

Edificio

lumen

Carretera del Prat 8 | **Barcelona**



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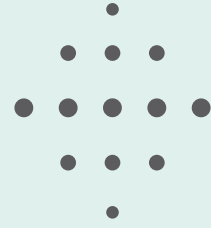
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Overview



01



Offices with a light of their own in the new Barcelona



FIND OUT
MORE

More than 8,000 sqm of bright new renovated space.



Like the first ray of sunshine, Lumen has been built to inspire a new generation of companies. A workplace ready for tomorrow located in one of the city's emerging areas. Discover its

wide-open floors and how easily they connect with spacious terraces, the airport, the port and the vibrant life of a Mediterranean city •

8,106 sqm
of office space

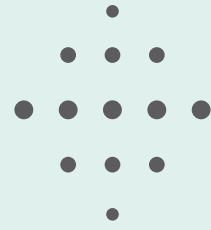
2,000+ sqm
of open-plan floor space

4
floors with terraces

100
car parking spaces



renovated double-height entrance way



Location







Part of dazzling Barcelona



Lumen is located in Zona Fira, one of the key areas of the city's future. An ambitious urban planning project where 720,000 sqm have been earmarked for business and have already attracted major companies.

Formerly an industrial zone of the city surrounded by major infrastructure which is enjoying a new resurgence, inspired by the well-known 22@ barcelona innovation district •

From Lumen to:

		
Fira of Barcelona	5'	14'
Port of Barcelona	9'	17'
Airport	10'	21'
Sants Station (AVE)	12'	19'
Plaça de Catalunya	15'	23'





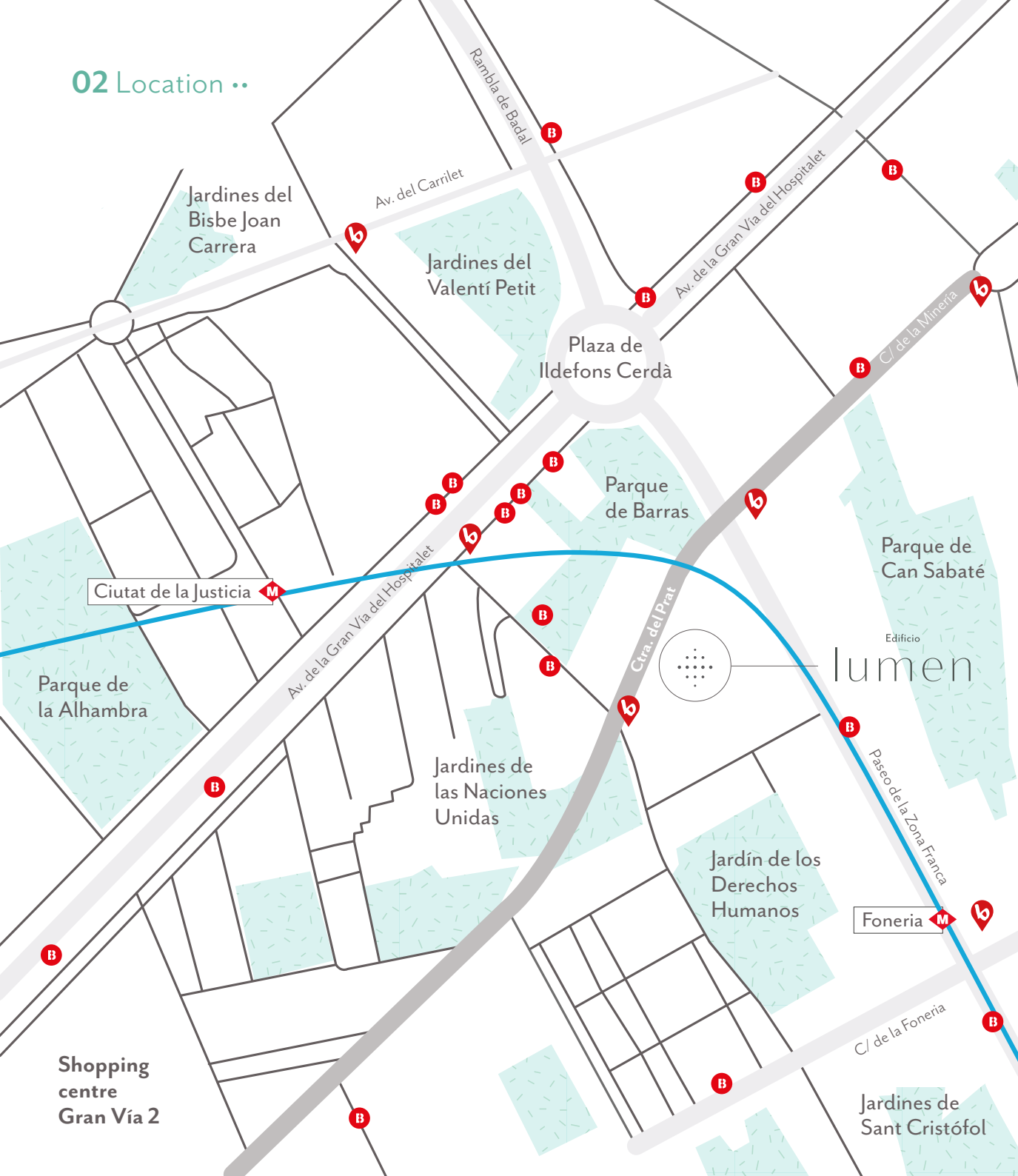
WHEREVER YOU
LOOK

An area with impressive neighbours

- 01 Torre Auditori
- 02 Generali
- 03 Hc Energía
- 04 Deichmann
- 05 SegurCaixa Adeslas
- 06 Seat
- 07 Prosoltec Technologies, S.L
- 08 Cellnex Telecom
- 09 Copisa | Michael Page
- 10 Inbisa Grupo Empresarial S.L | Werfen
- 11 Veolia Serveis Catalunya
- 12 Brodynt Global Services
- 13 KPMG
- 14 Acciona Infraestructuras S.A | Pfizer
Ayming Barcelona | Quadpack Industries S.A
Teyamé S.L | Zabala Innovation



02 Location ..



Travel at the speed of light

Unrivalled connectivity to all key points in Barcelona

Whether you need a car or prefer alternative transport options, Lumen connects to each one. Just a few steps away, there are several bus stops, two metro lines and a railway line, as well as a number of Bicing stations. By road, things are even easier thanks to

the proximity of major arteries such as the Gran Via de les Corts Catalanes and the Passeig de la Zona Franca, not to mention easy access to the Ronda Litoral ●



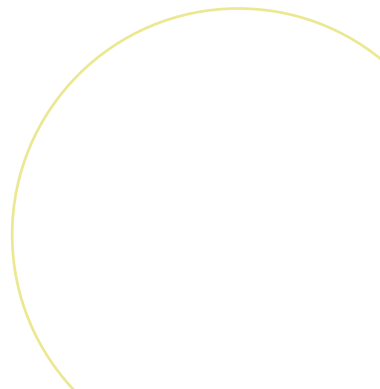
Bicing



Metro L10 Sud



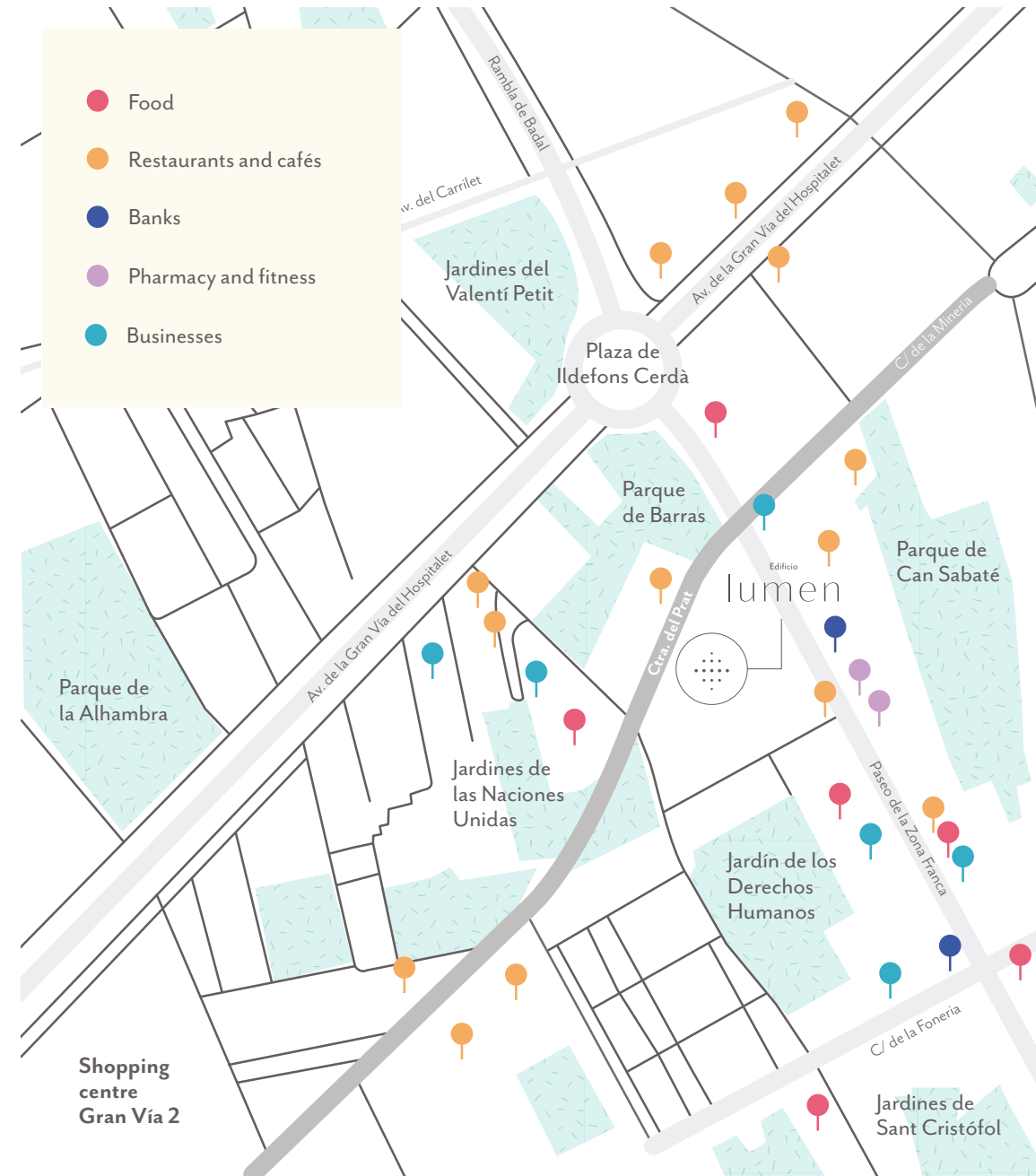
Bus

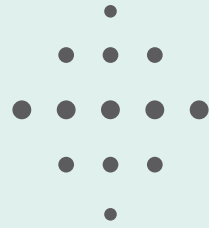


A building that illuminates the City of Justice

Lumen is located in the new City of Justice, near Plaça Ildefons Cerdà, a lively oasis that marks the border between Barcelona and L'Hospitalet. Here, wide streets with green spaces merge with offices, apartment buildings and one of the best

selections of services in the city. Food and gastronomy, leisure, sport, health, education, administrative procedures, hotels, parks and everything else you can imagine, are close by •





The Project





Switch on a new era for your company

SIMPLY
BRILLIANT

An industrial space converted into a magnet for talent and collaboration

Lumen has used the building's original structure to create a distinguished, new-generation corporate headquarters. Developed by the prestigious Batlleiroig architectural studio, the project offers its

tenants a workplace open to the city and its spectacular Mediterranean climate through its glass façade and panoramic views of Barcelona •



* Car, motorbike, bicycle and scooter

	Offices	Terrace
Penthouse		1,792 sqm
Floor 3	1,672 sqm	406 sqm
Floor 2	2,007 sqm	754 sqm
Floor 1	2,244 sqm	81 sqm
Ground Floor	2,183 sqm	584 sqm
Basement -1	240 spaces*	
Total	8,106 sqm	1,825 sqm

Simply brilliant workspaces

AND FLASHES
OF QUALITY



The Lumen Building is surrounded by green areas



Modern, 2,000 sqm mega-inspiring, open floor plans

Lumen shines even brighter from the inside. Its very large workspaces have been specifically designed and prepared to accommodate and empower horizontal organizations. Flexible and

efficient environments full of natural light, private terraces, high ceilings with exposed installations, and equipped with the latest advances in technology and connectivity •



An entrance area with plenty of natural light



The spacious ground floor entrance area stands out for its refined design



Spacious, open-plan offices





Industrial design

Highly flexible open floor plan

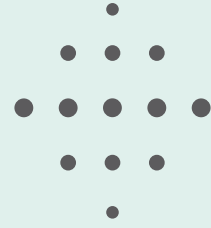
Terrace on each floor

3 meter-high ceilings

Installations ready

Complete changing rooms





Certifications





Grade A
energy efficiency

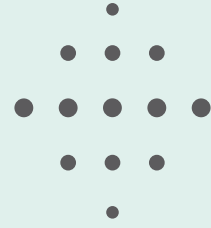


Caring for tenants and the planet

The new concept of office comfort, security and efficiency

The Lumen renovation has been carried out in accordance with the latest trends in caring for people and the environment, which is why it was awarded WELL GOLD and WIREDSCORE certifications. This means that it implements energy and water-saving

measures, has reliable ventilation and space-control measures, uses green spaces and natural textures to improve worker well-being, and makes use of state-of-the-art technology, among many other features ●



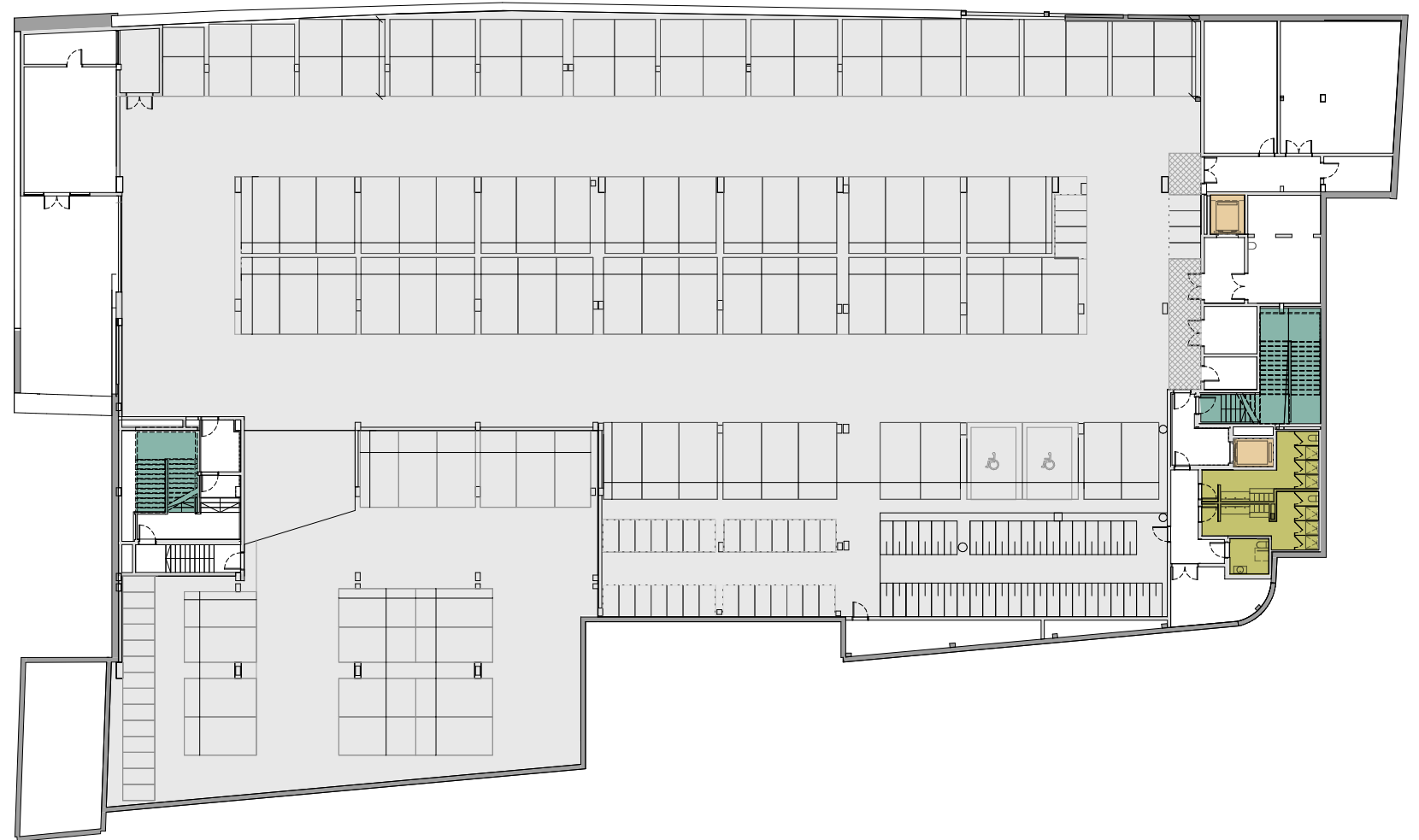
Floorplans and Tech Specs





Basement -1

- 100 spaces for cars
- 33 spaces for motorbikes
- 57 spaces for bicycles
- 50 spaces for scooters



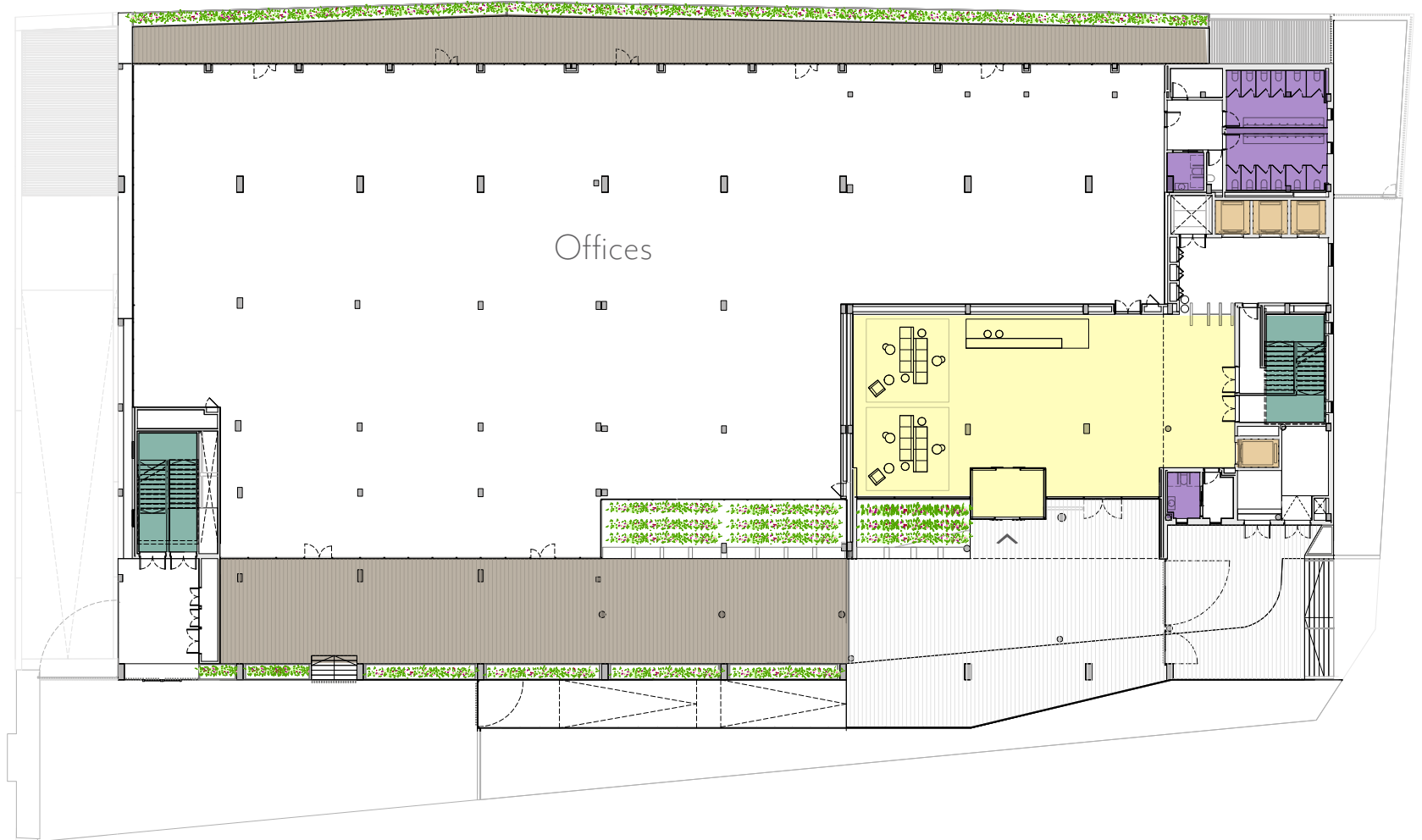
- Parking
- Stairways
- Elevators
- Changing rooms



Ground Floor

2,183 sqm of office space

584 sqm of terraces

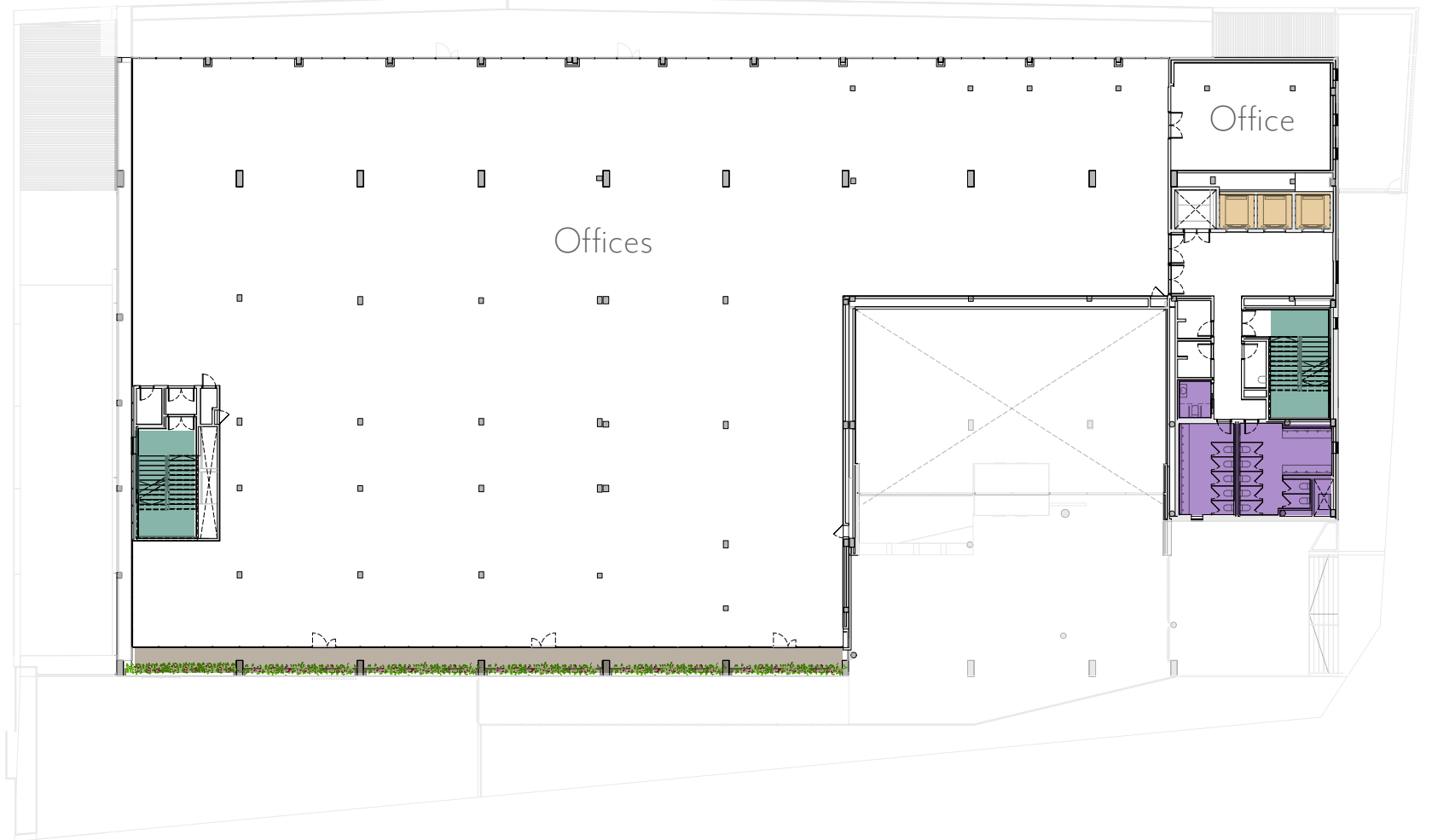


-  Terraces
-  Entrance area
-  Stairways
-  Elevators
-  Bathrooms

Floor 1

2,244 sqm of office space

81 sqm of terraces



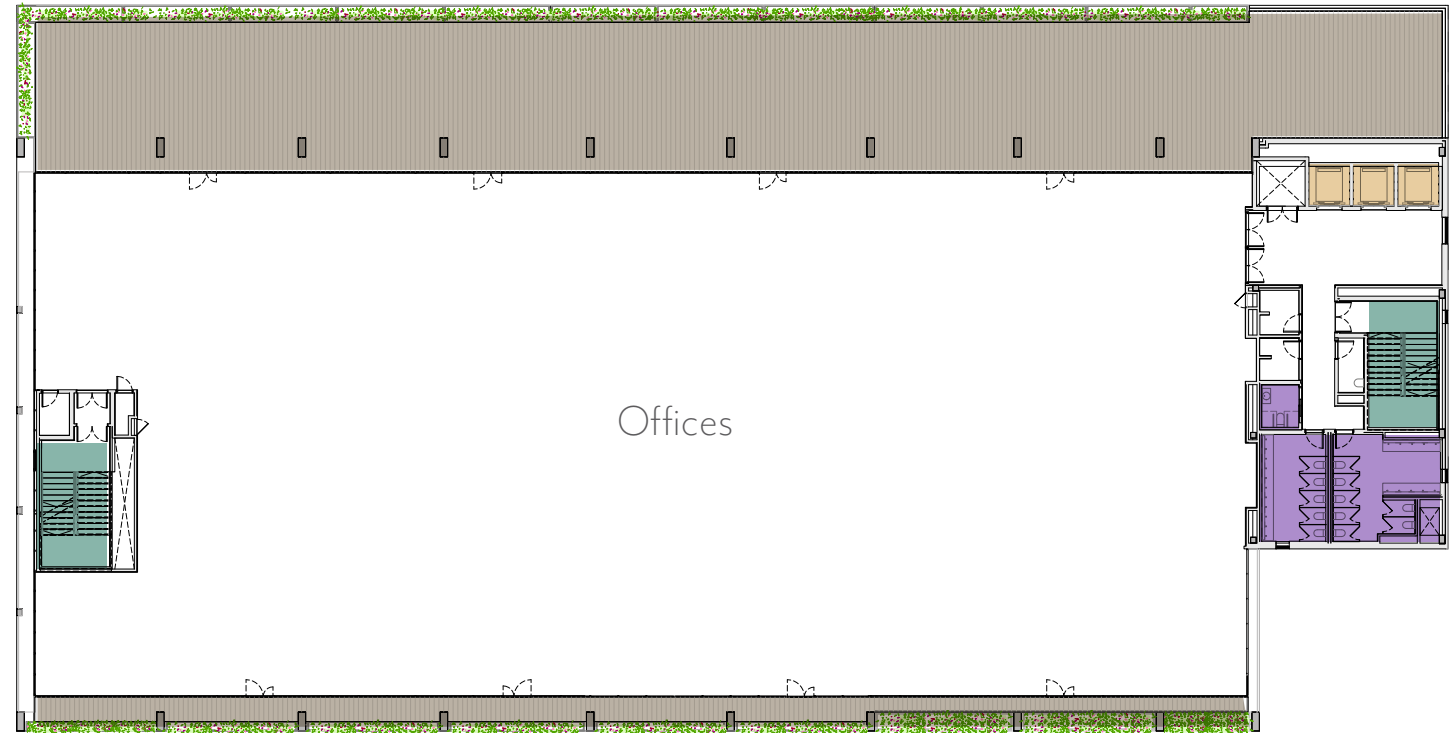
-  Terraces
-  Stairways
-  Elevators
-  Bathrooms



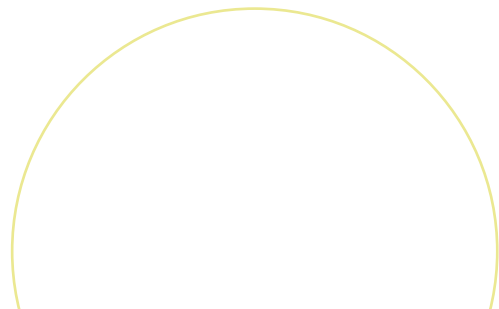
Floor 2

2,007 sqm of office space

754 sqm of terraces



-  Terraces
-  Stairways
-  Elevators
-  Bathrooms

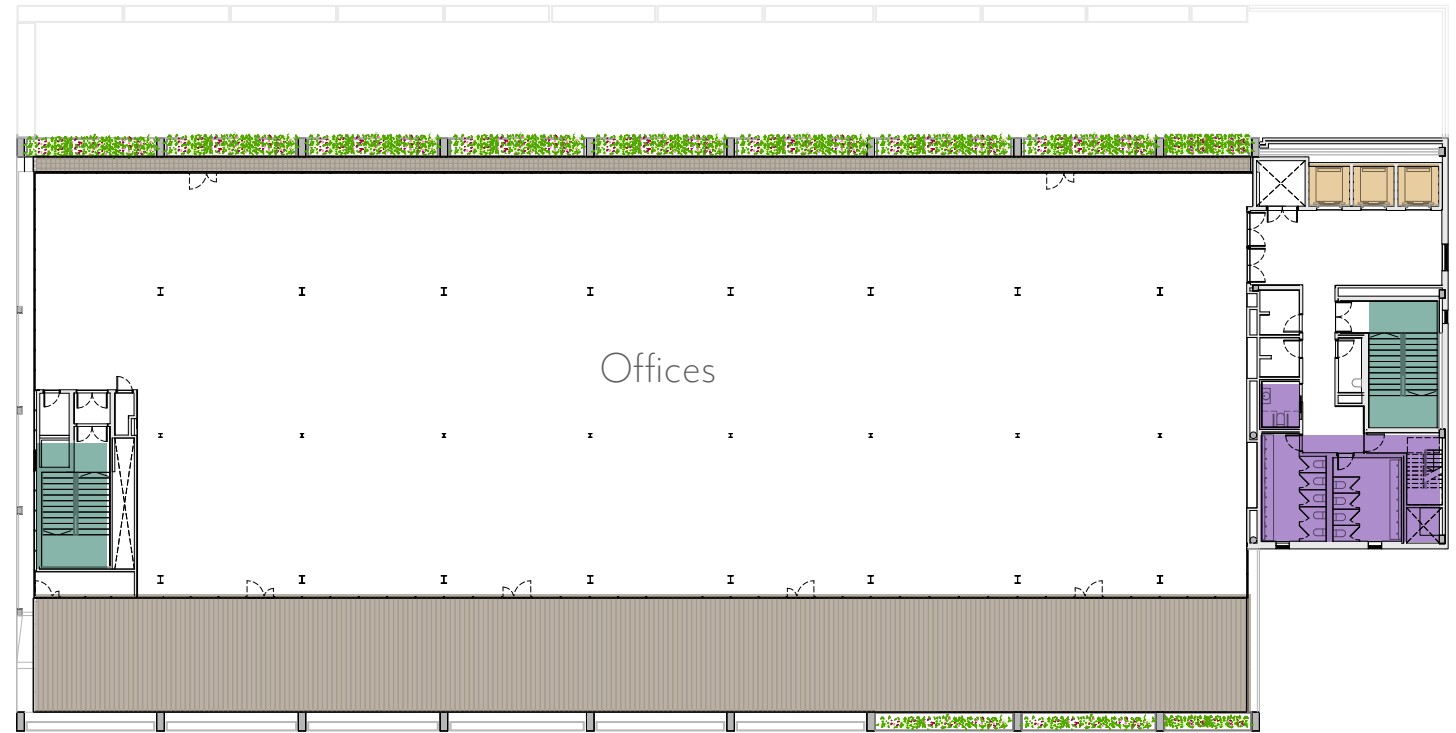




Floor 3

1,672 sqm of office space

406 sqm of terraces

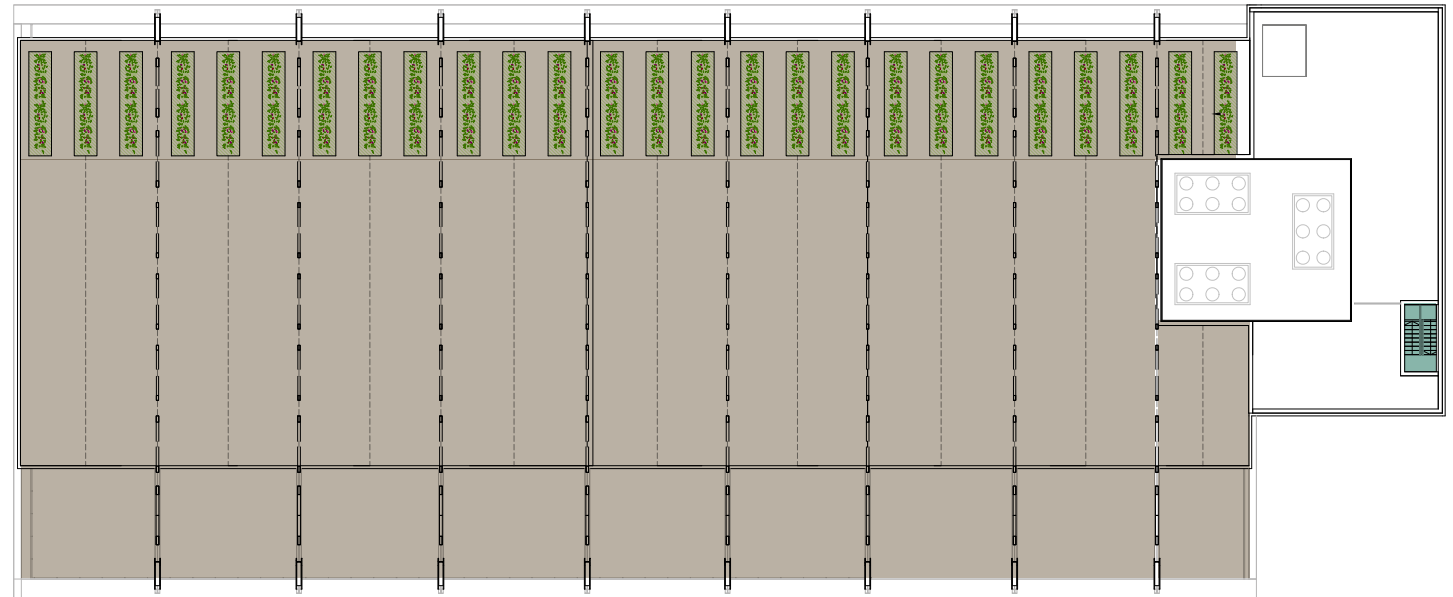


-  Terraces
-  Stairways
-  Elevators
-  Bathrooms



Penthouse

1,792 sqm



 Terraces

 Stairways



Much more than a refurbishing

Façade

- The façade and the terraces on both sides of the building have been designed to ensure maximum natural light in the workspace while reducing glare and solar heat gain in the interior.
- Following the same design principles used in the rest of the cladding installed in the building, the south is protected with a ventilated façade of metallized composite that reflects sunlight and insulates the most exposed part of the façade from the sun's impact

Electrical Installation

- The electrical installation is divided into different sectors for each floor so each sector can operate independently.

Lighting

- All lighting systems installed the building are energy-saving LEDs.
- The building's lighting system uses DALI technology to automatically adapt and take advantage of natural daylight to minimize consumption.
- Each side of the building's façade is adapted to maximise natural light while allowing maximum transparency with the exterior.

Car Parking

- The building has 100 parking spaces, including spaces adapted for electric vehicles, 50 spaces for motorbikes and 82 spaces for bicycles.
- The entrance area has changing rooms and showers.



Solar Energy

- On-site photovoltaic energy production, which enables self-consumption in the building and reduces external energy demand.
- 273 photovoltaic panels on the roof (90 kW electrical power) connected directly to the building's electrical system.



Telecommunications

- The building has a dedicated telecommunications room that connects directly to each floor, allowing for independent systems if necessary.
- The building was awarded WIREDSCORE certification in the SILVER category. This gives the building one of the highest scores in the sector, as well as the chance to improve on its services in this area.

Elevators

- Four lifts provide access to all floors, including the basement.
- The two main staircases are located on the façade. They offer natural light and views to promote the active use of this space.

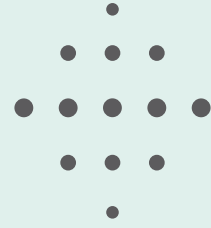
Security

- State-of-the-art building management system to control all building operations.
- Security checkpoints in the main entrance area and the underground parking area.
- Intrusion detection system with volumetric motion sensors and magnetic contacts.
- CCTV surveillance system, fixed TV cameras, screens and digital video recorders at all entrances to the building.
- Vehicle access control in underground car parks by means of barriers and card reading machines.
- State-of-the-art fire detection and extinguishing systems.

Air conditioning

- The building's main energy needs for heating and cooling are produced on site, thanks to the heat pump and central chiller on the roof of the building.
- The subsystems are adapted to take advantage of outside air for cooling whenever possible.
- All office areas are equipped with 4-pipe fan coils to offer users the greatest efficiency and flexibility.
- State-of-the-art ventilation systems ensure maximum indoor air quality and a healthy working environment.





Team





A project guided by references

Find out who is behind Lumen



ODISEUS

Heptaprim-Odiseus, a family-owned business that develops office buildings and manages the Odiseus car parking ●



batlleiroig

Multidisciplinary studio internationally renowned for combining planning, landscaping architecture and architecture. With a strong commitment to the environment and a clear focus on innovation, they are leaders in certifications and award-winning projects in Spain ●

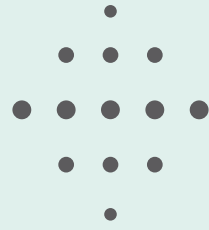


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REAL ESTATE**

A leading international real estate player, offers its clients a wide range of services covering the entire real estate life cycle: Real Estate Development, Transactions, Consulting, Valuation, Real Estate Management and Investment Management. BNP Paribas Real Estate is part of the BNP Paribas Group, a world leader in financial services ●

 **APROPERTIES**
REAL ESTATE

aProperties has, since 2019, a new business unit specialized in the commercialization of exclusive offices in the best areas of Barcelona, Madrid, Valencia and Mallorca: aProperties Offices. The brand was born with the vocation of providing a service of proximity, efficiency and proximity to those companies that require a new space to carry out their work activity ●



Contact



AND START
TO SHINE

Find out more
about Lumen

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