

Barcelona's

AUSIAS MARCH

36 - 40

The rebirth of an
architectural treasure



Barcelona's

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36 - 40

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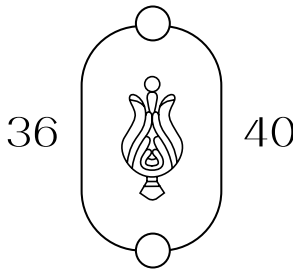
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A modern-day masterpiece built in 1914

 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.



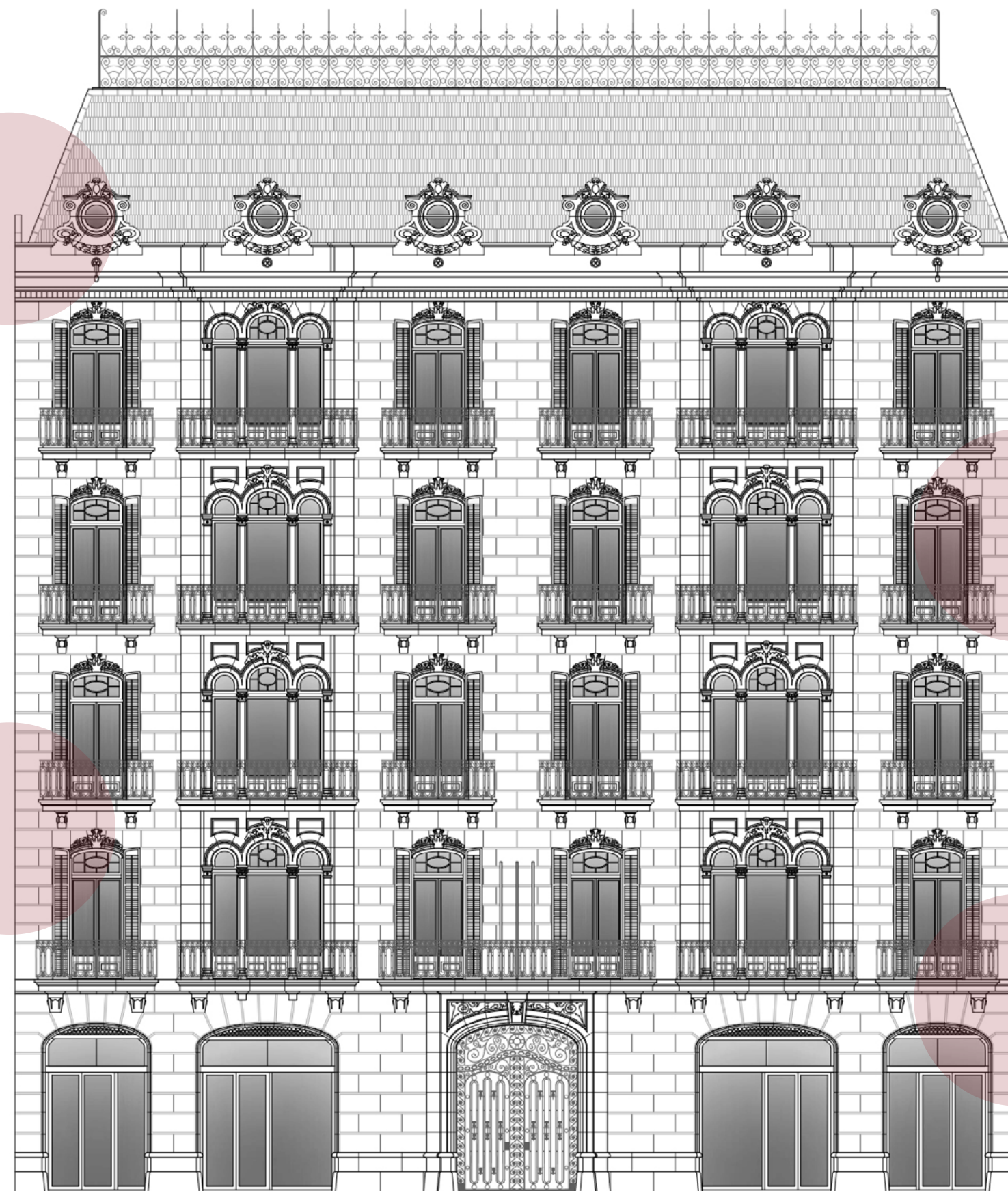
Façade – Ausiàs March 36-40

5,372.15 sqm with a century of history behind it

Six

Six floors offering offices and
services + 1 internal courtyard

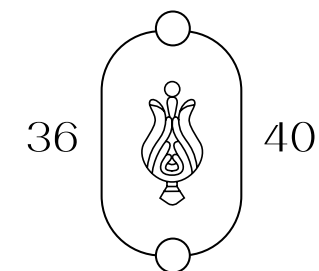
bArq-bantulà
arquitectes

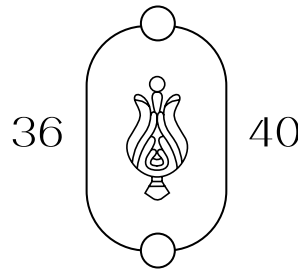


A leading light
for both well-being and sustainability

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

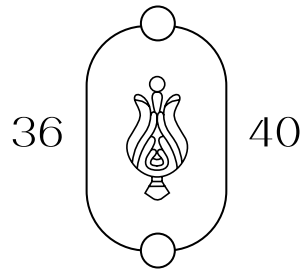
Ciutadella, designed a stately Parisian-inspired property for the centre of Barcelona.

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



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A new history in the making

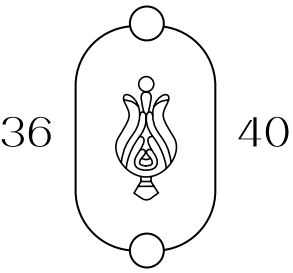
 A full-scale refurbishment that places the property at the forefront of the city’s corporate future

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.



Flexible offices



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.



2

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.

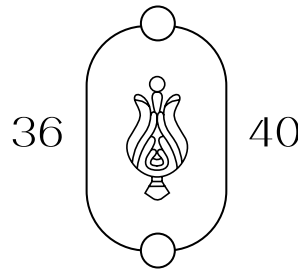


4

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

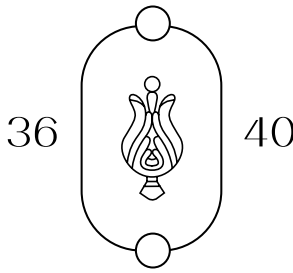


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Restored offices

02
THE BUILDING
Shared spaces

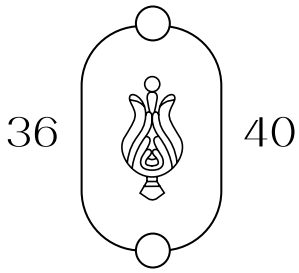


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Restored offices

02
THE BUILDING
Shared spaces



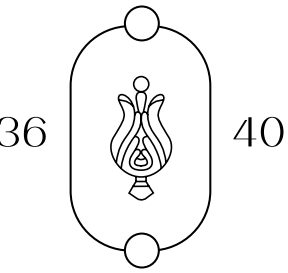
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Restored offices

03
LOCATION

The area



Right in the very heart of Barcelona

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

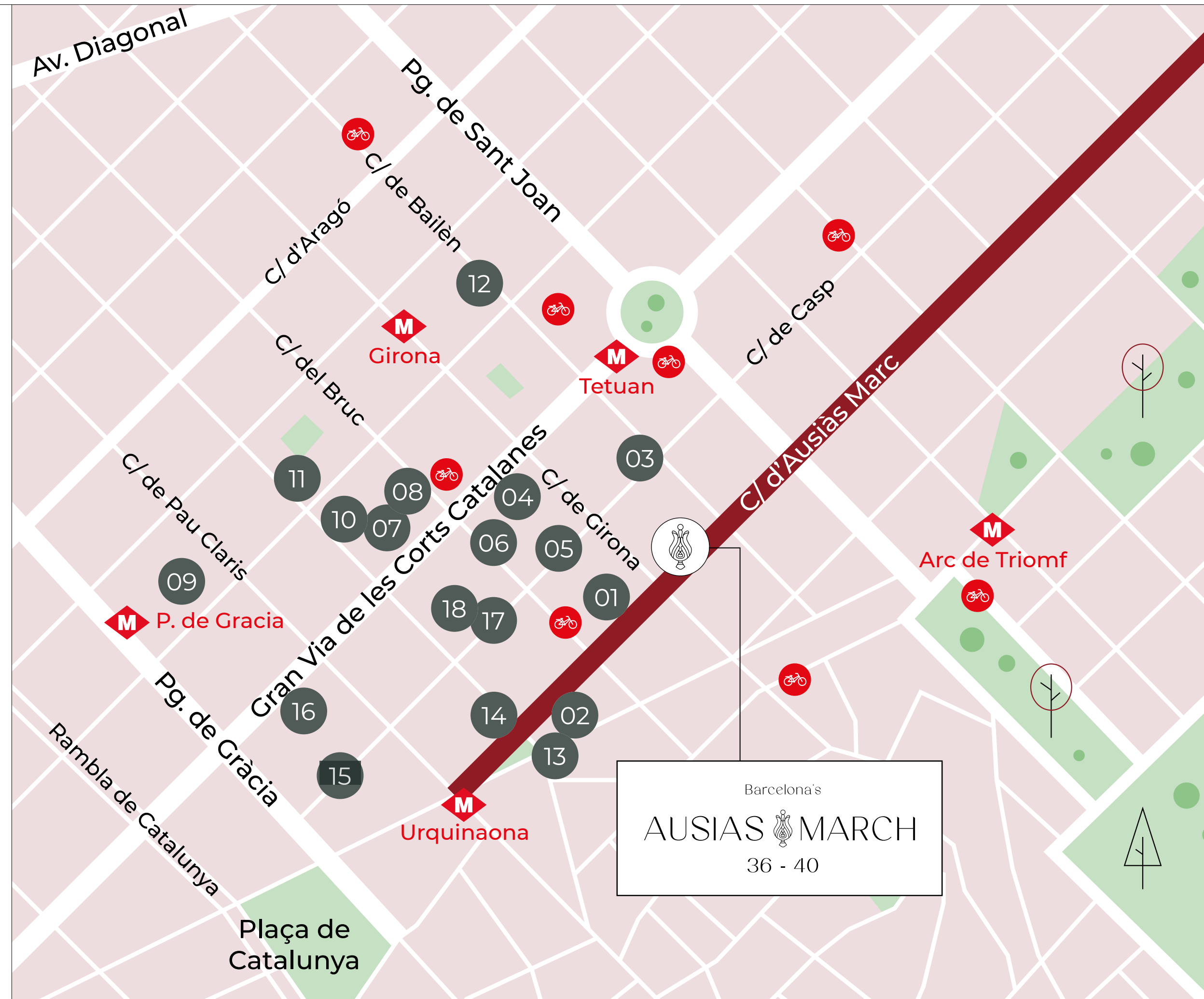
The project is situated in the most prized area of the Eixample district, just a few minutes walk from the world-famous Paseo de Gràcia and

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



The area

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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

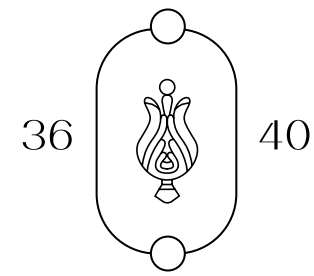
Transport links
and services

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.

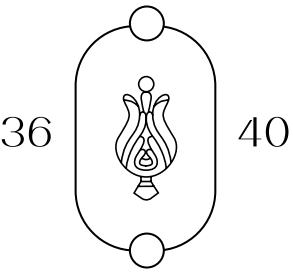
What's more, the property is surrounded by
major shopping streets, an internationally
acclaimed food and leisure scene, and a
multitude of services and amenities.



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-  F&B options
-  Fitness
-  Bus stops
-  Metro
-  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.

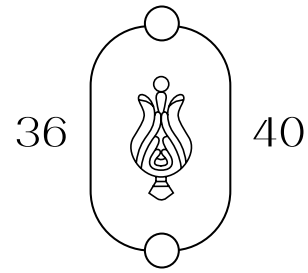


Generous light-filled workspaces



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

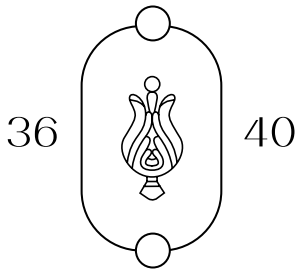
A stone's throw from key services such as grocery stores, pharmacies, banks and a variety of public transport options.

Unwind in a nature-inspired setting

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

04
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Sustainability and
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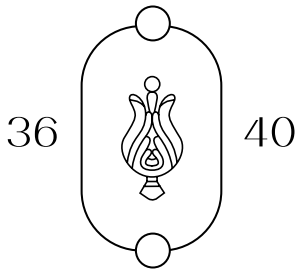
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Restored office on basement floor -1

04
ESG

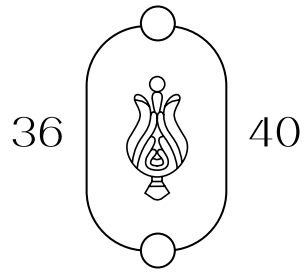
Sustainability and
well-being



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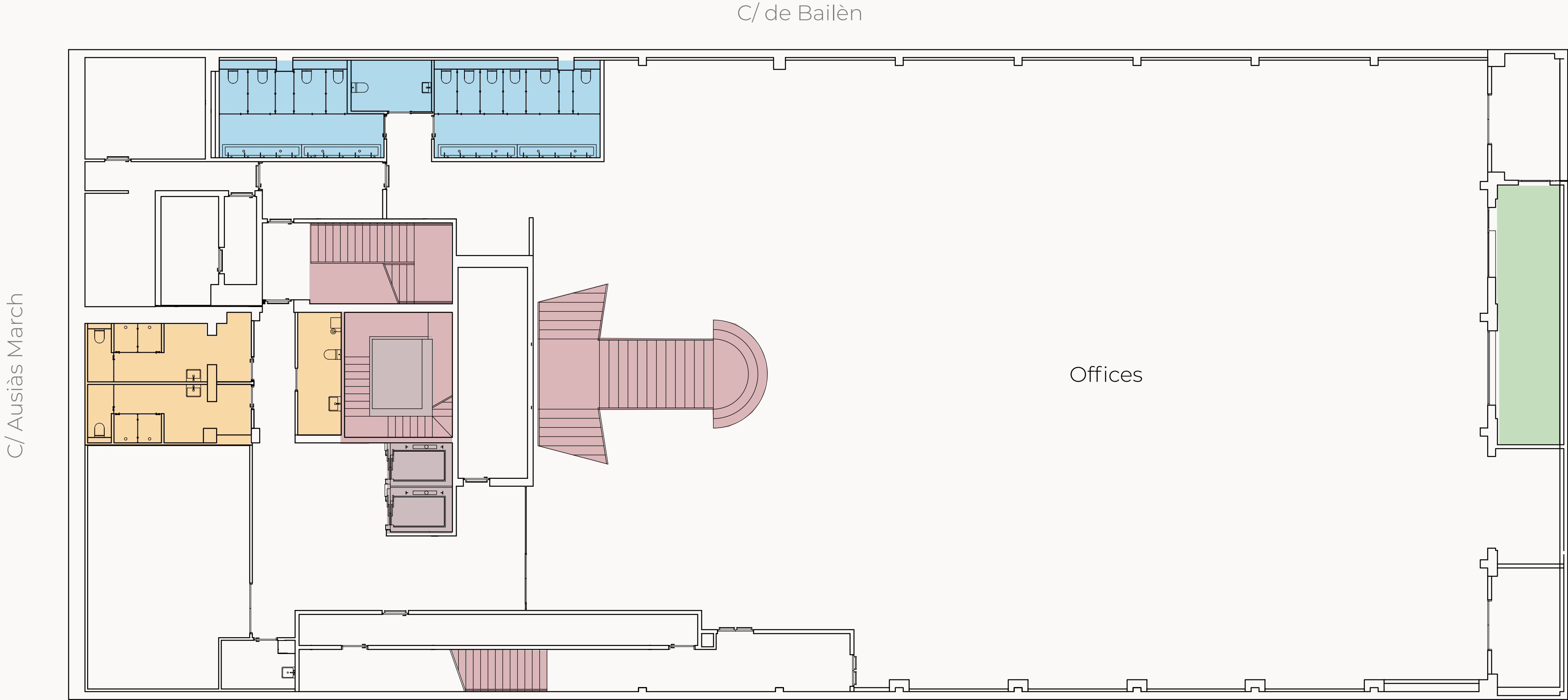
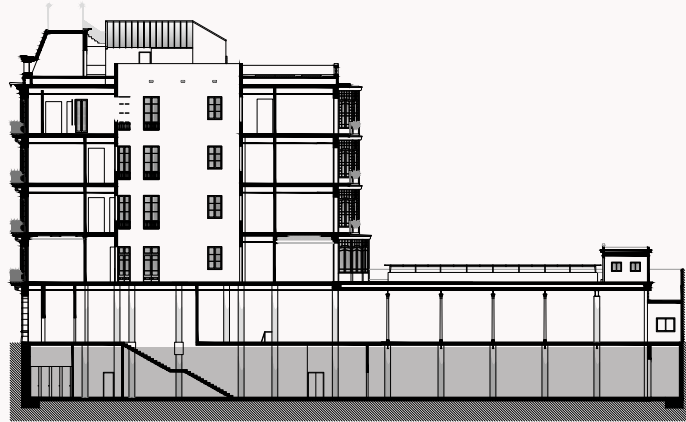


Restored office on basement floor -1

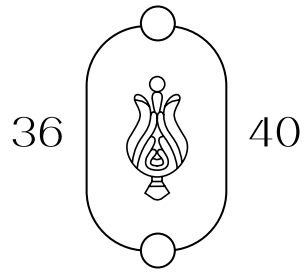


Basement Floor -1

 1,287.05 sqm



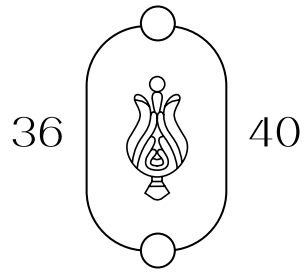
-  Changing rooms
-  WCs
-  Stairs
-  Lifts
-  Outdoor areas



Ground Floor

 1,268.70 sqm

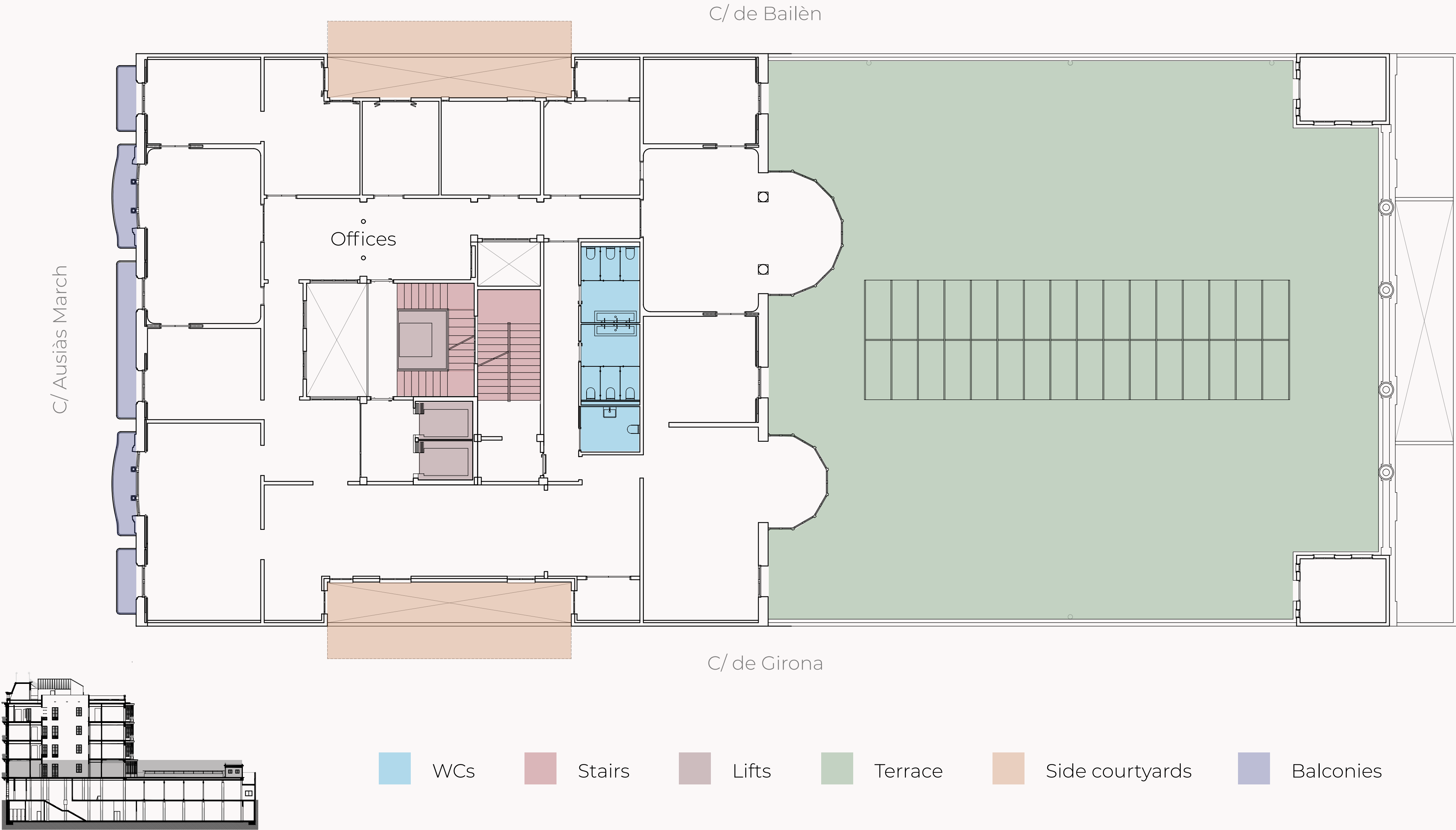




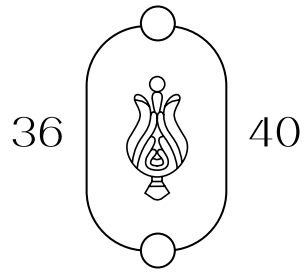
Main Floor



667.45 sqm



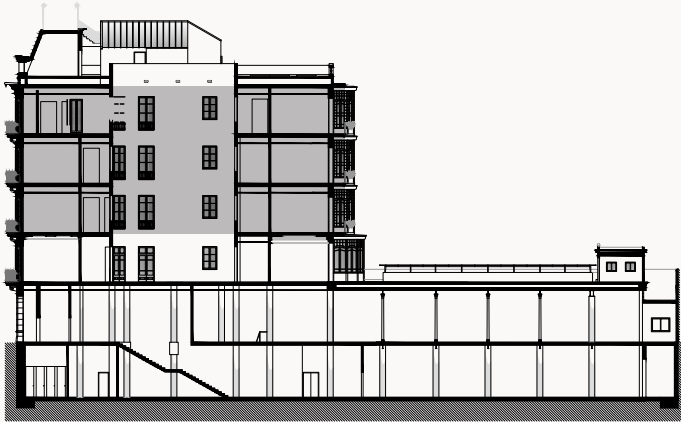
- WCs
- Stairs
- Lifts
- Terrace
- Side courtyards
- Balconies



Standard Floorplate 1-3



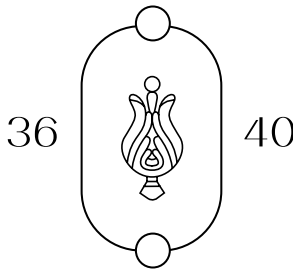
634.80 sqm



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. CO₂ and humidity control.

Clean energy
Photovoltaic solar power generation.

DHW
Hot water in changing rooms.

A period building restored for a new era



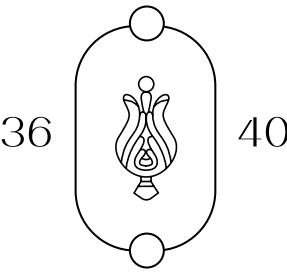
Owner

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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.

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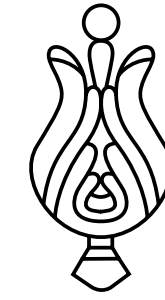
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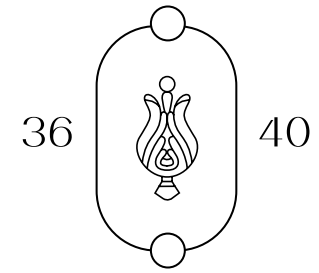
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Find out more about this unique building and
how it can meet your company's needs



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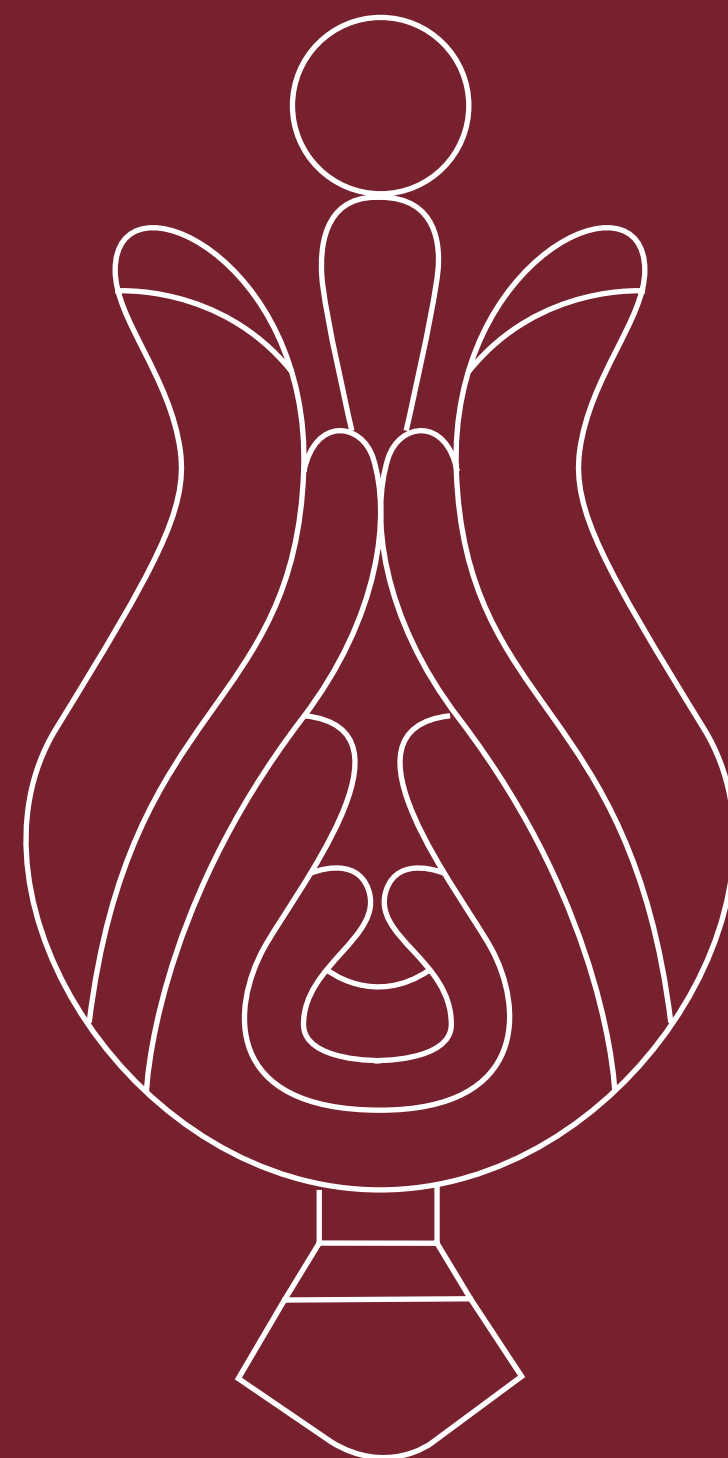
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