

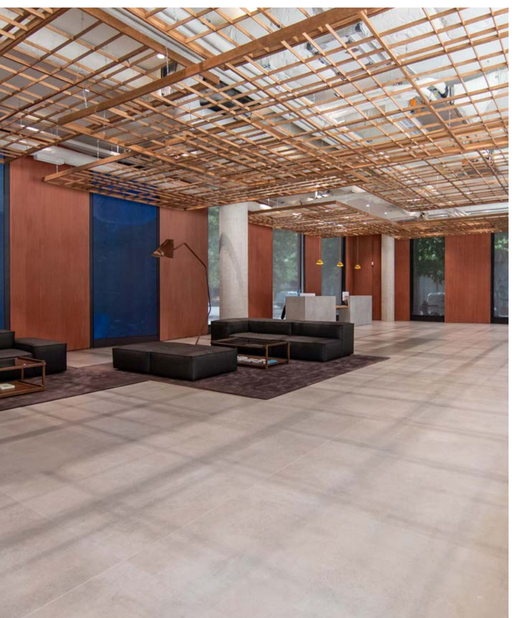
dmoura1.

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

dmoura
business campus

introducing **dmoura1,**

a leader in key decision-making criteria



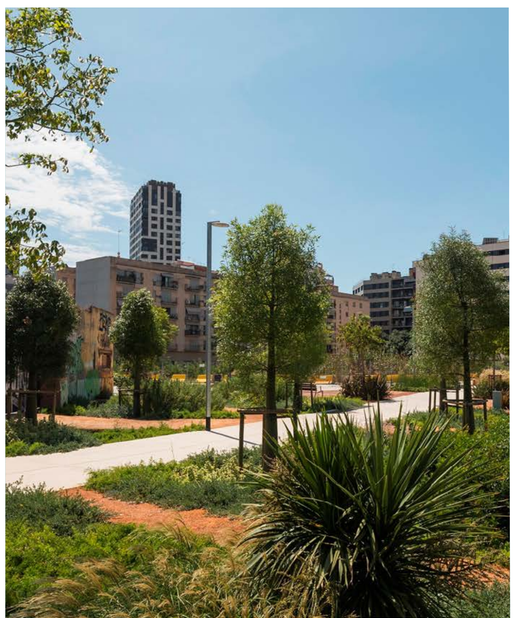
people first
architecture



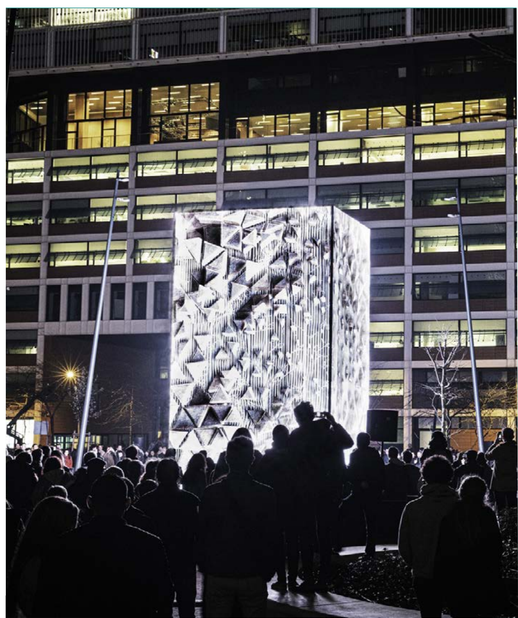
Class-A
office building



3 premium
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.



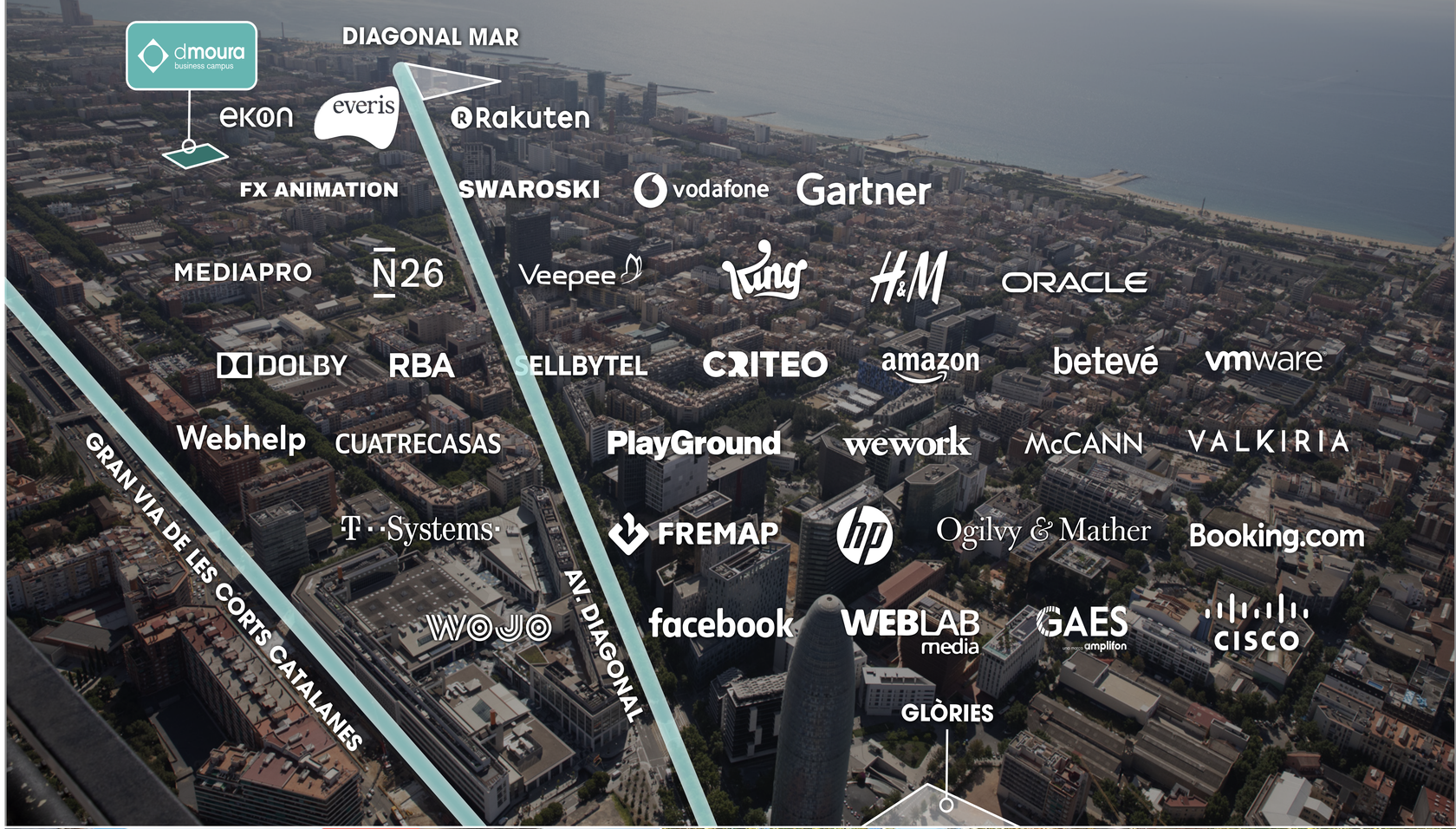




southern Europe's leading tech hub

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

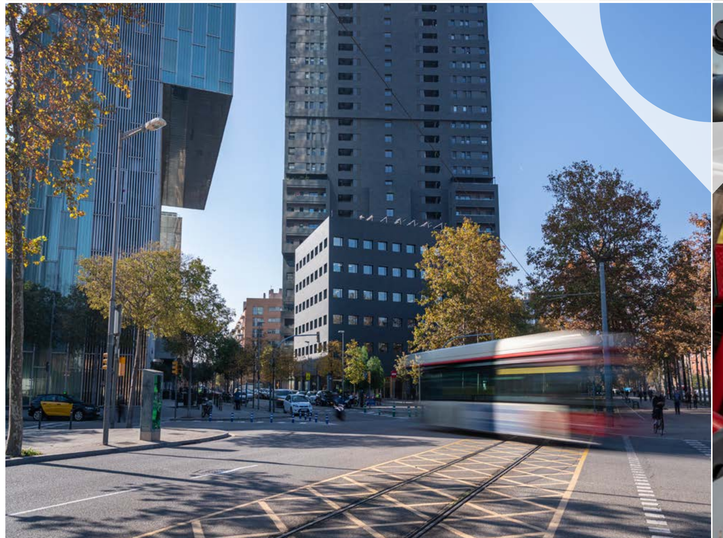
dmoura1. is fully integrated with Barcelona´s excellent public transport networks: **Metro, Bus and Tram stations are within 7 minutes' walk.**

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.

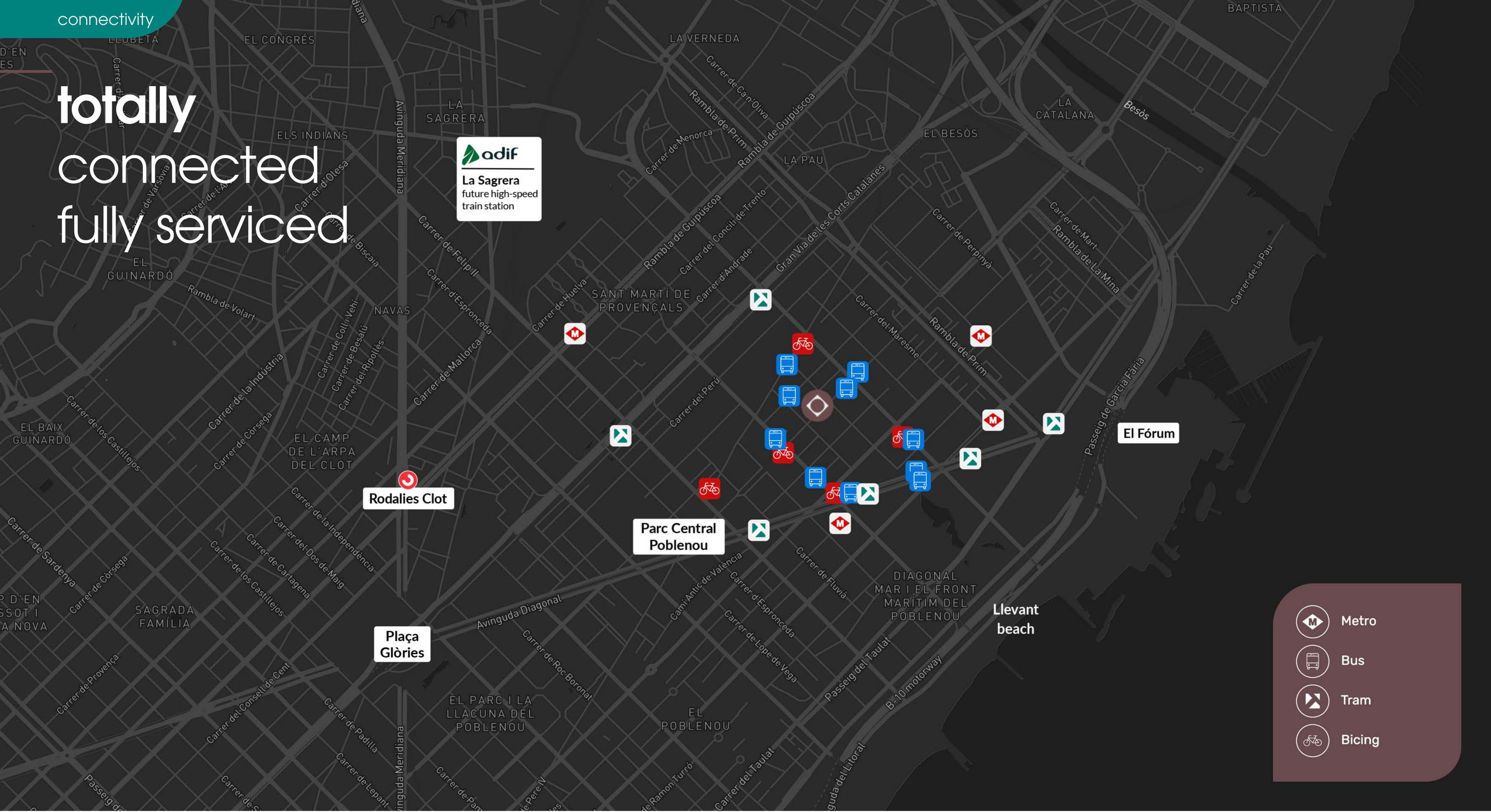








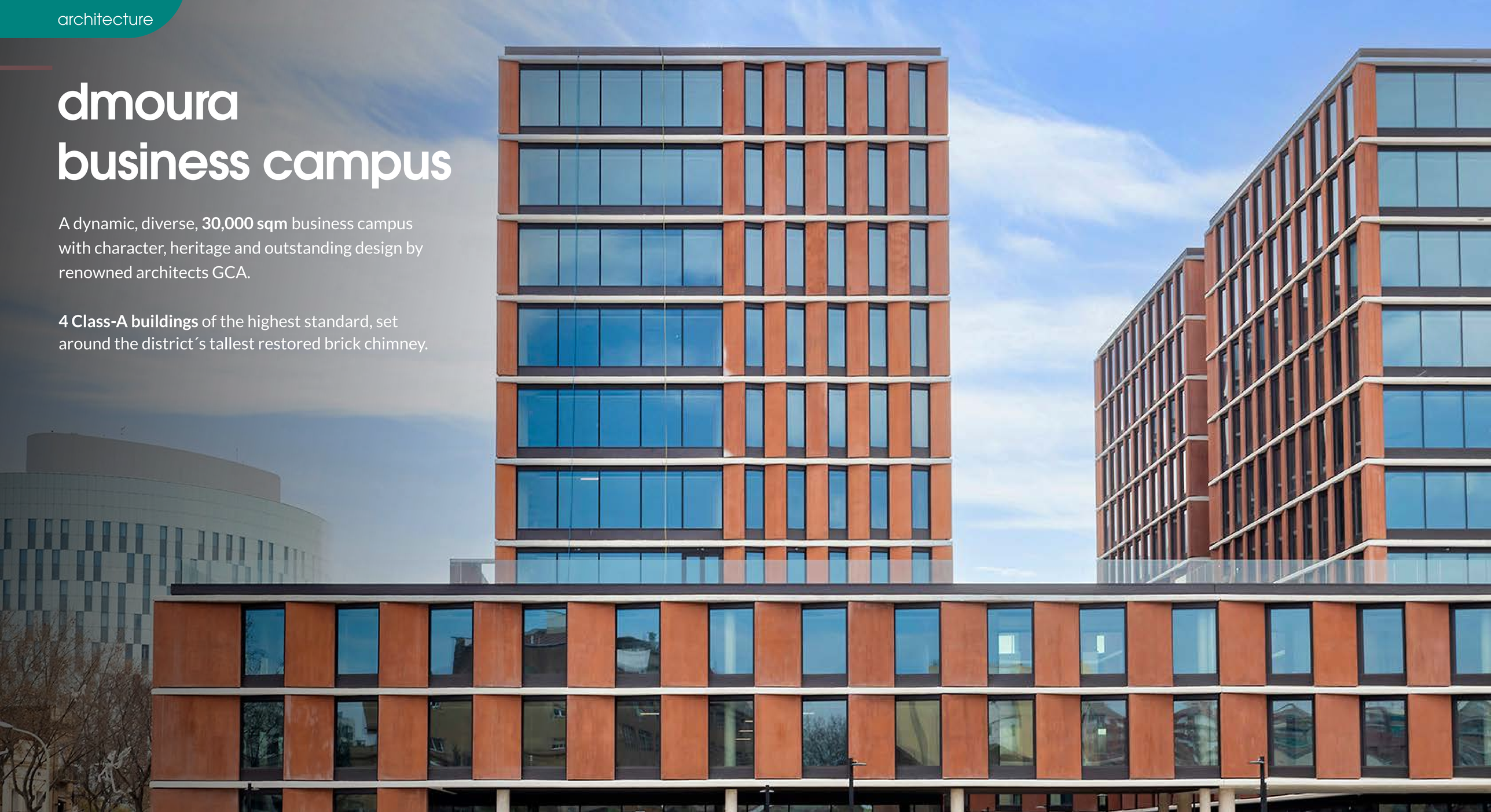
totally connected fully serviced



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.



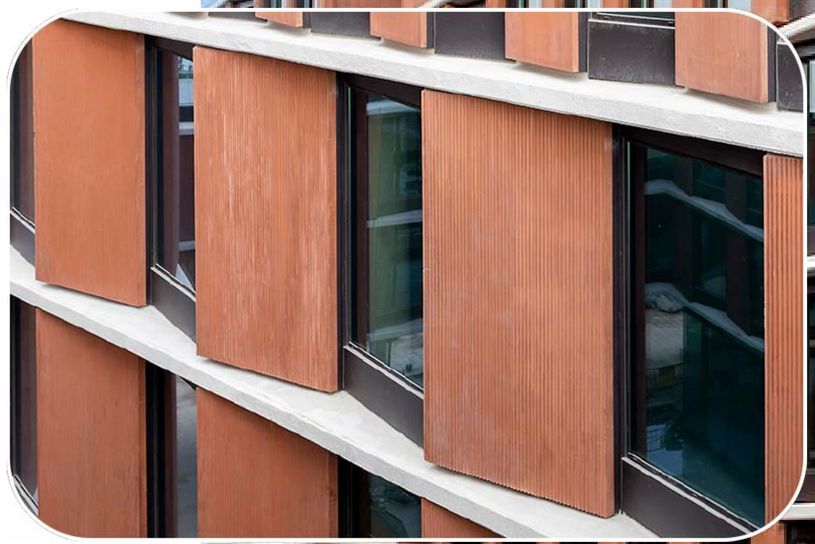




The tallest brick chimney in 22@ north

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

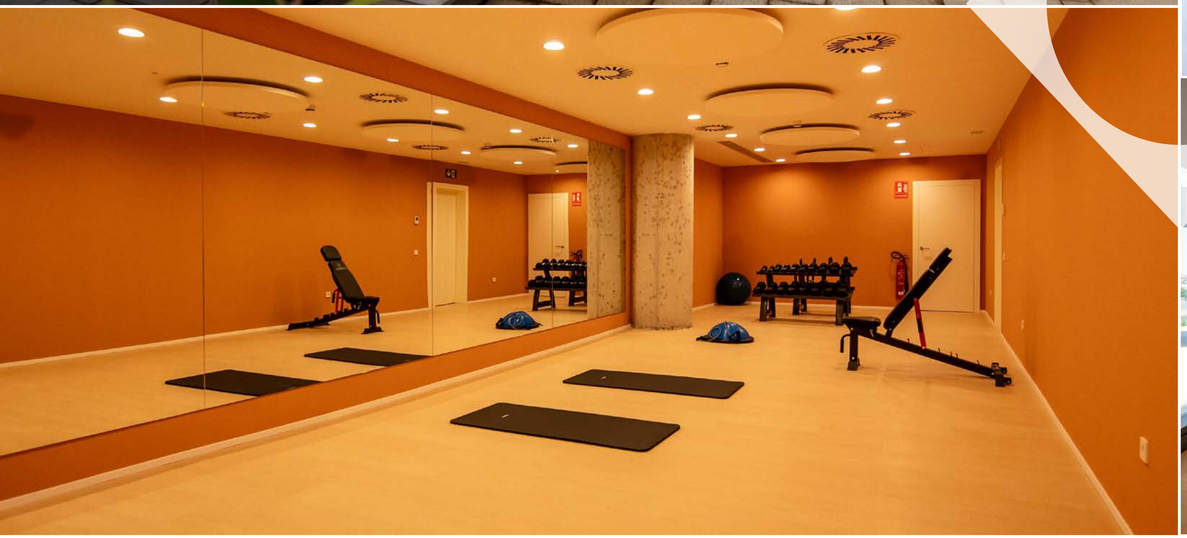


Terraces on the ground floor plus floors 3, 4 and 5 directly connect the offices with the **outdoors for socializing, relaxing or holding break-out meetings**. They can be private or communal, according to tenants' wishes

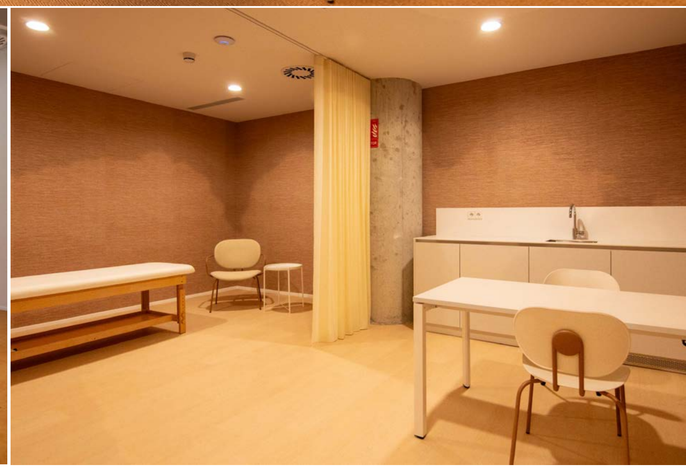
flexible
use space







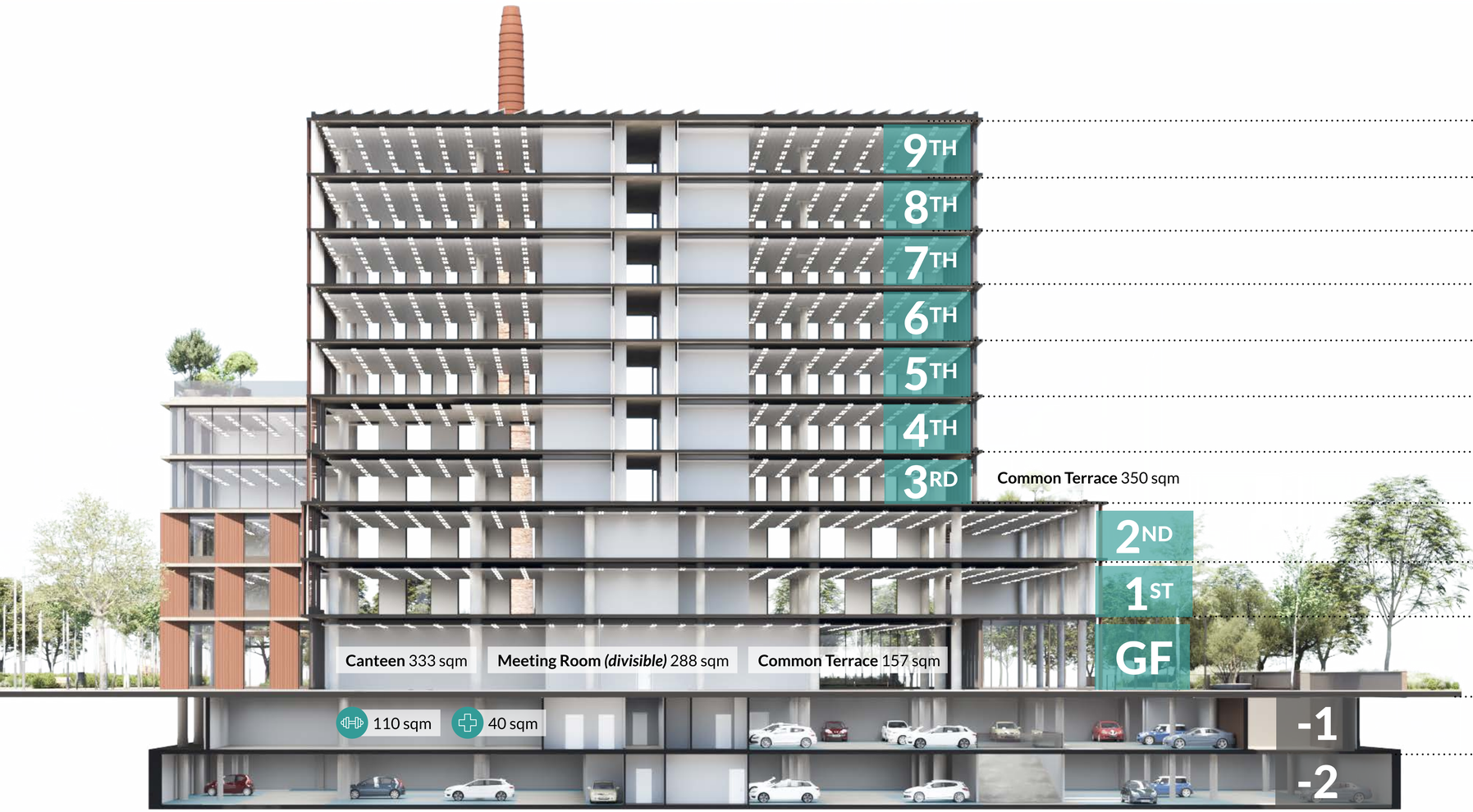




More than 1,600 square meters have been renovated to create a truly unique space. The improvements have added a range of new community services for tenants, such as a gym, meeting rooms, cafeteria, terrace, health box, and changing rooms.

dmoura1.

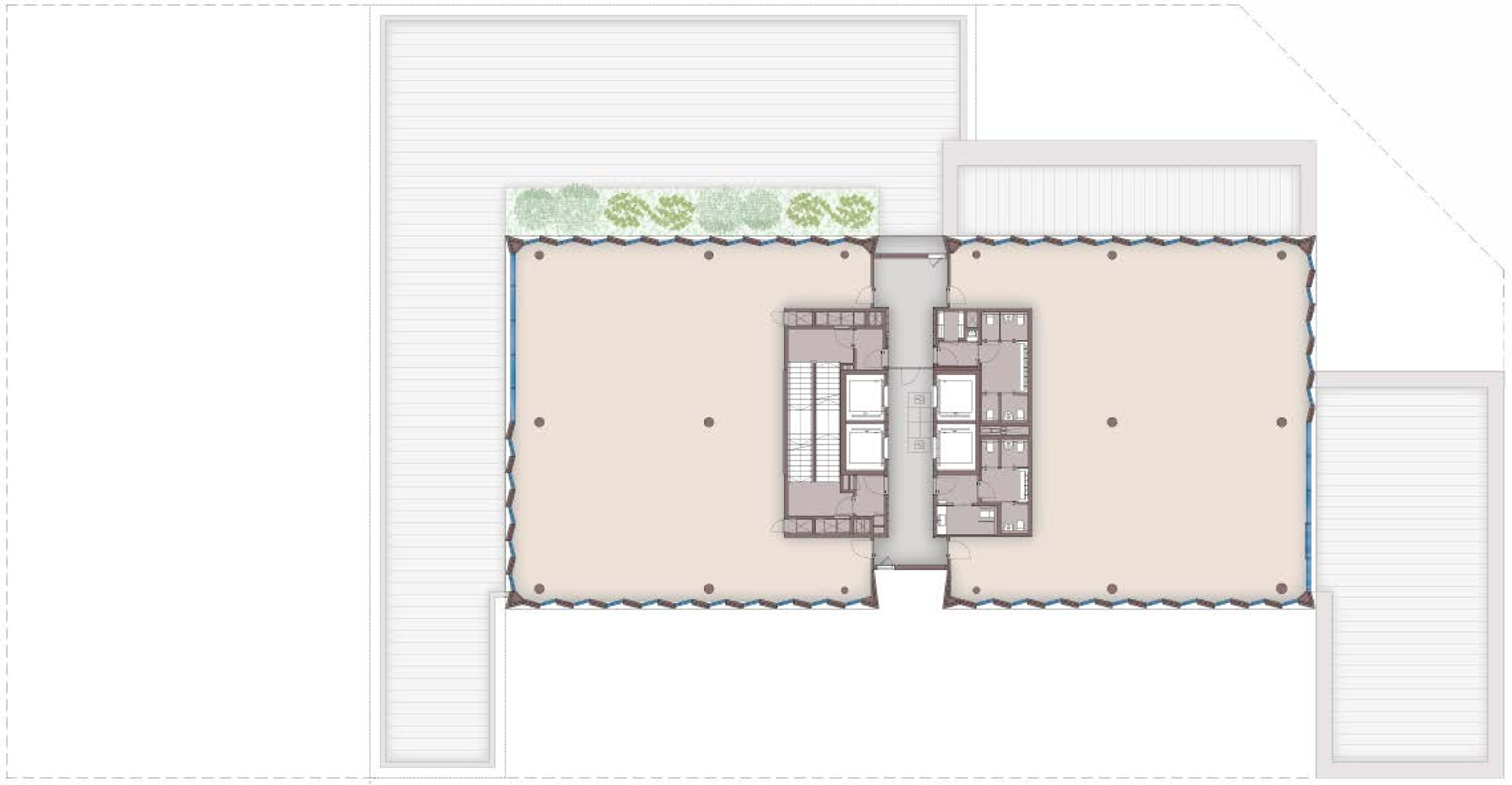
dmoura1. offers **11,600 sqm of highly flexible space**, distributed over a ground floor plus nine upper floors and two below-ground floors for parking



	letting area (sqm)	private terrace (sqm)	common terrace (sqm)	total (sqm)
9TH	842			842
8TH	842			842
7TH	842			842
6TH	842			842
5TH	842	174		1,016
4TH	1,090	97		1,187
3RD	1,221	163	350	1,734
2ND	1,991			1,991
1ST	1,991			1,991
GF	670 *(retail unit)*		157	827
-1	498 *(retail unit)*			498
-2				

- floor 6 - 9
- floor 5
- floor 4
- floor 3
- floor 1 - 2
- ground floor
- p -1
- p -2

Agricultura St.

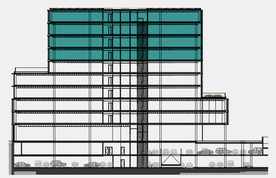


Cristóbal de Moura St.

floor 6-9

- space planning 1
- space planning 2

letting area	842 sqm
occupancy ratio	1/7



Agricultura St.

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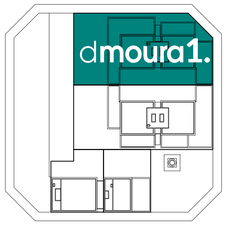
Agricultura St.



Cristóbal de Moura St.

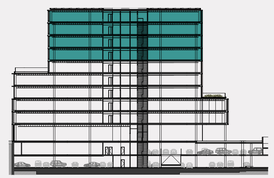


floor 6-9

- space planning 1
- space planning 2

88 pax

high density, occupancy ratio 1/7



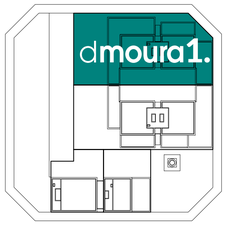
Agricultura St.

- floor 6 - 9
- floor 5
- floor 4
- floor 3
- floor 1 - 2
- ground floor
- p -1
- p -2

Agricultura St.



Cristóbal de Moura St.

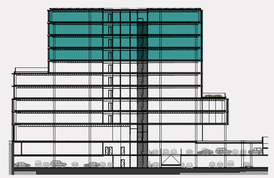


floor 6-9

- space planning 1
- space planning 2

52 pax

low density, occupancy ratio 1/12



Agricultura St.

- floor 6 - 9
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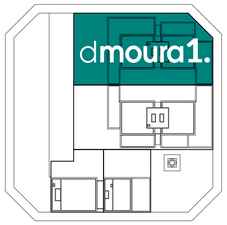
- floor 4
- floor 3
- floor 1 - 2
- ground floor
- p -1
- p -2

Agricultura St.

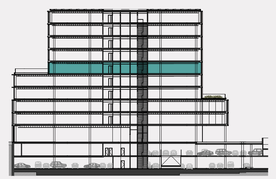


Cristóbal de Moura St.



floor 5

letting area	842 sqm
terrace	174 sqm
occupancy ratio	1/7



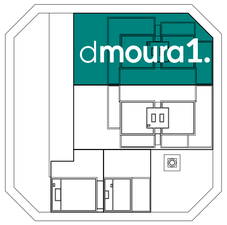
Agricultura St.

- floor 6 - 9
- floor 5
- **floor 4**
- floor 3
- floor 1 - 2
- ground floor
- p -1
- p -2

Agricultura St.

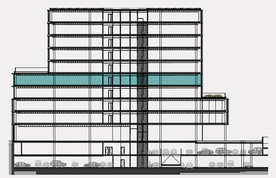


Cristóbal de Moura St.



floor 4

letting area	1,090 sqm
terrace	97 sqm
occupancy ratio	1/7



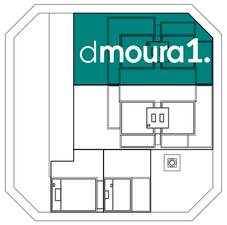
Agricultura St.

- floor 6 - 9
- floor 5
- floor 4
- floor 3
- floor 1 - 2
- ground floor
- p -1
- p -2

Agricultura St.

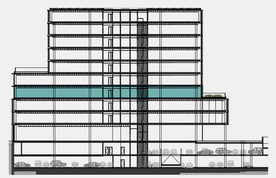


Cristóbal de Moura St.



floor 3

letting area	1,221 sqm
private terrace	163 sqm
common terrace	350 sqm
occupancy ratio	1/7



Agricultura St.

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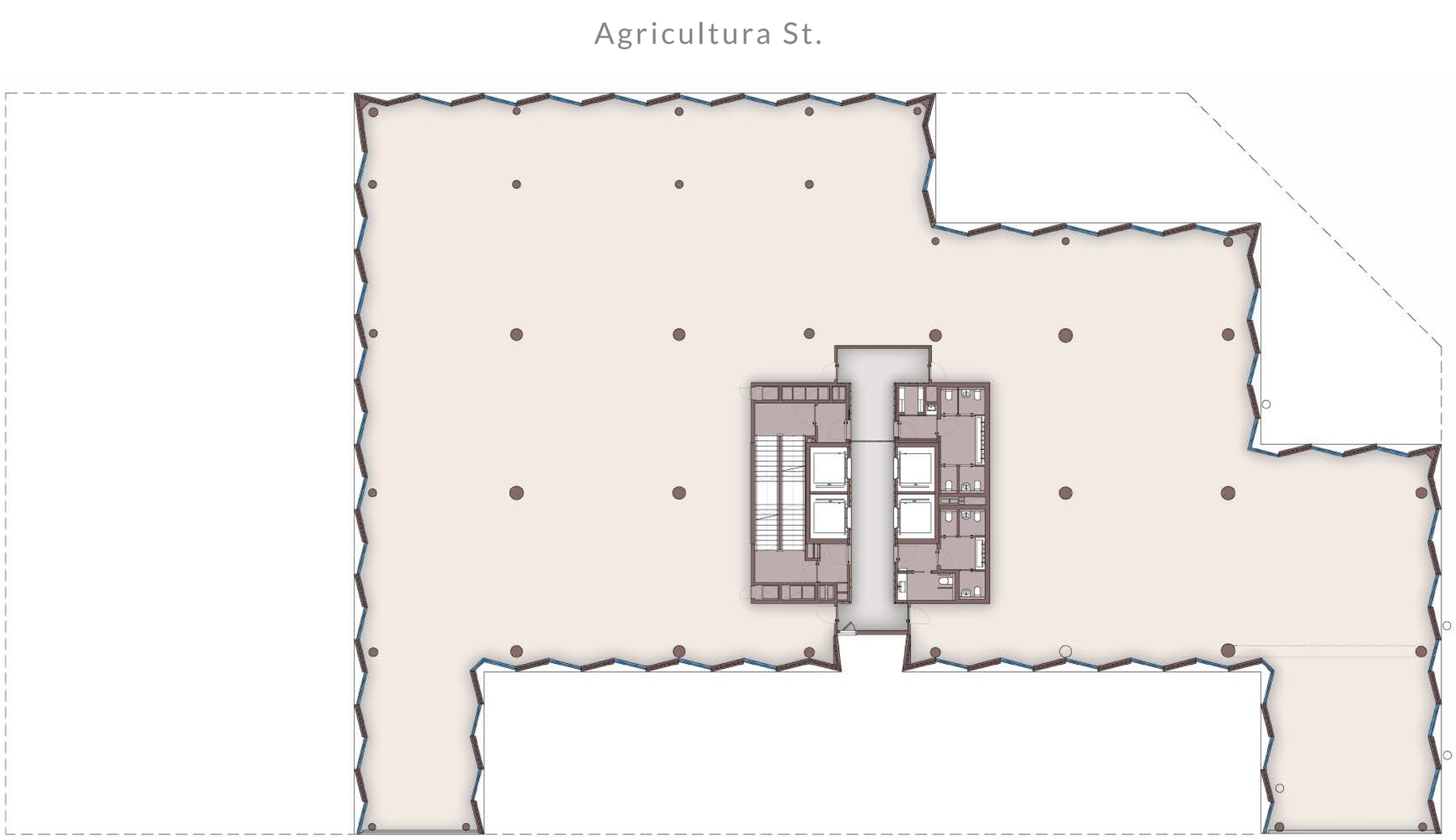
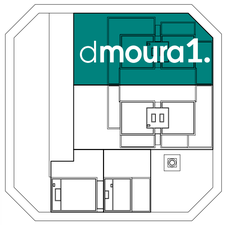
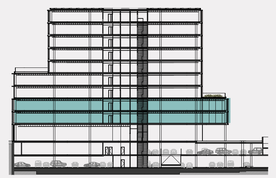
- p -2





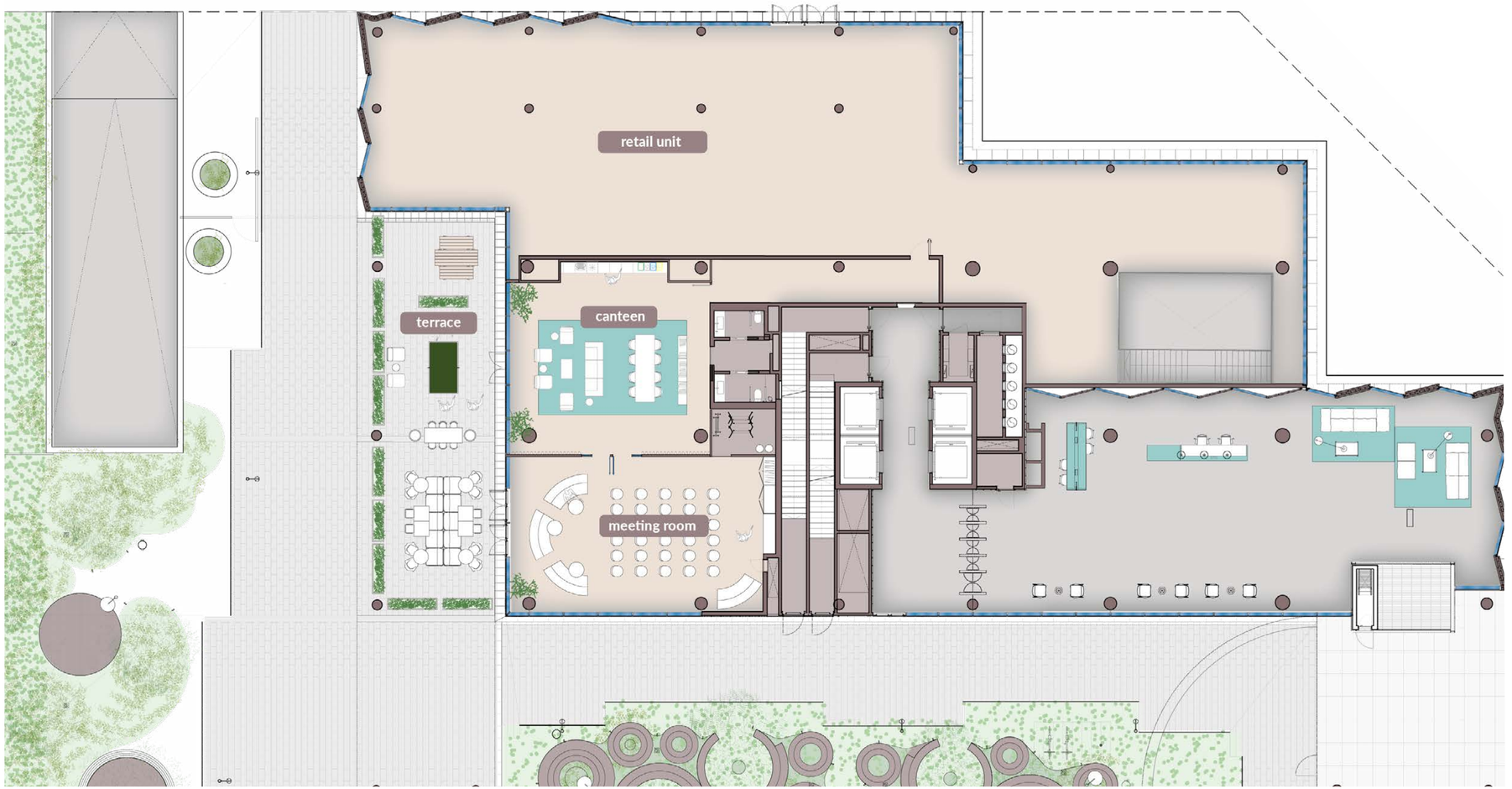
floor 1-2

letting area	1,991 sqm
occupancy ratio	1/7

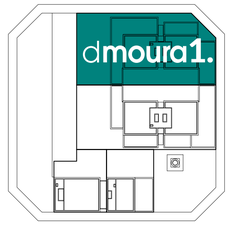


- floor 6 - 9
- floor 5
- floor 4
- floor 3
- floor 1 - 2
- **ground floor**
- p -1
- p -2

Agricultura St.

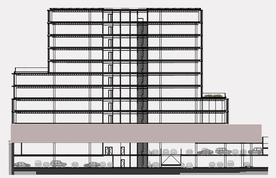


Cristóbal de Moura St.



ground floor

terrace	157 sqm
spaces	8



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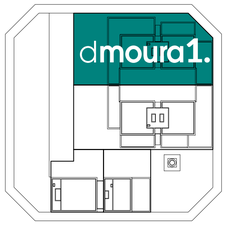
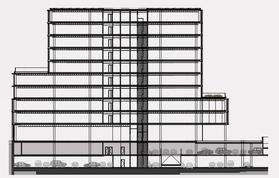


Cristóbal de Moura St.

parking -1

	spaces	42
	spaces	6
	spaces	130



Agricultura St.

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- p -1
- p -2

Agricultura St.



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



premium certifications

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



LEED Platinum

The world's most recognized green building certification.

WELL Platinum

It certifies buildings that enhance human health and wellbeing.

WIREDSCORE Gold

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

contact

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