

dmoura1.

Over 11,600 sqm of
outstanding, healthy
and flexible office space

[SEE INTERACTIVE PRESENTATION >](#)



introducing dmoura1,

a leader in key decision-making criteria



people first
architecture



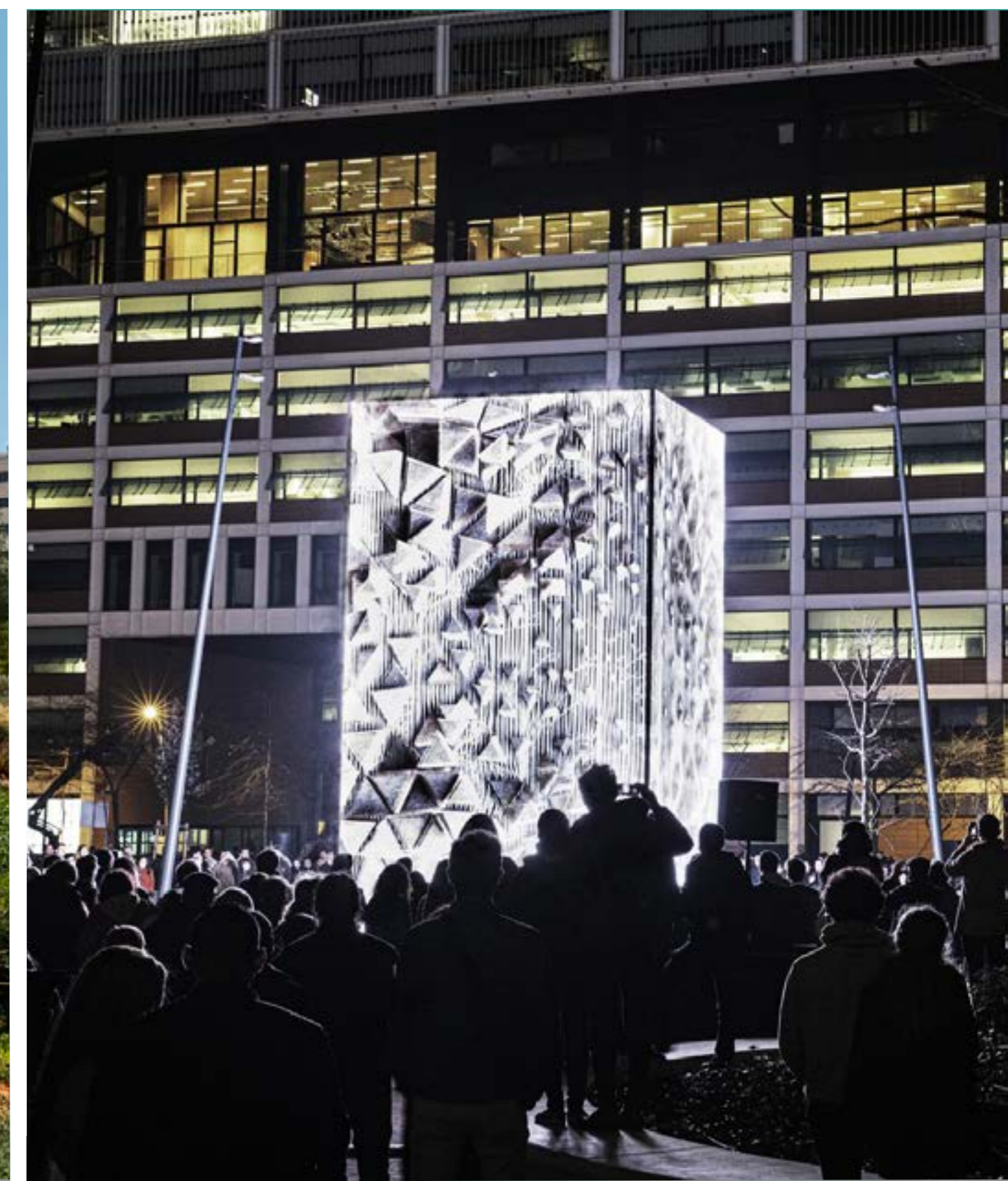
4 class-A
office buildings



3 platinum
certifications



Barcelona's
greenest address



a creative
living location

22@ north, the transformational district

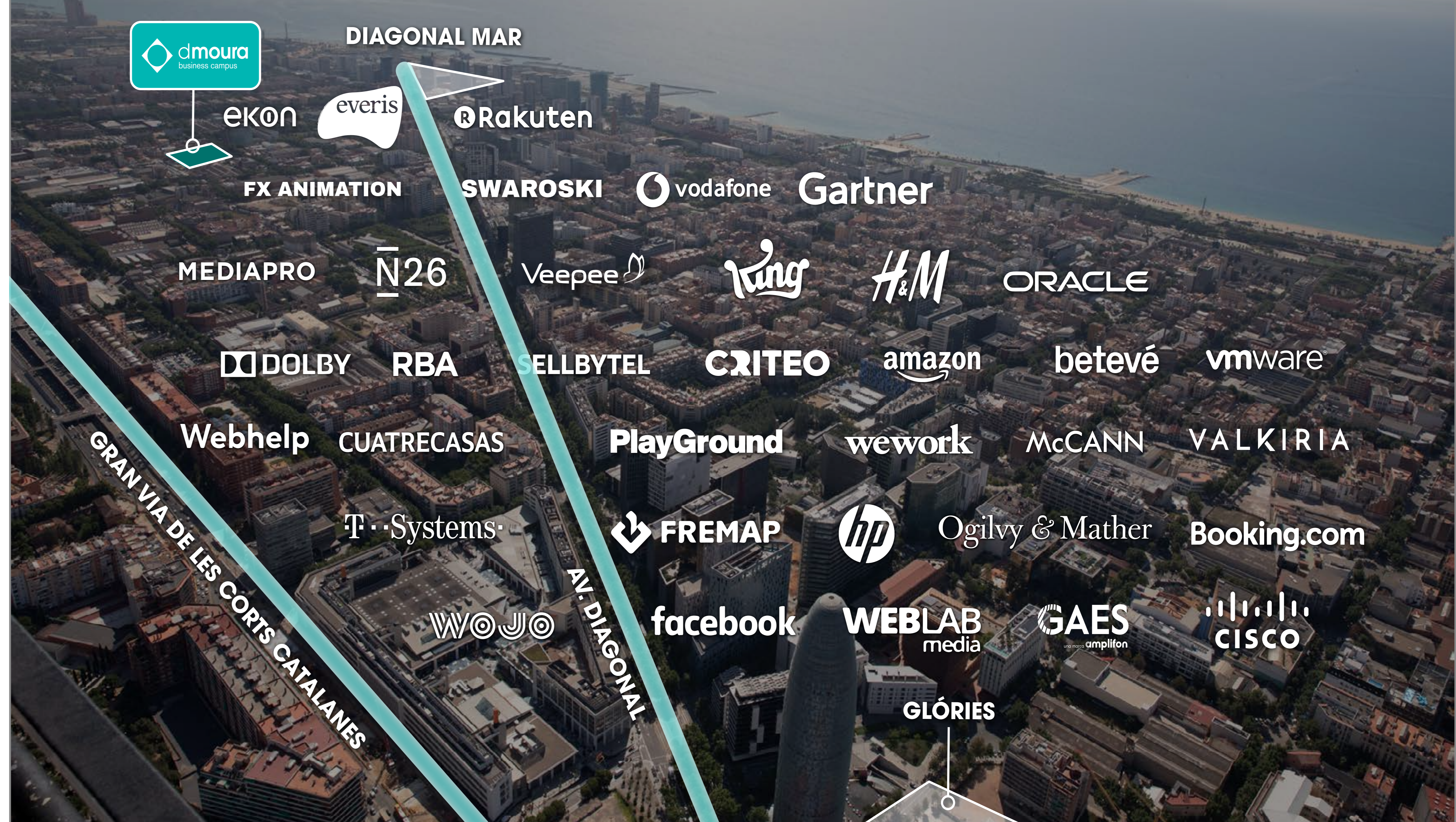
The new territory for business in the 22@ Innovation district.
Southern Europe's leading tech hub in Barcelona, one of the world's favourite cities.



southern Europe's leading tech hub

The 22@ Innovation District is a consolidated success story, and today recognized as Southern Europe's leading Tech Hub and a magnet for talented workforces.

Many of the World's leading companies have established their HQs within the district and it is also home to a dynamic start-up ecosystem including top university campuses and student residences.

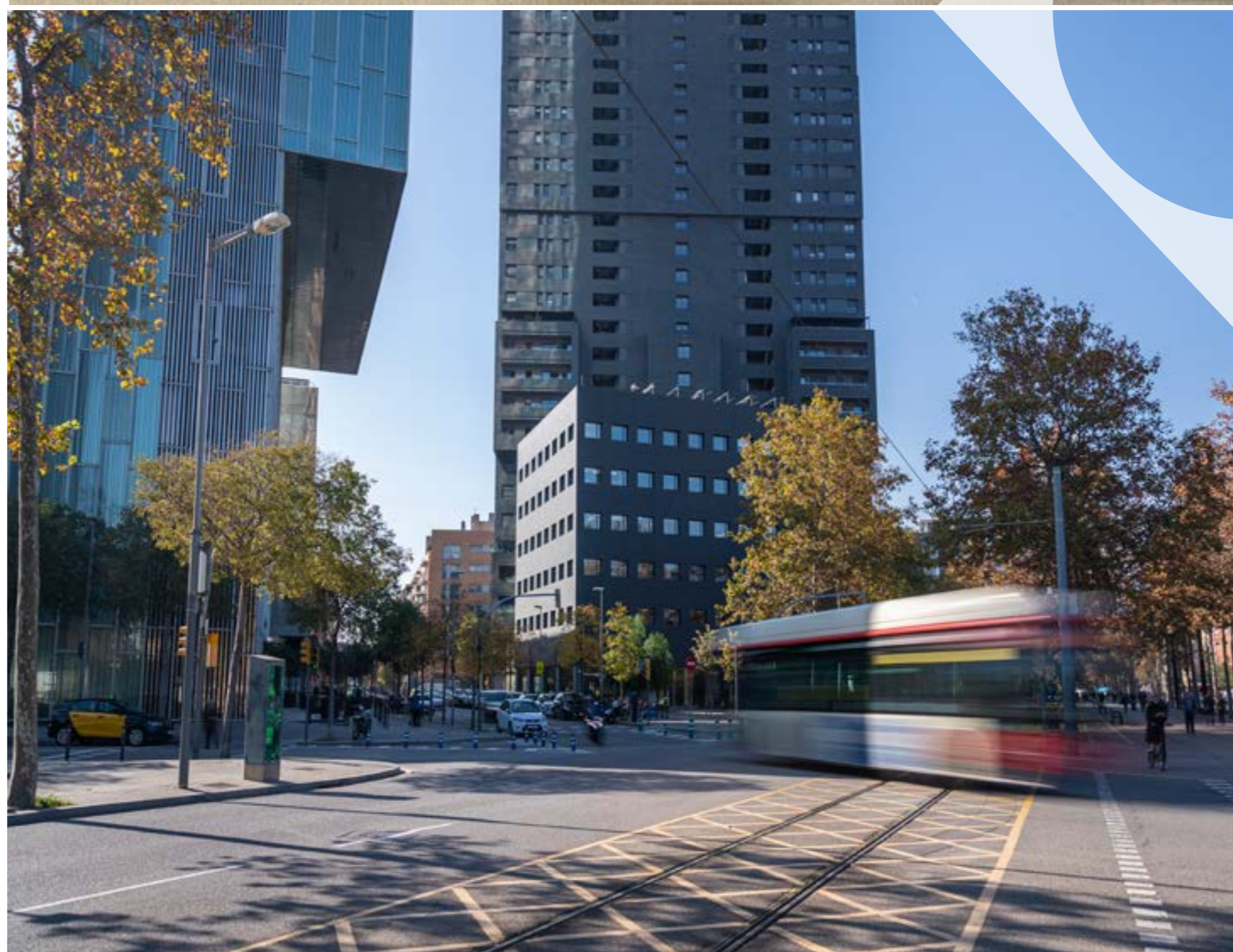


fully integrated

dmoura1. is fully integrated with Barcelona's excellent public transport networks: **Metro, Bus and Tram** stations are within 7 minutes' walk.

Its privileged location within the cycle-lane network makes sustainable micro-mobility options simple.

Public transport also ensures easy, rapid connectivity with Barcelona El Prat airport as well as the nearby and soon to be opened La Sagrera train station which will connect the district regionally, nationally and internationally via high-speed AVE trains.



totally connected fully serviced


La Sagrera
future high-speed
train station


Rodalies Clot

**Parc Central
Poblenou**

El Fórum

**Plaça
Glòries**

-  Metro
-  Bus
-  Tram
-  Bicing

dmoura business campus

A dynamic, diverse, 30,000 sqm business campus with character, heritage and outstanding design by renowned architects GCA.

4 Class-A buildings of the highest standard, set around the district's tallest restored brick chimney.



an architectural concept rooted in **Poblenou's industrial heritage**

GCA's architecture pays homage to poblenou's industrial past, integrating traditional heritage with the latest technology and best practices.

This legacy is showcased by the restored **tallest brick chimney in 22@north**, a landmark and unique construction with three distinct layers.

dmoura's earthy colour tones shift from darker-to-lighter with height, and both complement and reflect the three distinct levels of the chimney.



The tallest brick chimney in 22@ north

innovative contemporary design features

Feature a distinctive zigzag shape, which maximizes natural light and provides open views of the surrounding green areas.



highly representative,
immediately visible



dmoura1. enjoys a privileged corner location, with maximum levels of **natural lighting** and **open views** over the **semi-pedestrianized urban greening** on Cristobal de Moura Street.

welcome
to work



This spacious, airy lobby is inviting and comfortable. **High-ceilinged** and with views of the green landscaping outside, it is ideal for meeting and greeting visitors, hanging out or hosting relaxed meetings.

optimized
for every need



With either **traditional** or **tech styling**, plus **dynamic, flexible layouts**, the office spaces adapt perfectly to diverse work cultures.

natural light,
inspiring views



dmoura1's open floorplans allow **natural light** to flood the building and open up exceptional **views of the new green zones** of Cristóbal de Moura street.

inside/outside natural connections



Terraces on the ground floor plus floors 3, 4 and 5 directly connect the offices with the outdoors for socializing, relaxing or holding break-out meetings. They can be private or communal, according to tenants' wishes

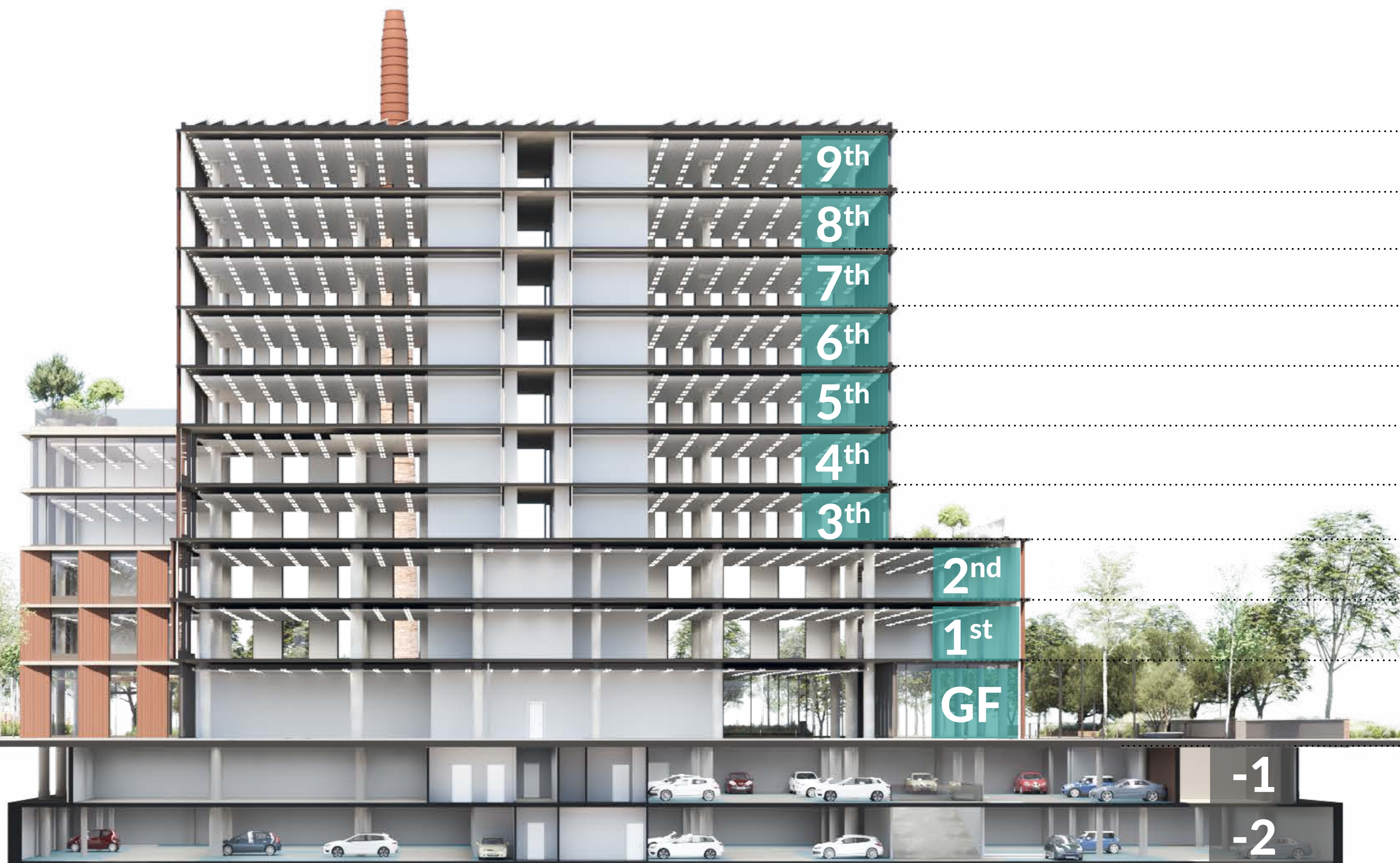
flexible use space



An adaptable area of more than 1,600 sqm between the ground and basement -1 can be customized to meet the needs of tenants, becoming a restaurant, gym or office space

dmoura1.

dmoura1. offers 11,600 sqm of highly flexible space, distributed over a ground floor plus nine upper floors and two below-ground floors for parking



	letting area (sqm)	terrace (sqm)	total (sqm)
9th	805		805
8th	805		805
7th	805		805
6th	805		805
5th	805	185	990
4th	1,042	91	1,133
3th	1,167	513	1,680
2nd	1,903		1,903
1st	1,903		1,903
GF	1,629		1,629

> floor 6 - 9

> floor 5

> floor 4

> floor 3

> floor 1 - 2

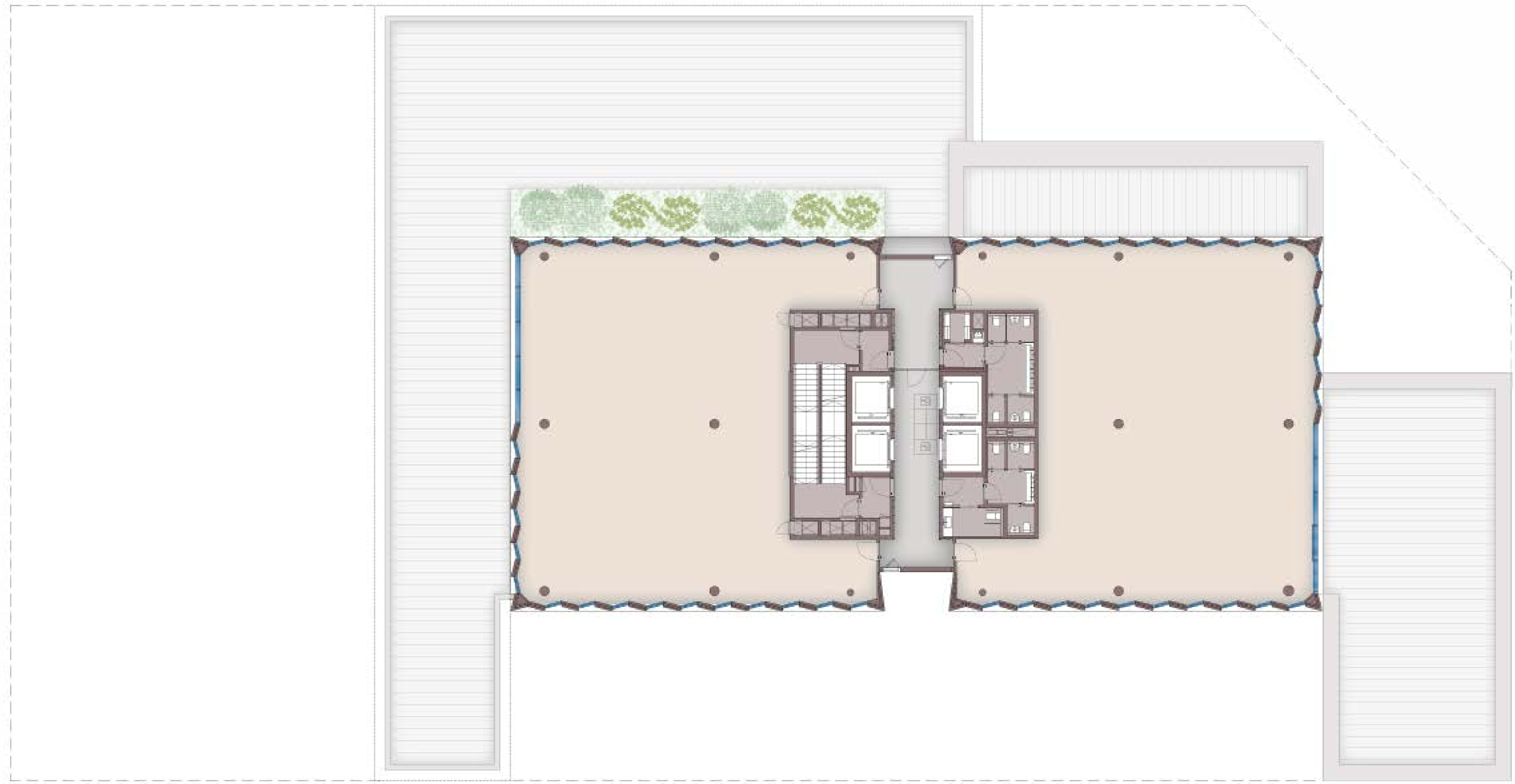
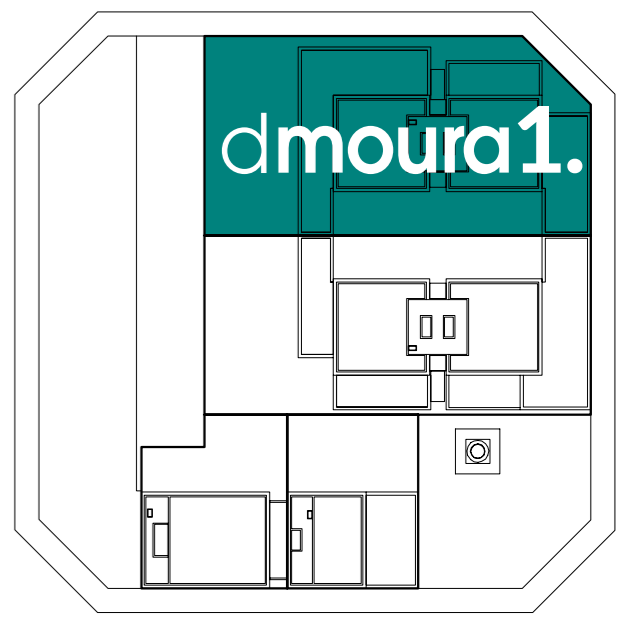
> ground floor

> p -1

> p -2



Agricultura St.



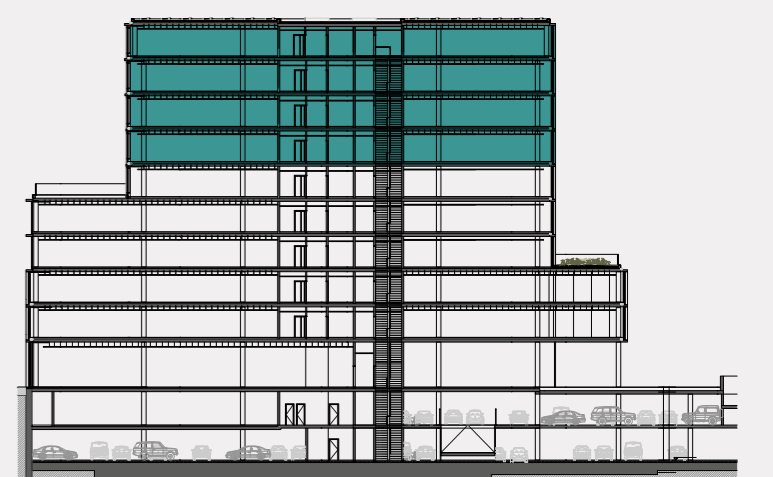
Cristóbal de Moura St.

floor 6-9

> space planning 1

> space planning 2

letting area	805 sqm
occupancy ratio	1/7



Agricultura St.

> floor 6 - 9

> floor 5

> floor 4

> floor 3

> floor 1 - 2

> ground floor

> p -1

> p -2

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Cristóbal de Moura St.

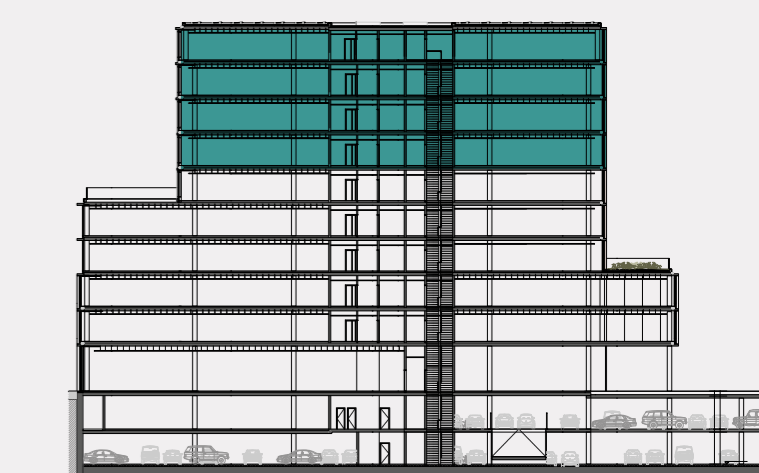
floor 6-9

> space planning 1

> space planning 2

88 pax

high density, occupancy ratio 1/7



Agricultura St.

> floor 6 - 9

> floor 5

> floor 4

> floor 3

> floor 1 - 2

> ground floor

> p -1

> p -2

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Cristóbal de Moura St.

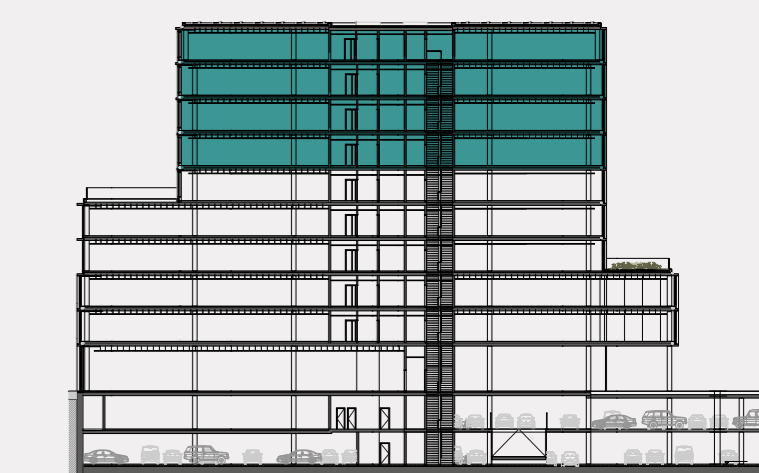
floor 6-9

> space planning 1

> space planning 2

52 pax

low density, occupancy ratio 1/12



Agricultura St.

> floor 6 - 9

> floor 5

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> floor 3

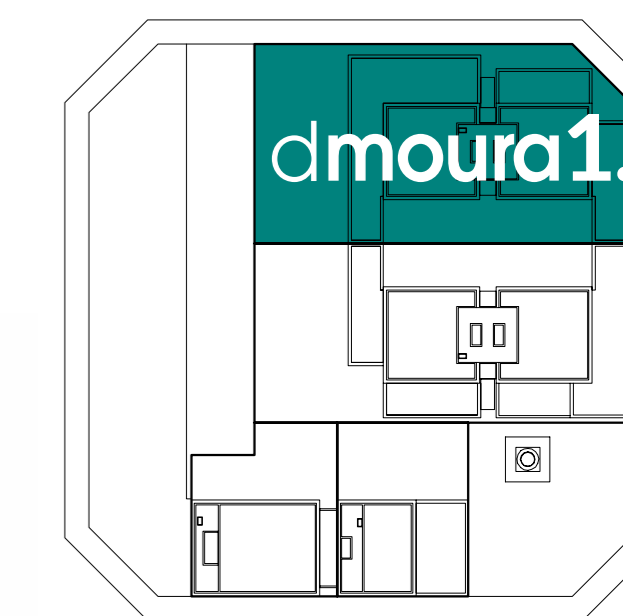
> floor 1 - 2

> ground floor

> p -1

> p -2

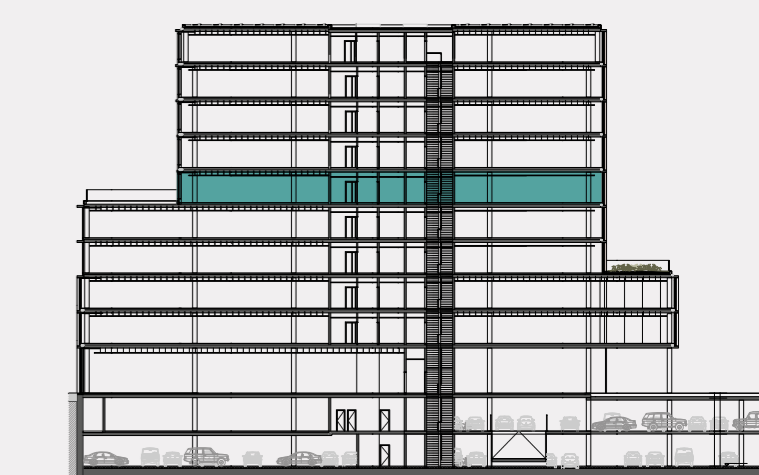
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Cristóbal de Moura St.

floor 5

letting area	805 sqm
terrace	185 sqm
occupancy ratio	1/7



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> floor 6 - 9

> floor 5

> floor 4

> floor 3

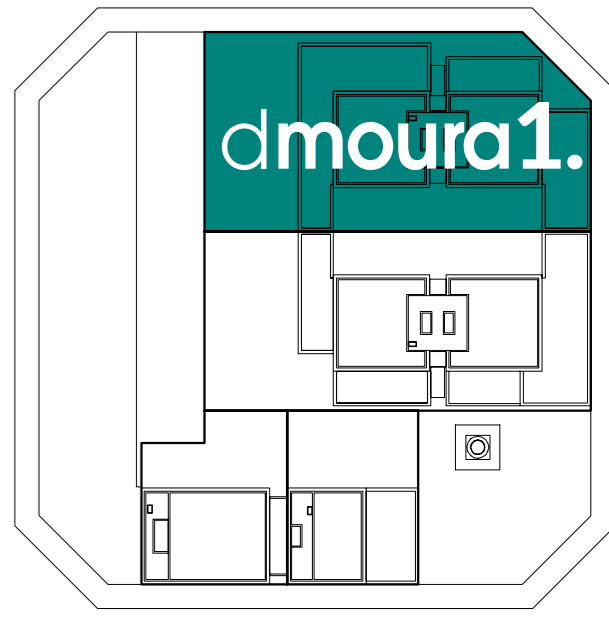
> floor 1 - 2

> ground floor

> p -1

> p -2

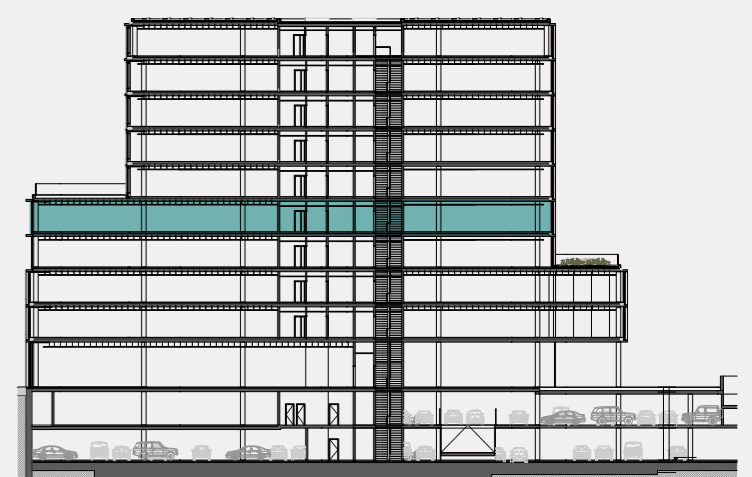
Agricultura St.



Cristóbal de Moura St.

floor 4

letting area	1,042 sqm
terrace	91 sqm
occupancy ratio	1/7



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> floor 6 - 9

> floor 5

> floor 4

> floor 3

> floor 1 - 2

> ground floor

> p -1

> p -2

Agricultura St.

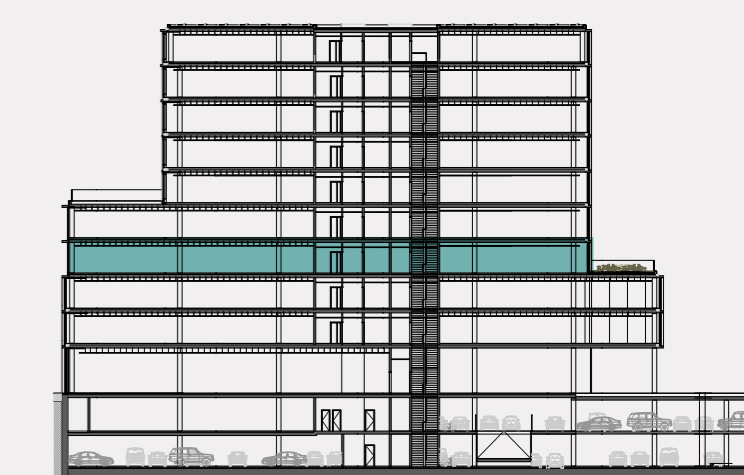
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Cristóbal de Moura St.

floor 3

letting area	1,167 sqm
terrace	513 sqm
occupancy ratio	1/7



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> floor 6 - 9

> floor 5

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> floor 3

> floor 1 - 2

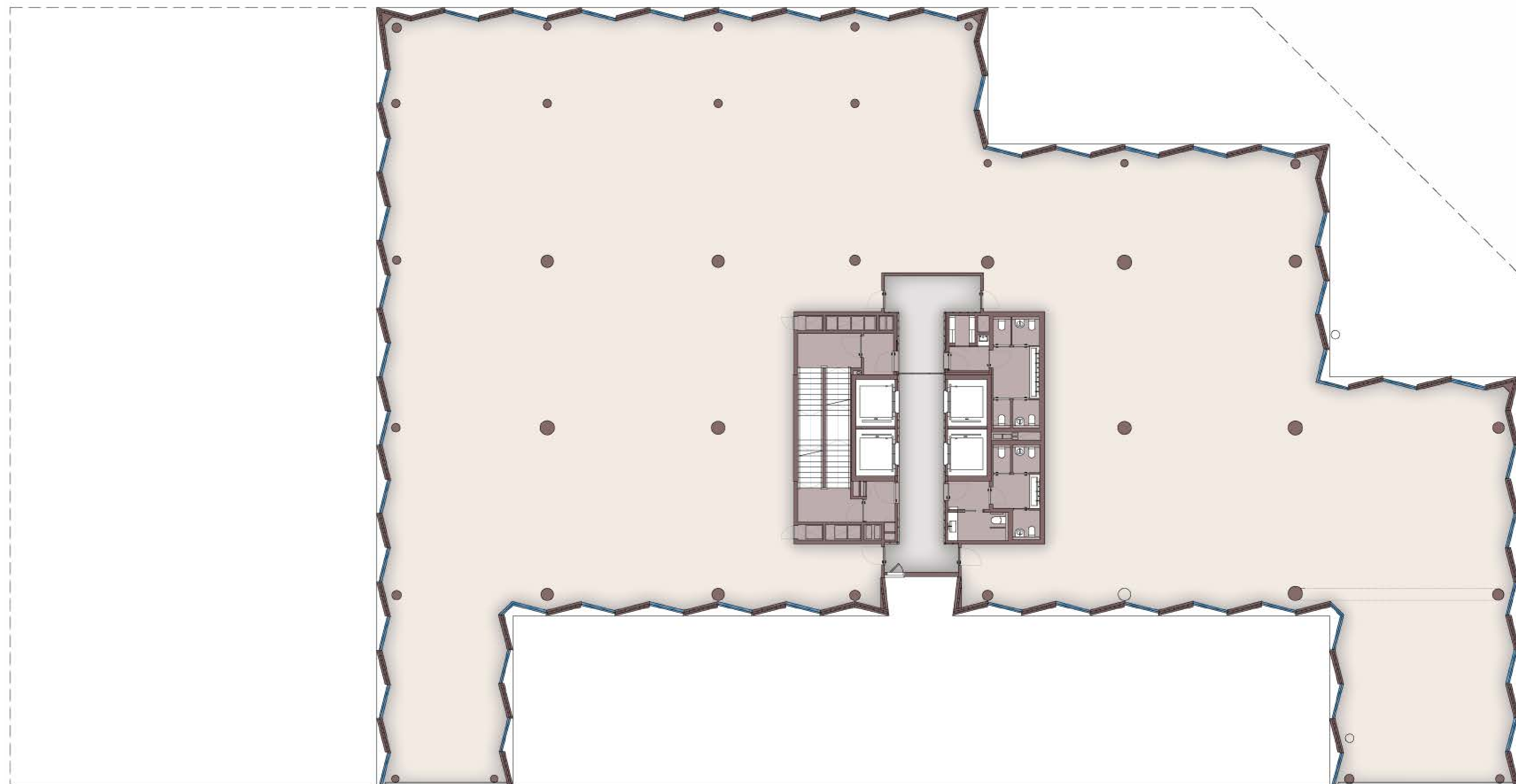
> ground floor

> p -1

> p -2

Agricultura St.

dmoura1.

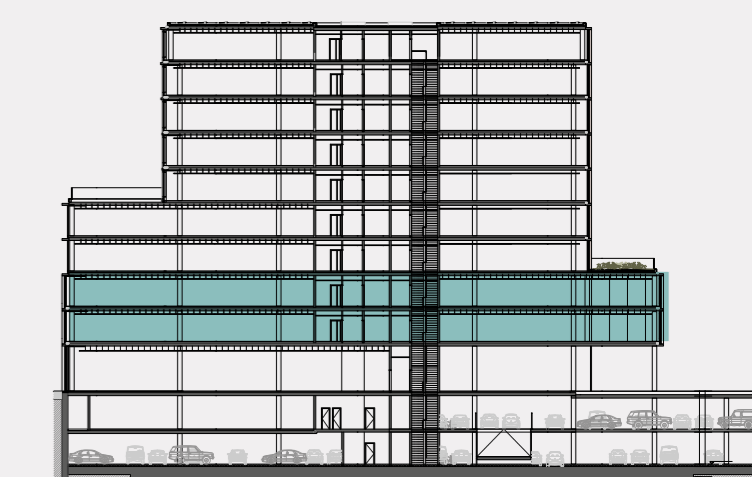


Cristóbal de Moura St.

floor 1-2

letting area 1,903 sqm

occupancy ratio 1/7



Agricultura St.

> floor 6 - 9

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> floor 4

> floor 3

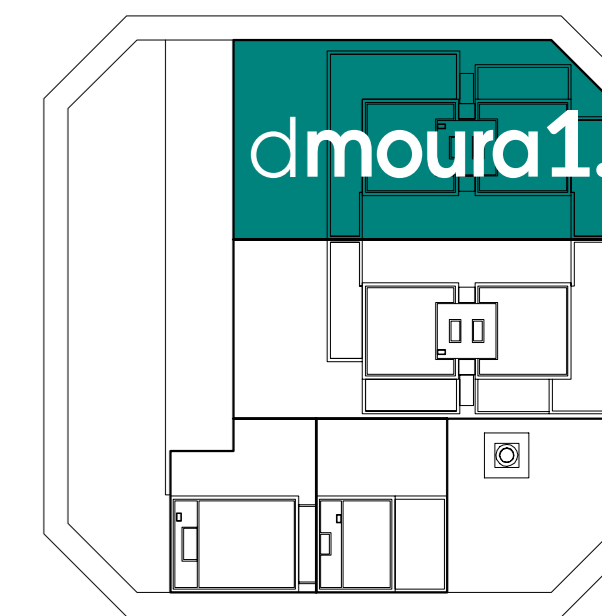
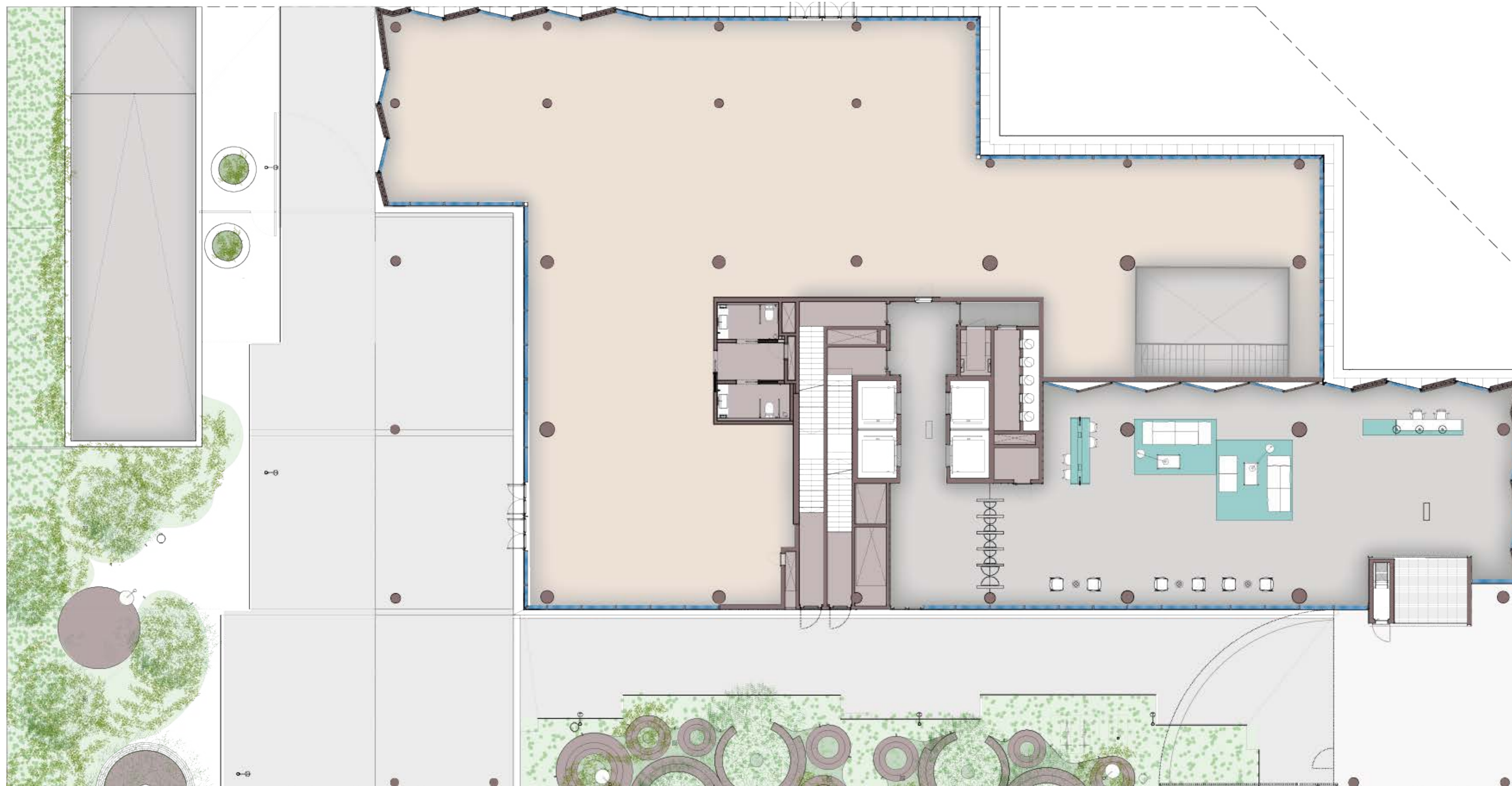
> floor 1 - 2

> ground floor

> p -1

> p -2


Agricultura St.

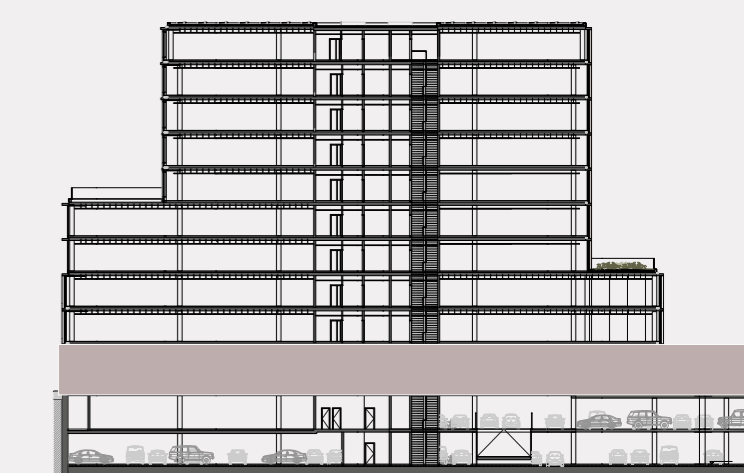


Cristóbal de Moura St.

ground floor

letting area 1.629 m²

 spaces 8



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> floor 6 - 9

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> floor 3

> floor 1 - 2

> ground floor

> p -1

> p -2




Agricultura St.

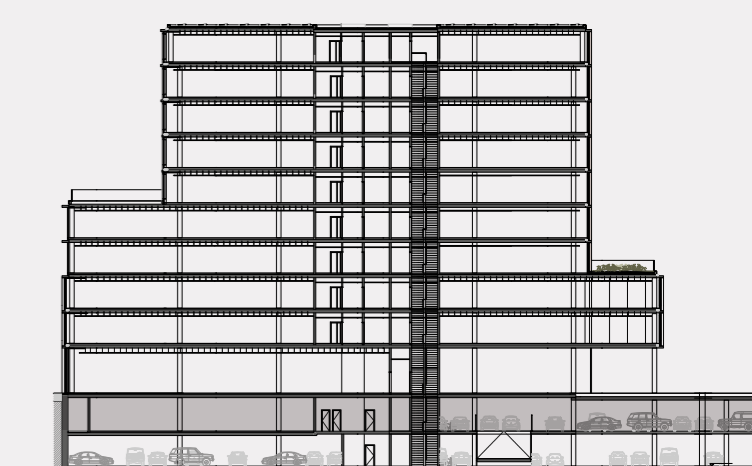
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Cristóbal de Moura St.

parking -1

	spaces	42
	spaces	6
	spaces	130



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> floor 6 - 9

> floor 5

> floor 4

> floor 3

> floor 1 - 2

> ground floor

> p -1

> p -2




Agricultura St.

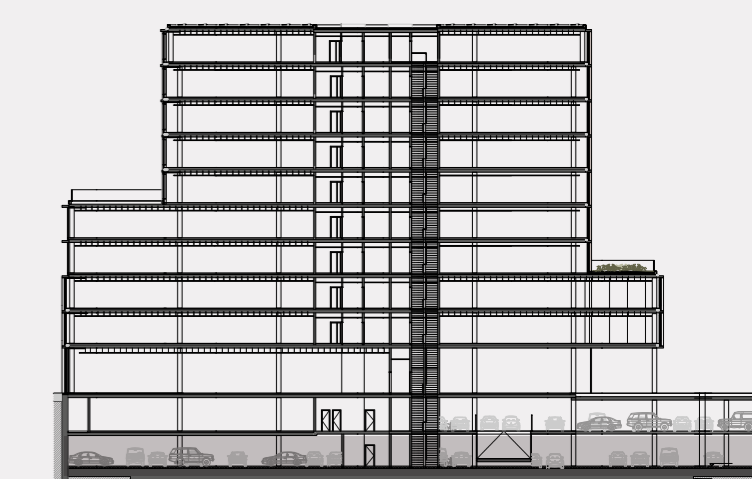
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Cristóbal de Moura St.

parking -2

	spaces	108
	spaces	30
	spaces	no



Agricultura St.

technical specifications

- 4 Schindler elevators with a capacity for 17 passengers and a speed of 2.5m/s, and two sets of stairs
- Floor to ceiling heights between 2,70 and 3mts
- Raised floor with a height between 12 -15cms
- Separate male and female changing rooms at basement level, with showers and WCs
- 138 bicycle parking spaces
- 150 car parking spaces, including 4 for electrical cars
- 36 motorcycle parking spaces
- Air-conditioning system by Districlima



platinum certifications

dmoura1. holds the highest-possible scores in the three most recognized certifications in wellness, environmental and technology credentials.



**LEED
Platinum**

The world's most recognized green building certification.



**WELL
Platinum**

It certifies buildings that enhance human health and wellbeing.



**WIRESCORE
Platinum**

It certifies exceptional standard for the quality of digital infrastructure, resilience and wireless network.

contact



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