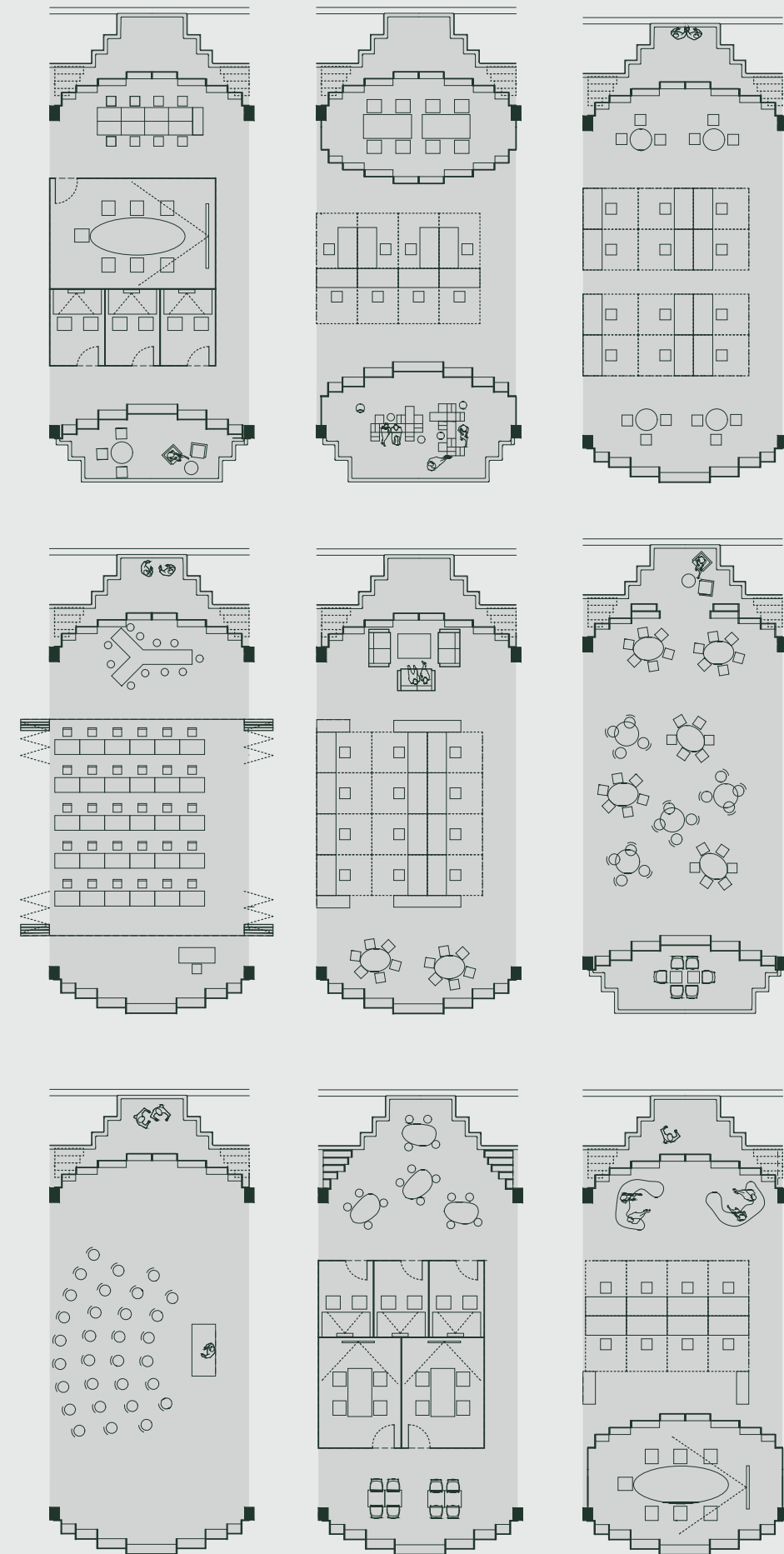


Raimundo Fernández Villaverde Street

Flexible modules

The wide span column-free 12m modules along the south and north facades, with ideal lighting, allow for great flexibility in space-planning and interior fit out offering variety in ways of working.

The floorplate achieves a very high efficiency due to the compact cores, the large open spans in the north and south zones, and the column free spaces in the east and west zones. A typical level achieves a very high efficiency of 88%.



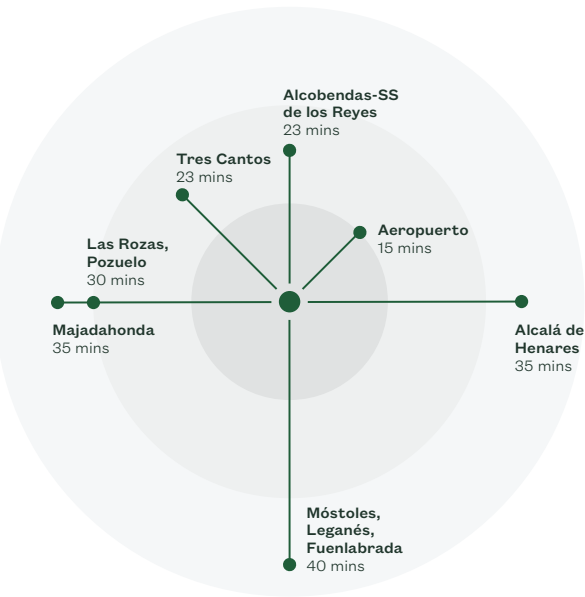
Access

This ultra-central location is the nerve centre of the city, providing access to services and transport.

Located in the heart of Castellana, the building stands at the epicentre of the AZCA district, the financial centre of Madrid. Unbeatable transport connections link it to the rest of the city and beyond.

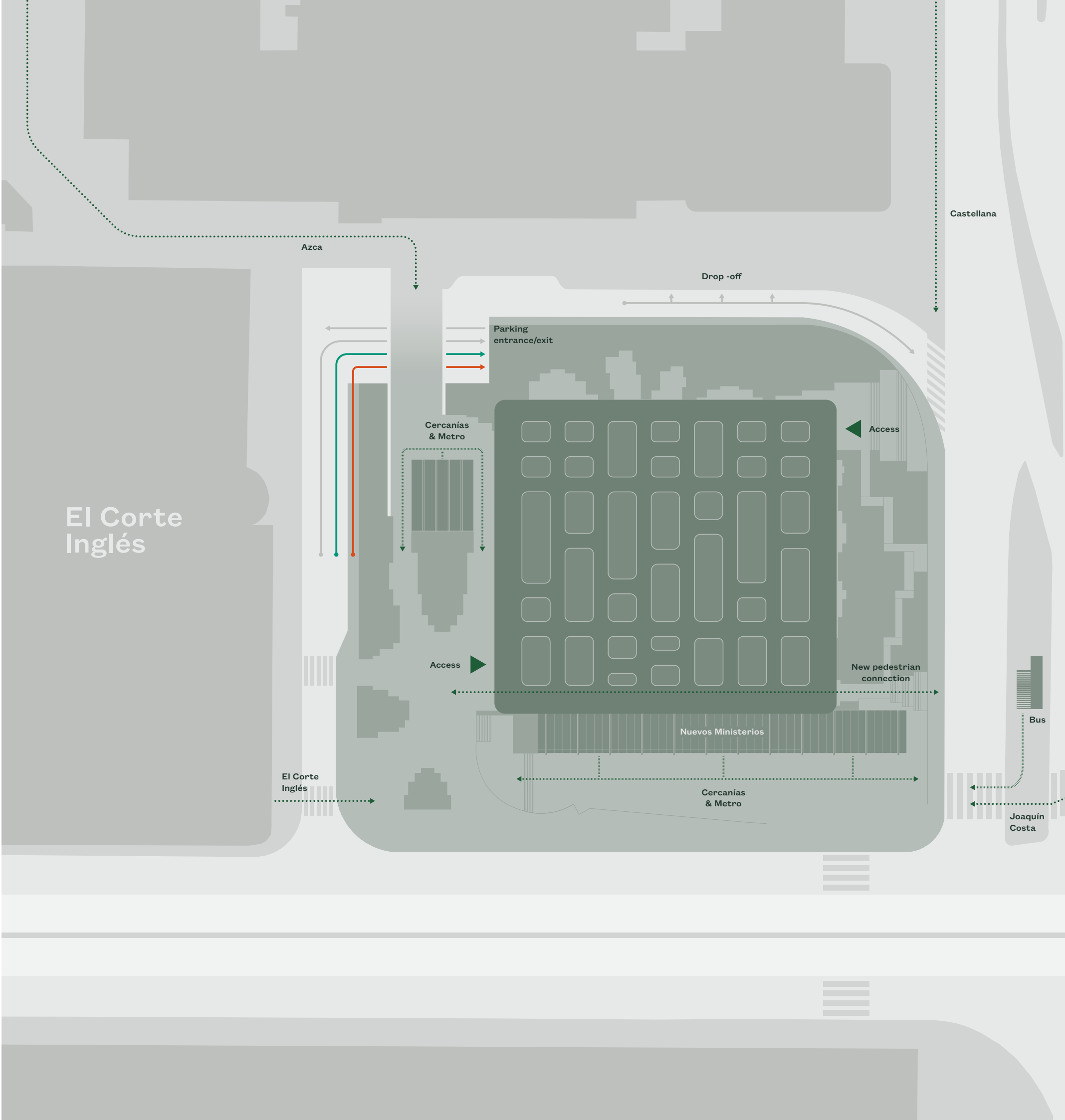
- Only 15 minutes from the Adolfo Suárez Madrid-Barajas Airport.
- 5 bus lines and 5 BiciMAD stations less than 200 meters away.
- A taxi rank directly in front of the building.
- Nuevos Ministerios transportation hub less than 50m from the building, with 3 metro lines and 8 local train lines.
- Connected with fast-access roads in and out of the city (A-1, A-2, M-30 and M-11).

- Urban connections
- Public transport
- Car/moto
- Bicycle
- Loading access



Transport links from Nuevos Ministerios

- Metro lines**
- L6 (Circular);
 - L8 (Nuevos Ministerios – Aeropuerto T4);
 - L10 (Hospital del Norte – Puerta del Sur)
- Cercanías lines**
- C-1, C-2, C-3, C-4, C-7, C-8, and C-10
- Local buses**
- 7, 14, 27, 40, 126, 147, 150, C1, C2, N22 and N24





Castellana 69 offers a premium experience and is so much more than just a place to work. It is a community with amenities and social areas that adapt seamlessly to how companies work: co-working areas, flexible facilities, spaces for after-work events and functions, and more.

For further information, contact us at agenciaoficinasmadrid@eu.jll.com, or call us on +34 91 789 11 11



Disclaimer: ©2021 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



CASTELLANA 69