

Barcelona's

# AUSIAS MARCH

36 - 40

The rebirth of an  
architectural treasure



Barcelona's  
**AUSIAS  MARCH**  
36 - 40

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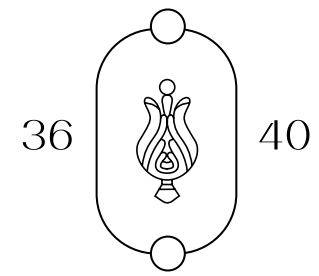
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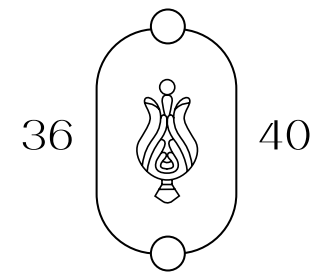
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This is an interactive brochure. Click on any of the sections or on the logo on the lefthand side to return to the contents page.





# A modern-day masterpiece built in 1914

 Offices that effortlessly combine the past,  
present and future

Ausiàs March 36-40 brings about a new era in city centre workspaces. A unique property benefitting from over one

hundred years of history and carefully restored to house the headquarters of leading twenty-first century corporates.

#WorkInBarcelonaCity

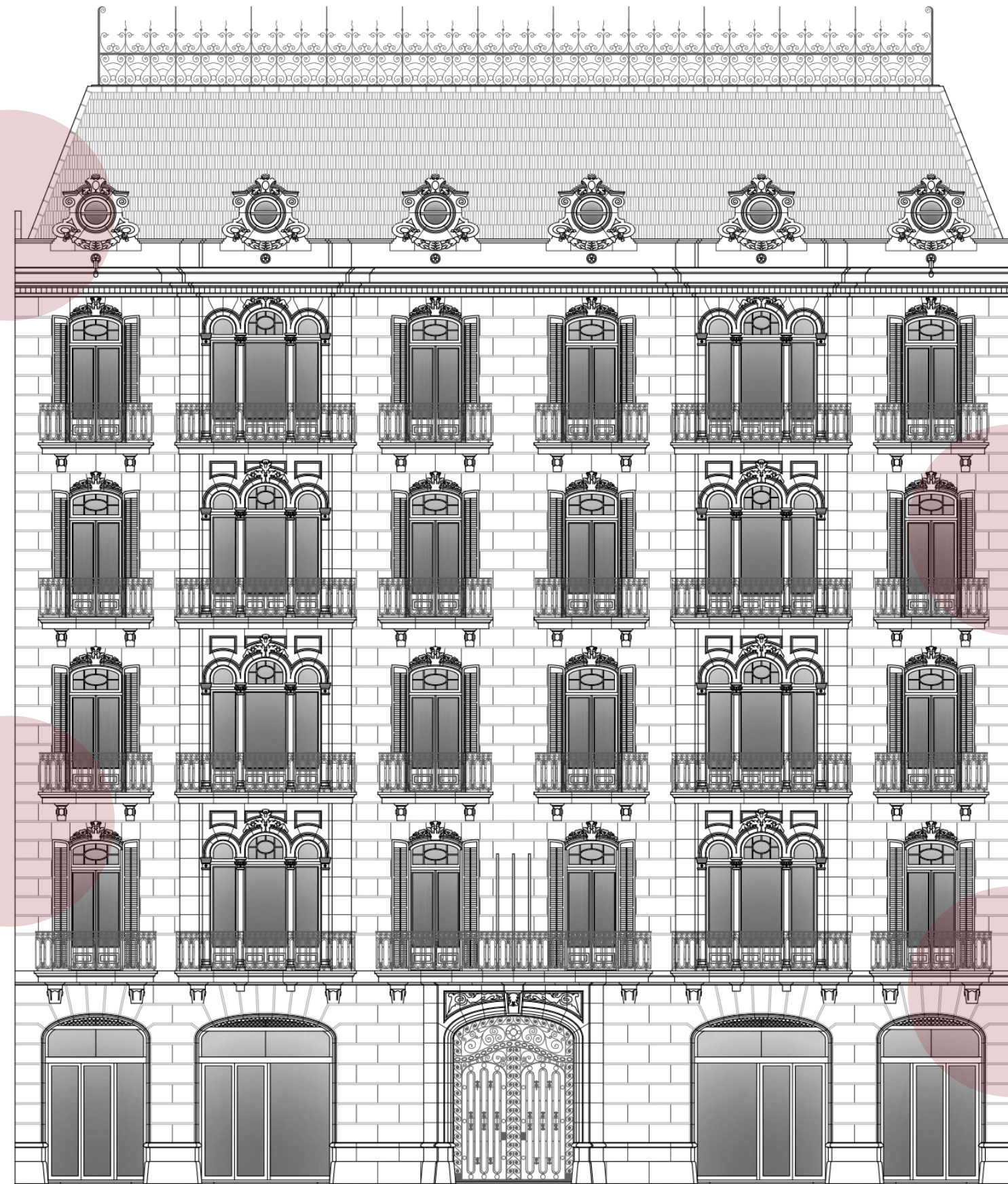


Façade - Ausiàs March 36-40

# 5,372.15 sqm with a century of history behind it

## Six

Six floors offering offices and services + 1 internal courtyard



bArq-bantulà  
arquitectes

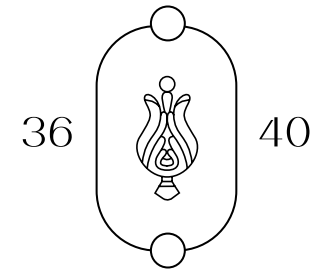


## A leading light

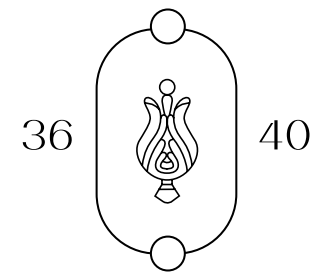
for both well-being and sustainability

## Specialist services and features

Balconies, courtyards, terraces, changing rooms and bicycle parking



# One of the greatest expressions of Eixample architecture



A space which emanates exceptional historical value at every turn

Built in 1914, Ausiàs March 36-40 is a typical Eixample-style property, only twice the size. José Amargós, the architect behind Invernàculo de la

Ciudadella, designed a stately Parisian-inspired property for the centre of Barcelona.

## A charming lobby

With its imposing architecture and ornamental details, this space captivates those who visit it, blending the splendour of the past with contemporary functionality to provide a unique experience.



Main lobby

02  
THE BUILDING

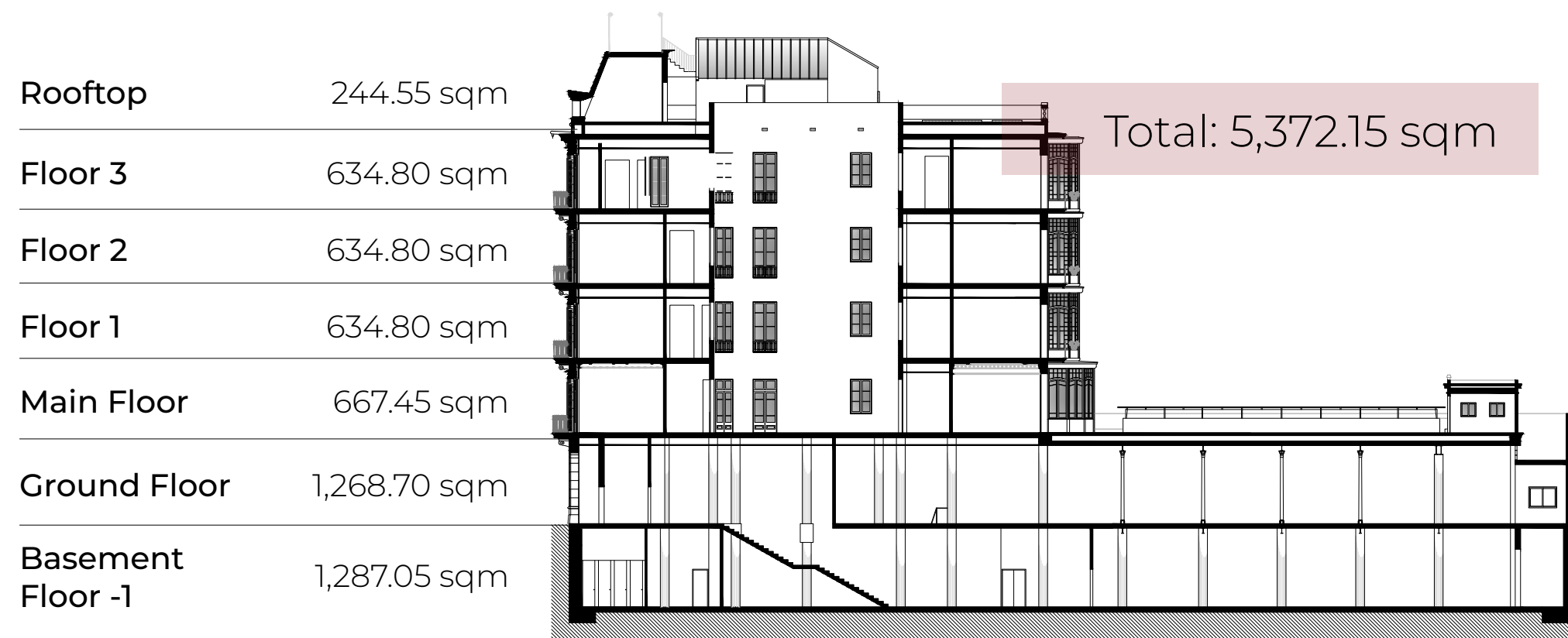
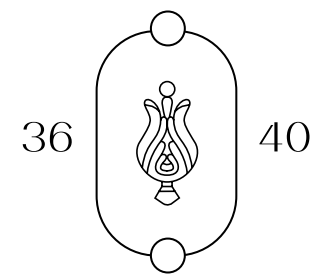
Restoration

# A new history in the making

 A full-scale refurbishment that places the property at the forefront of the city's corporate future

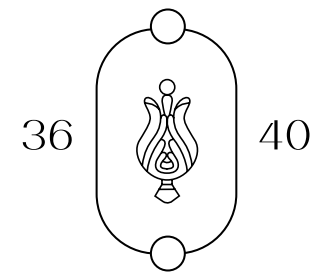
Ausiàs March 36-40 is starting afresh thanks to the masterful work of the bArq-bantulà arquitectes studio. A meticulous restoration project that

embraces the property's century-old past, while effortlessly incorporating the latest in modern-day office design.



02  
THE BUILDING

Offices



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Other period features

# Standout offices

## Offices tailored to today's new ways of working

This perfectly-crafted renovation maximises the building's orientation and original layout to create highly versatile flexible workspaces.

## A refined design and seemingly endless array of layout options on each floor

Both the ground floor and the -1, which occupy the entire plot, house astonishing open spaces with an industrial atmosphere of over 1,000 square meters, where tradition blends with avant-garde design.

## Inspiration at every turn

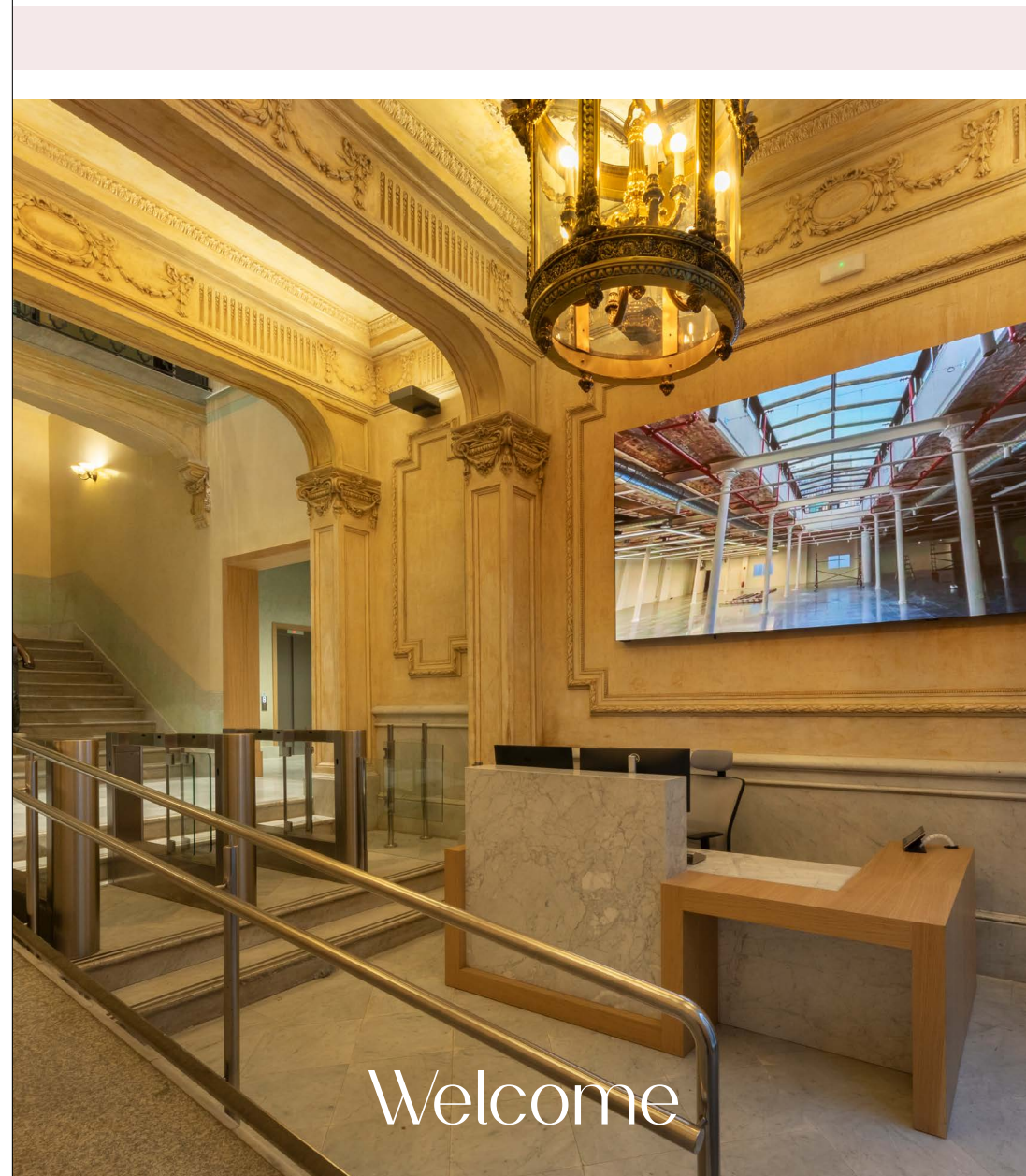
From the main floor, one of the most representative, to the third floor, we find modern and bright offices designed to enhance talent and collaboration.

# Century-old spaces with a new *savoir faire*

 Five-star comfort in your office and beyond. The shared spaces have also been carefully redesigned to cater for the tenant's every comfort and need.

1

A space where immense historical value is seamlessly combined with modern-day services such as a reception, VIP meeting room and access control system.



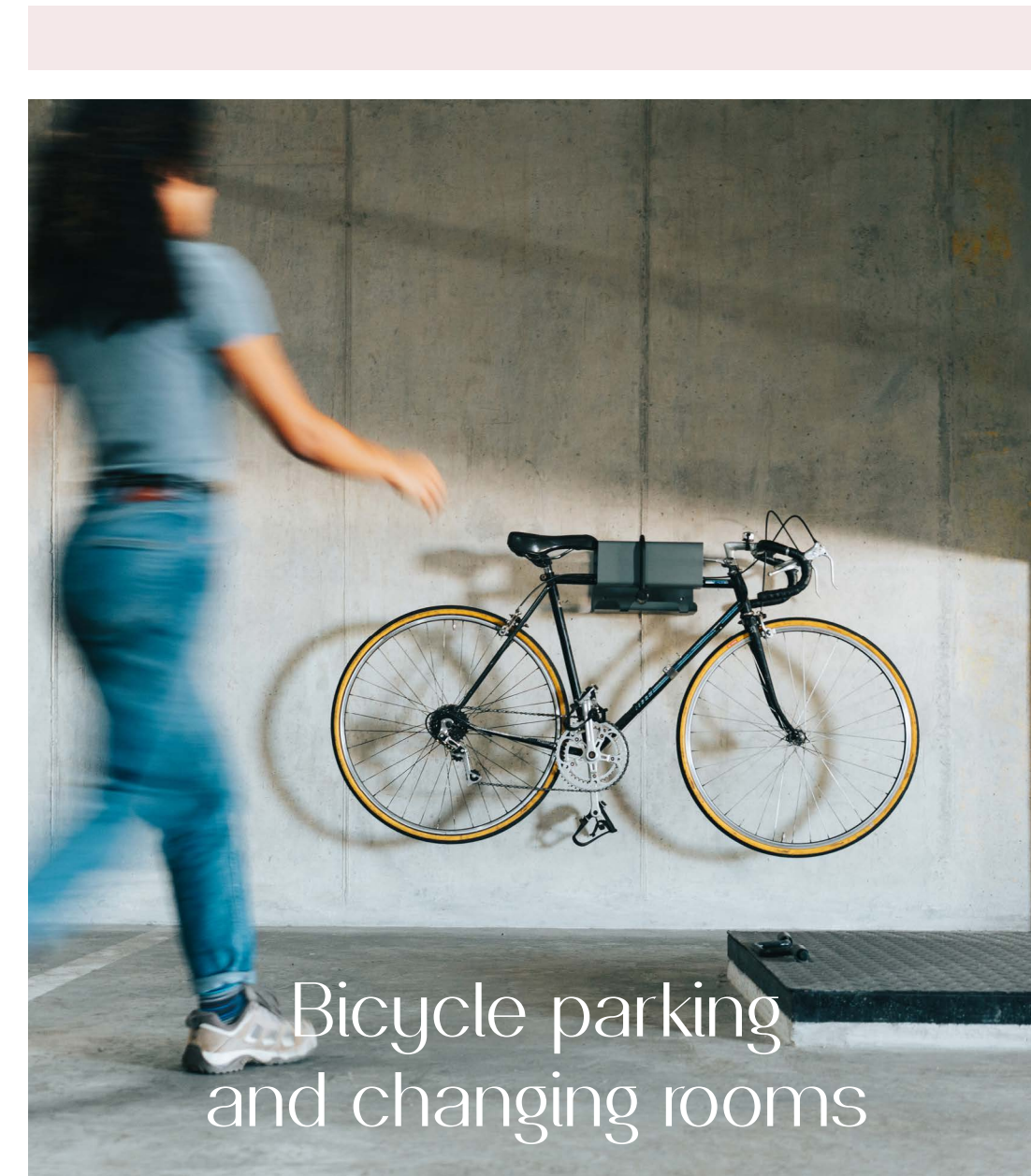
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Inspiring fully open-plan spaces, ideal for collaborative working, meeting visitors or holding team meetings.



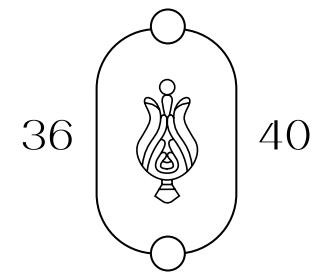
3

Cycling to work is easy thanks to private bicycle parking and changing rooms.



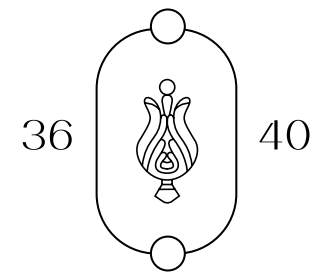
4

The first floor benefits from a generous courtyard, perfect for taking a moment to unwind and enjoy the Mediterranean climate.





02  
THE BUILDING  
Shared spaces

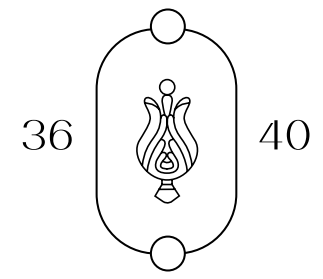


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Restored offices

02  
THE BUILDING  
Shared spaces

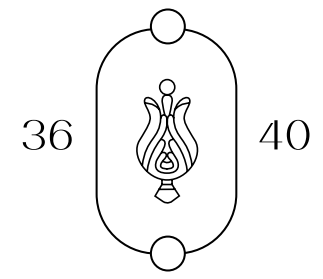


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Restored offices

02  
THE BUILDING  
Shared spaces



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Restored offices

03  
LOCATION

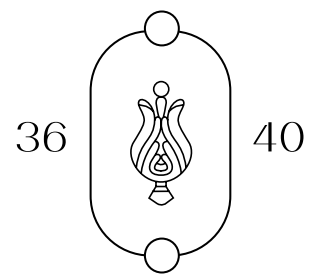
The area

# Right in the very heart of Barcelona

 A project located on the city's internationally-renowned Golden Mile.

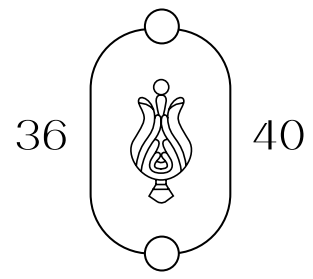
The project is situated in the most prized area of the Eixample district, just a few minutes walk from the world-famous Paseo de Gràcia and

some of the most treasured feats of modernist architecture, surrounded by a legion of landmark residential and office buildings.



**03  
LOCATION**

The area



An area bursting with talent



- |                                |                     |                     |                      |                     |                                         |
|--------------------------------|---------------------|---------------------|----------------------|---------------------|-----------------------------------------|
| 01 Fundació Vila Casas         | 04 PF Concept Spain | 07 Plexus Tech      | 10 Editorial Cruïlla | 13 Fr. Meyer's Sohn | 16 B the Travel Brand                   |
| 02 ElectryConsulting           | 05 Attitud group    | 08 Seguros Generali | 11 Odigeo Connect    | 14 Ekman            | 17 Cocunat                              |
| 03 El Terrat Gestiones XXI S.L | 06 Seguros Ocaso    | 09 Mutua Madrileña  | 12 eDreams Odigeo    | 15 Ràdio Barcelona  | 18 SeproTec Traducción e Interpretación |



03  
LOCATION

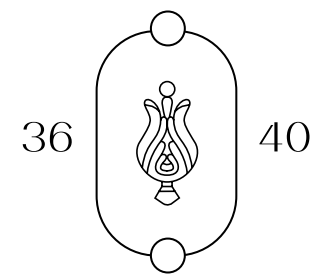
Transport links  
and services

# An easy ride to work everyday.

 An unparalleled offering of  
services and transport options

Thanks to the multiple transport options  
available near the project, at Ausiàs March  
36-40 any point of the city is within quick  
and easy to reach.

What's more, the property is surrounded by  
major shopping streets, an internationally  
acclaimed food and leisure scene, and a  
multitude of services and amenities.




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- F&B options
- Fitness
- TMB Bus stops
- M L1 L2 L3 L4

# Redesigned to build a better future

 An architectural classic that protects both people and planet

Ausiàs March 36-40 incorporates significant measures in terms of well-being, sustainability, and connectivity, which

has allowed it to obtain the prestigious LEED Gold, WELL Silver, and WiredScore pre-certifications.

## An atmosphere that echoes a bygone era

Clean air thanks to natural ventilation, an efficient HVAC system and the use of construction materials that are low in VOCs.

## Responsible use of water

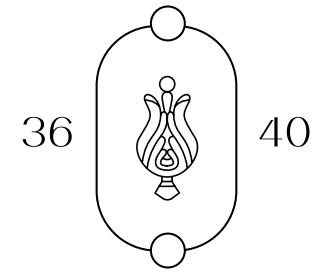
The property is designed to keep water consumption to a minimum, featuring low consumption sanitary ware and taps and a consumption measurement system.

## Actively encouraging recycling

Efficient waste management via spaces designated especially for recycling and awareness-raising campaigns.

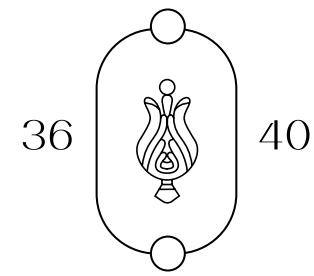


Generous light-filled workspaces



04  
ESG

Sustainability and  
well-being



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One of the sources of natural light



## Selection of materials

Low-impact and recycled materials, particularly those from certified sources, have been used throughout.

## Green energy

Ausiàs March 36-40 is fitted with solar panels, ensuring its renewable energy supply.

## Ambience

Workspaces flooded with natural light, outdoor views, bespoke lighting and anti-glare protection.

## Clean, healthy environment

Sustainable cleaning plans to ensure spaces that benefit people's health.

## Tenant well-being

The project actively promotes the physical and mental wellbeing of tenants, as well as their health in terms of their posture via support and training programmes.

## Be part of the city

A stone's throw from key services such as grocery stores, pharmacies, banks and a variety of public transport options.

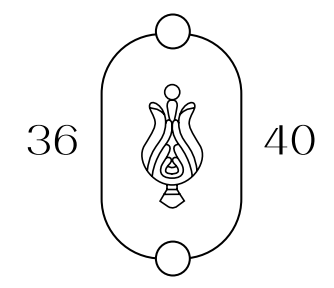
## Unwind in a nature-inspired setting

The interior gardens and green areas create a feel-good atmosphere throughout the building and drive productivity.



04  
ESG

Sustainability and  
well-being



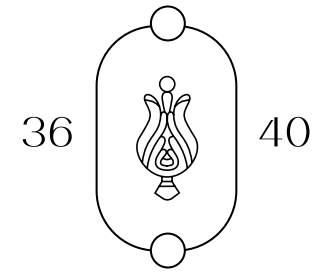
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Restored office on basement floor -1

04  
ESG

Sustainability and  
well-being



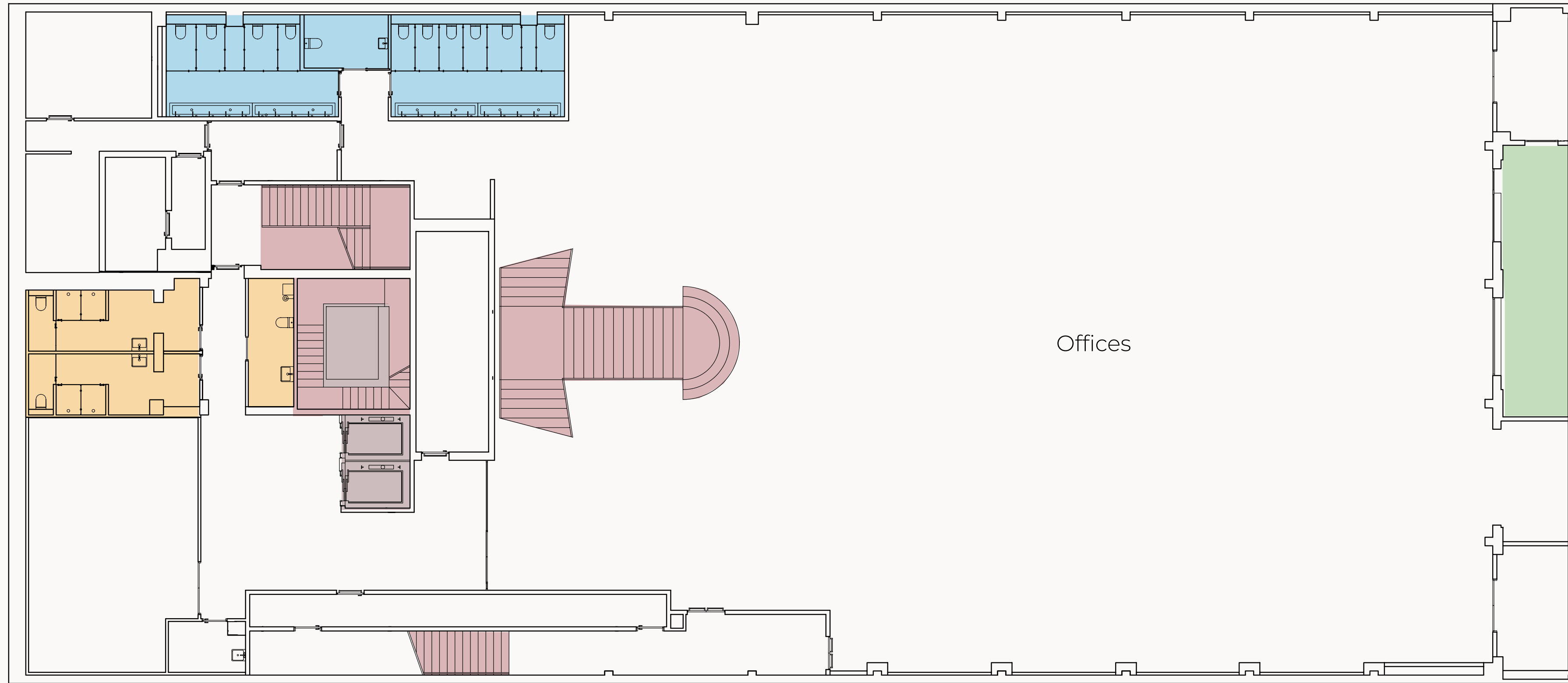
Restored office on basement floor -1

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# Basement Floor -1

 1,287.05 sqm

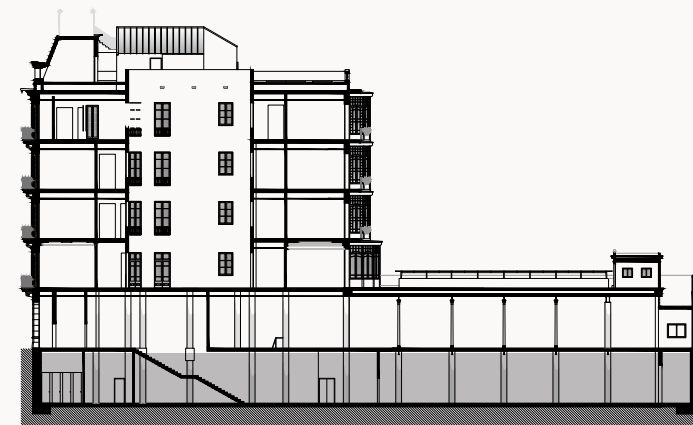
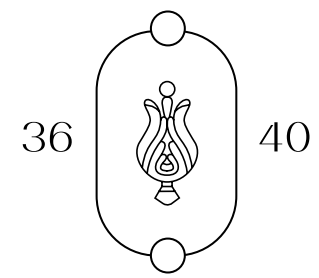
C/ de Bailèn



C/ Ausiàs March

Offices

C/ de Girona



-  Changing rooms
-  WCs
-  Stairs
-  Lifts
-  Outdoor areas

05  
TECHNICAL  
DETAILS

Floor plans

# Ground Floor

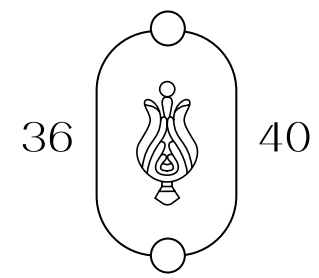
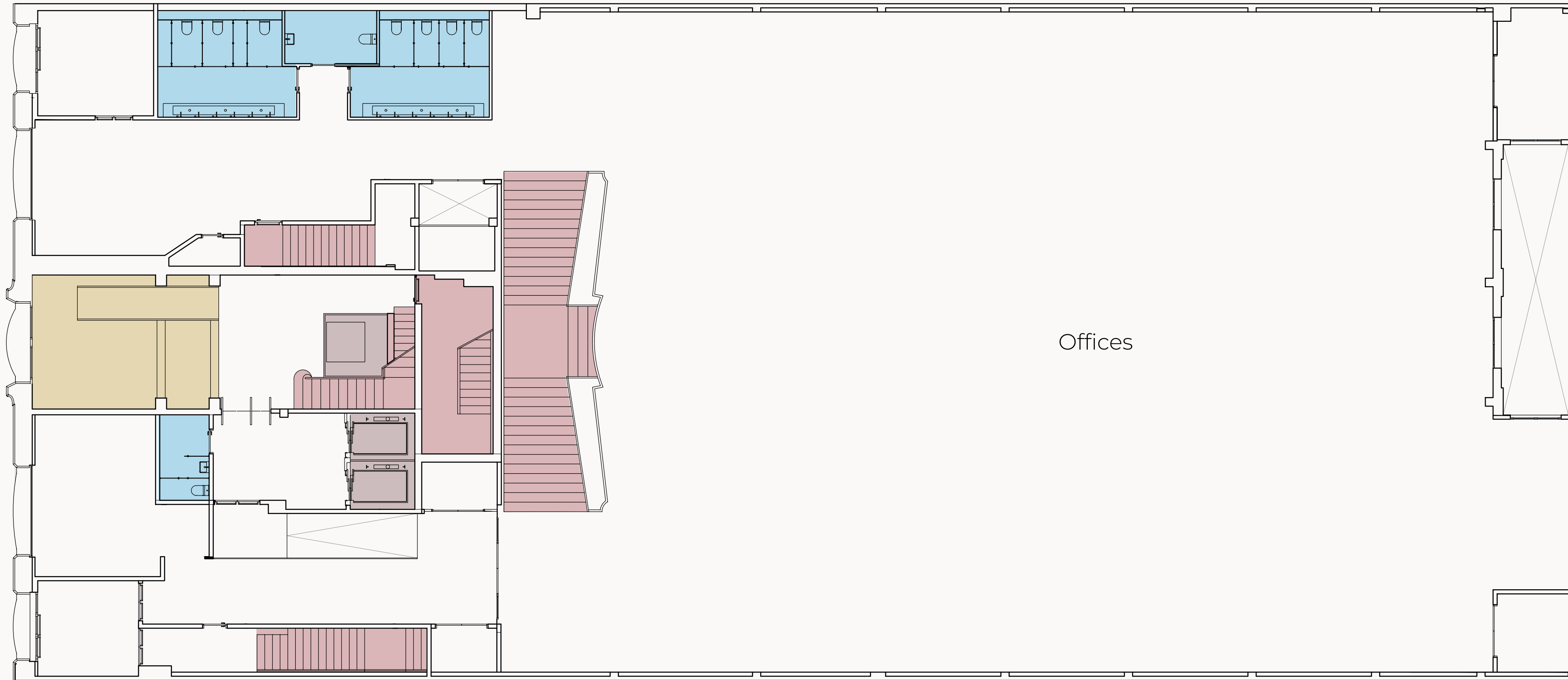
 1,268.70 sqm

C/ de Bailèn

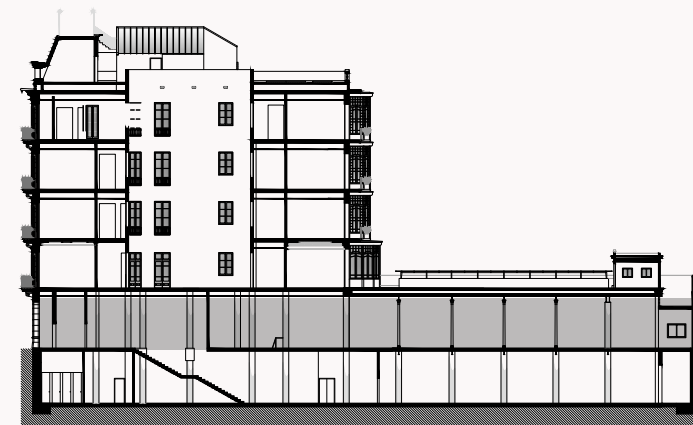
C/ Ausiàs March

Offices

C/ de Girona



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-  WCs
-  Stairs
-  Lifts
-  Lobby

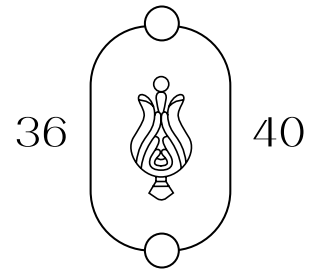
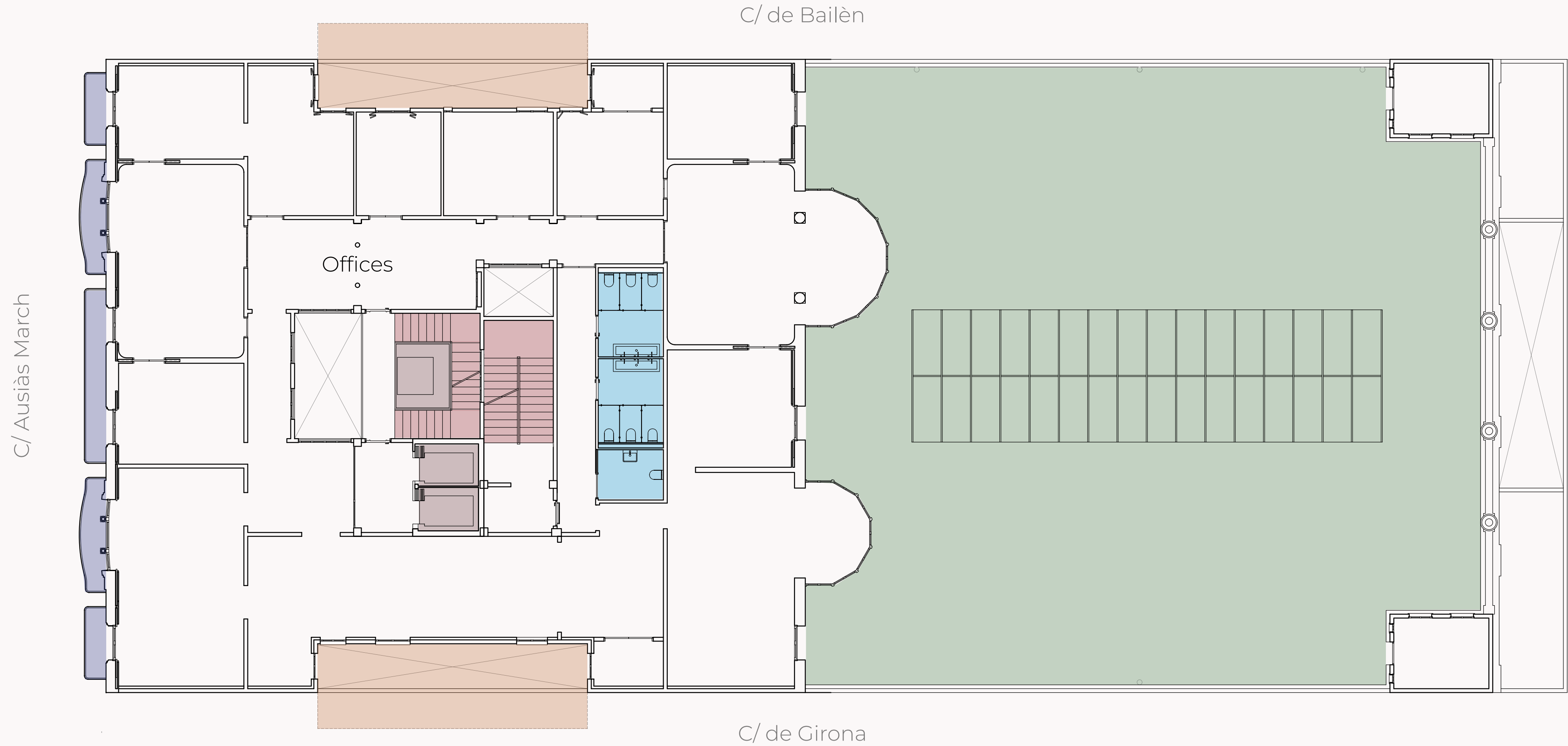
05  
TECHNICAL  
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Floor plans

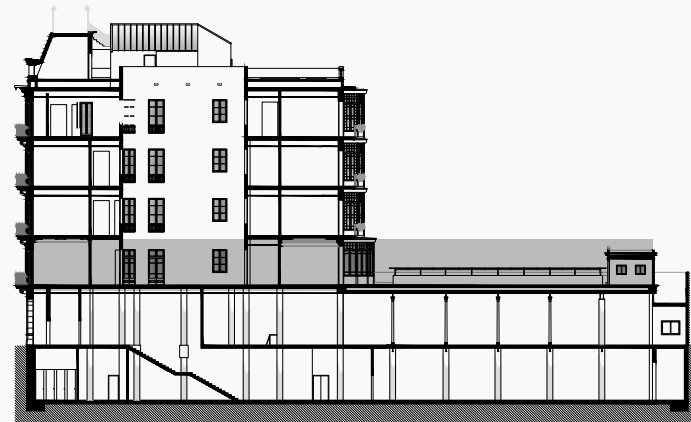


667.45 sqm

# Main Floor



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- WCs
- Stairs
- Lifts
- Terrace
- Side courtyards
- Balconies

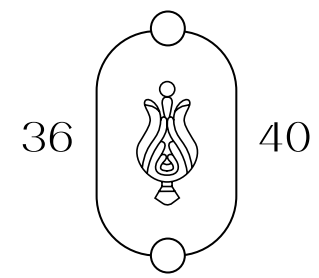
05  
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Floor plans

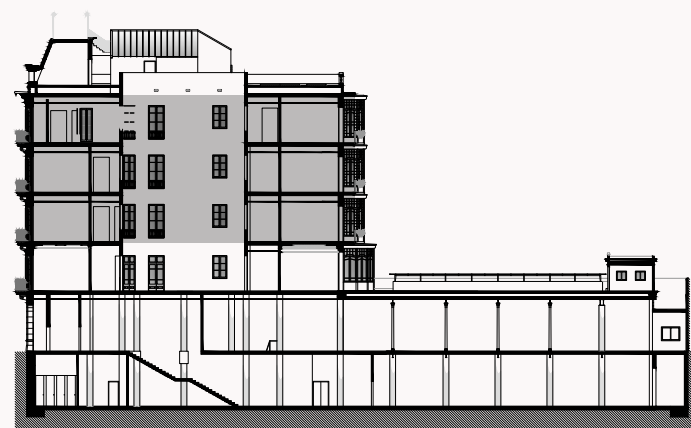
# Standard Floorplate 1-3



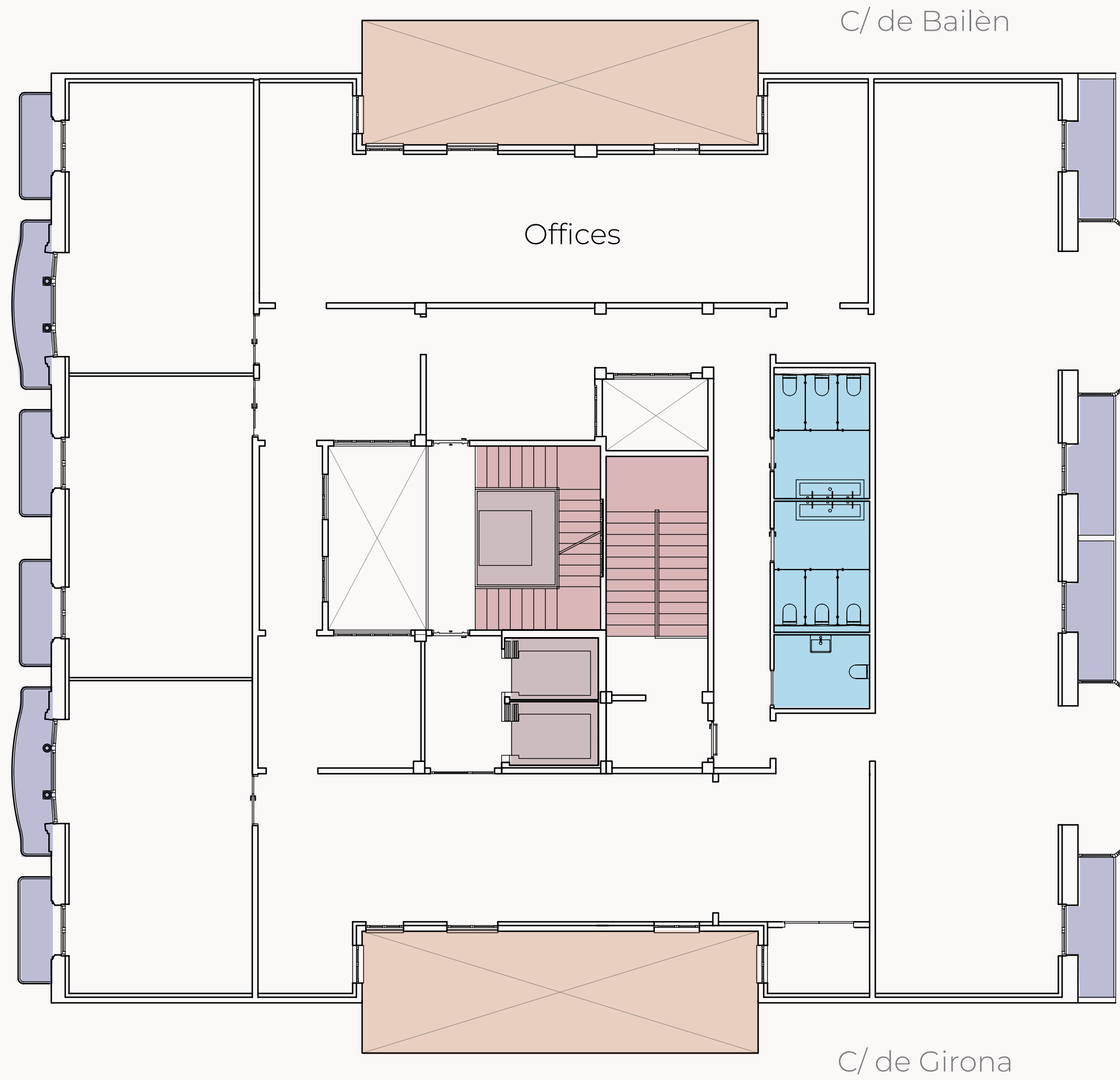
# 634.80 sqm



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C/ Ausiàs March



- WCs
- Stairs
- Lifts
- Balconies

# Ausiàs March 36-40: the finer details



## Reception and security

Reception desk on the ground floor. VIP waiting area.

## Access to offices and shared spaces

Access via card reader.

## Climate control

Hybrid VRF direct expansion system with two units on each office floor. Enthalpy ERV system on each floor.

## Office lighting

Uniform lighting afforded by luminaires integrated into suspended ceiling, with a DALI control system to monitor occupancy and natural sunlight in façade areas.

## Security

Surveillance using cameras and motion detectors at access points.

## BMS

Lighting and climate control via BMS.



## Finishings in shared spaces

A mix of high-quality ceramic and natural stone floor tiles depending on the area, along with wooden wall decoration.

## Finishings in office spaces

Raised technical flooring and metal suspended ceilings with removable tiles.

## Exterior joinery

Wood joinery has been fully restored, adding new low-emissivity glazing.

## Lifts

Two new lifts with access to every floor and a full restoration of the existing original lift.

## Access control system

Access via turnstiles with card readers connected to the security network.



## Telecommunications

Cabling on every floor for telephone and ISDN connection as well as TV and FM ports.

## Fire protection system

Fire detection and extinguisher system in all spaces in compliance with current regulations.

## Ventilation

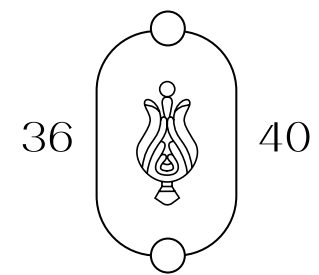
Outside air used to prevent the build-up of pollutants. CO<sub>2</sub> and humidity control.

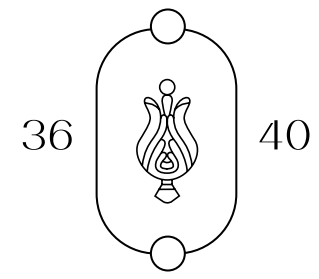
## Clean energy

Photovoltaic solar power generation.

## DHW

Hot water in changing rooms.





# A period building restored for a new era



**Owner**

Rex Spain ZDHL is part of Zurich Group, a leading global provider of insurance for individuals and companies of all sizes in more than 215 countries and territories.

[www.zurich.es](http://www.zurich.es)

**Letting agent:**





# Ausiàs March 36-40 is one of the projects that will shape the new future of Barcelona's CBD



This property is one of a series of iconic buildings in central Barcelona to have been converted into cutting-edge office spaces. This extensive refurbishment project offers unique office spaces for companies looking for a new way to live and work in the city.

Barcelona's

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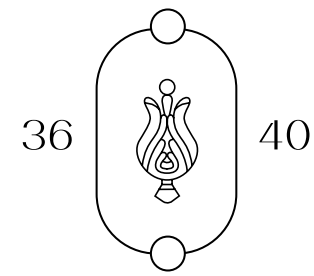
[am3640.es](http://am3640.es)

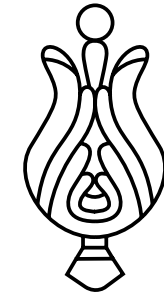
 **GV639**

[gv639.es](http://gv639.es)

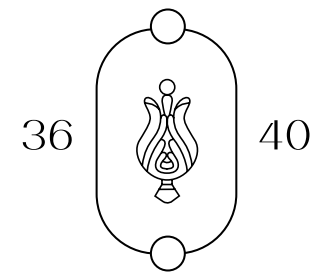
**CASA TECLA SALA**

[casateclasala.es](http://casateclasala.es)





Find out more about this unique building and  
how it can meet your company's needs



(+34) 93 444 77 00

[spain.oficinasbarcelona@cbre.com](mailto:spain.oficinasbarcelona@cbre.com)

**CBRE**

(+34) 93 301 20 10

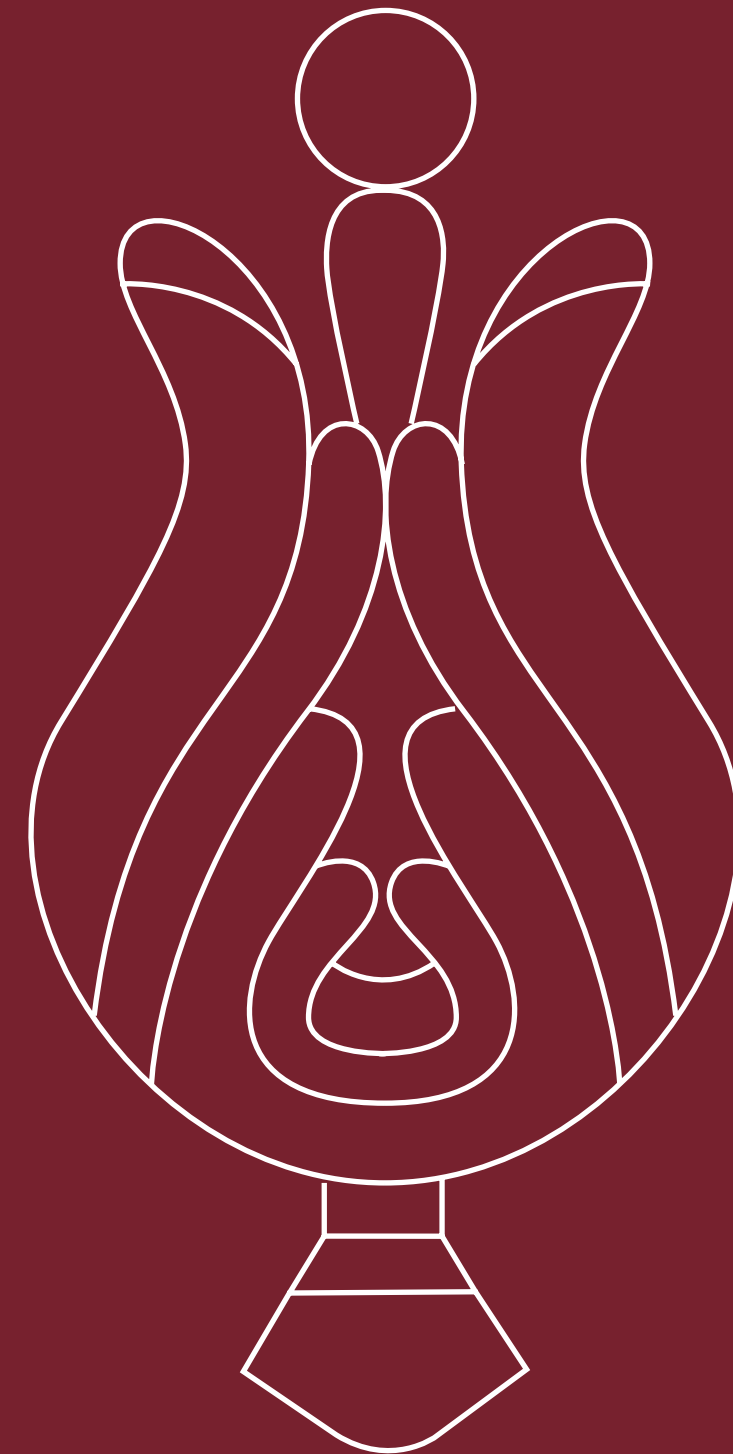
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