



# Botanic.

Business like second nature

The ideal space  
to nurture talent, where nature  
and technology  
lift you higher.

Welcome to Botanic.



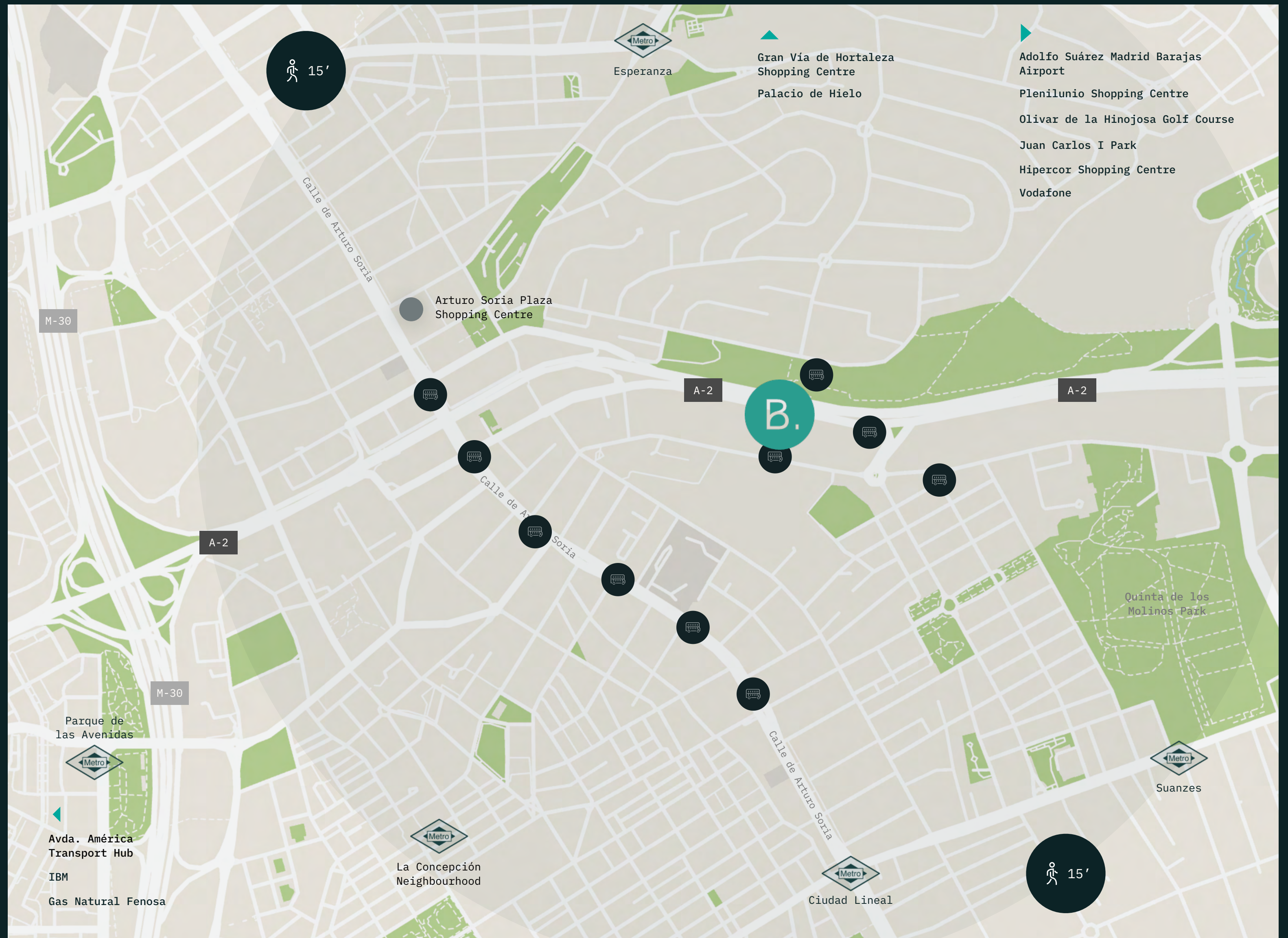


Business like second nature.

9,902 sqm  
224 parking spaces  
59 outdoor spaces  
165 indoor spaces

Strategically located in one of Madrid's most dynamic business centres.

Close to central Madrid and within easy reach of the airport, enjoying a prominent position overlooking the A-2.

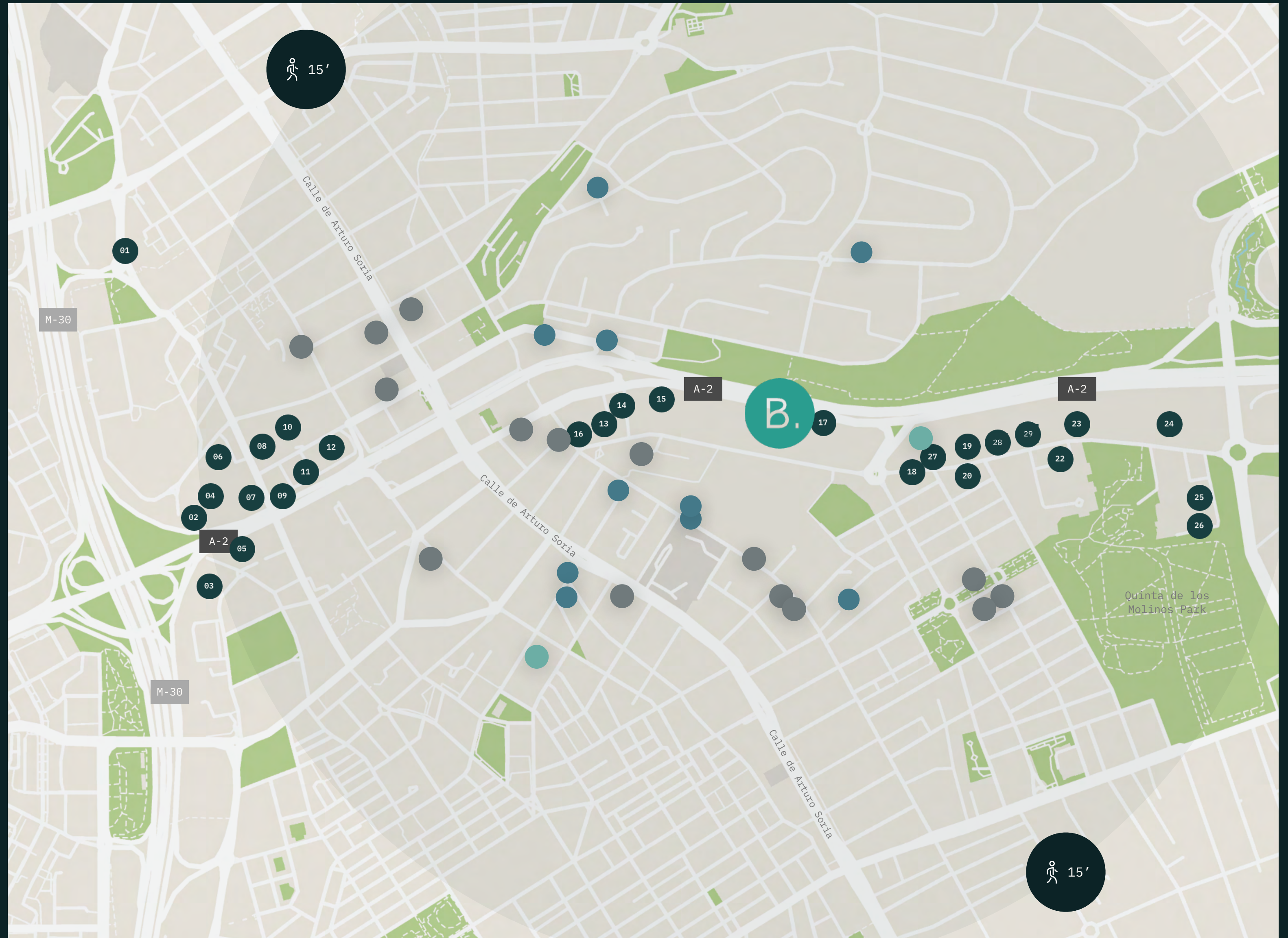


	 15'	
Arturo Soria Plaza Shopping Centre	15'	-
Bus stop (114, 146)	-	-
Suanzes Metro Station	15'	-
Adolfo Suárez Madrid Barajas Airport	-	10'
IFEMA	-	7'
Paseo de la Castellana	-	7'
Chamartín - RENFE Train Station	-	10'
Nuevos Ministerios	-	10'
Avda. América Transport Hub	-	7'
Atocha - RENFE Train Station	-	10'

# Companies

- |    |  |    |                                |
|----|--|----|--------------------------------|
| 01 | SAP  | 15 | Dufry                          |
| 02 | Gamesa   | 16 | Myland                         |
| 03 | IBERIA   | 17 | INE                            |
| 04 | ALLIANZ  | 18 | CGD                            |
| 05 | Motorola                                       | 19 | Vocento                        |
| 06 | Targo Bank                                     | 20 | Prosegur                       |
| 07 | Danone   | 21 | Santander                      |
| 08 | Prosegur                                       | 21 | Financial City                 |
| 09 | Universal Music                                | 22 | ASISA                          |
| 10 | National Professional Football League (LaLiga) | 23 | Grupo Anaya                    |
| 11 | BNP Paribas                                    | 24 | 3M España                      |
| 12 | AXA  | 25 | UNISONO                        |
| 13 | Honeywell                                      | 26 | Grunenthal Pharma              |
| 14 | Banco Santander                                | 27 | Digital Virgo                  |
|    |  | 28 | Kruk España and Cheque Gourmet |
|    |  | 29 | Grupo Planeta and Vocento      |

- Schools
- Restaurants
- Hotels



Botanic is a new office concept designed and planned by the renowned architecture studio of Enrique Álvarez Sala.

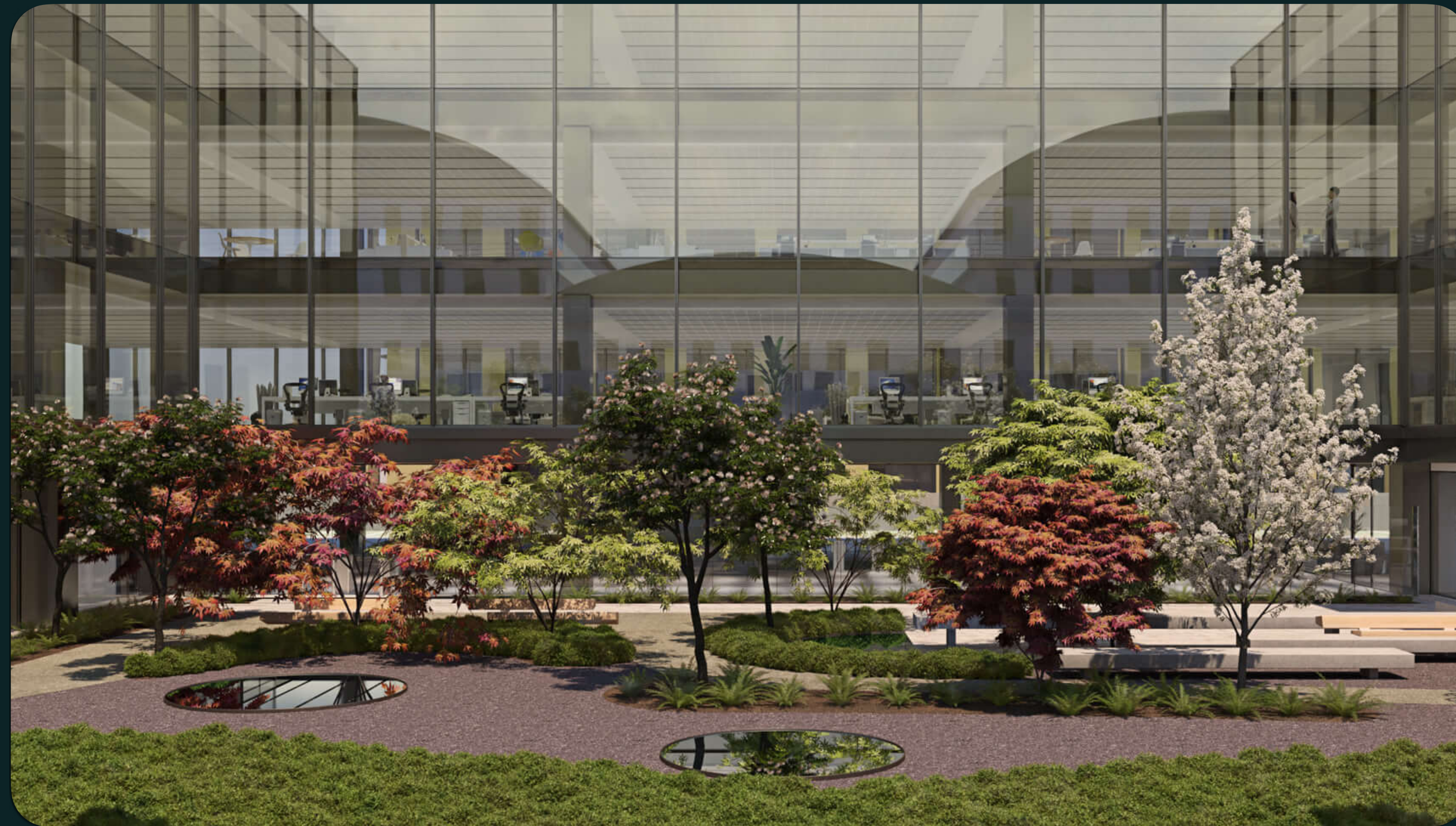
*"Projecting a more serene corporate image, without sacrificing the visibility of a vibrant urban location, Botanic makes for an iconic and instantly recognisable base."*

A triumph in premium office design, it combines a compact environmental footprint with the ultimate in flexibility, drawing on the latest innovations in building systems and facilities.



View from the A-2 highway





Designed to lead the way in health, well-being and performance

LEED® Platinum, WELL™ Gold and WELL™ Health and Safety certifications pending.



Botanic offers a better quality of life for users and a cost advantage for occupiers, by optimising both efficiency and performance.

Buildings with WELL™ Gold and WELL™ Health and Safety certifications are a sign that the utmost consideration has been given to physical, mental and emotional well-being.



## Health

### Superb year-round interior air quality

- Continuous air filtration and CO<sub>2</sub> monitoring. Reduction in particulate air pollution, including viruses and bacteria, with temperature and humidity controls.
- Technology approved by bodies such as ASHRAE and CIEMAT.

### Optimised waiting times

- Expedited access control with biometric scanner and the option of temperature checks.

### A working environment where health and safety will always come first

- Scrupulous cleanliness and sanitation standards, emergency preparedness and access to health-care services.

Botanic will be equipped with an advanced continuous air monitoring system that provides a real-time map of air quality within the building, for maximum reassurance and transparency.



## Well-being

### Easy commuting with excellent public transport links

- Expanded parking provision, including 31 spaces for electric cars.
- Electric micro-mobility solutions for the whole company.

### Outdoor space that inspires

- Wrapped in lush gardens that make connecting with nature part of everyday life, with specially selected windows to enhance the restorative views.

Natural light for 90% of workstations.



Occupier health and well-being always come first at Botanic, with the cleanest air guaranteed.

### Air filtration, purification and monitoring systems:

- **SISAP active polarization systems**

Eliminating 98% of the smallest particles, microorganisms and volatile organic compounds (VOCs) suspended in the air.

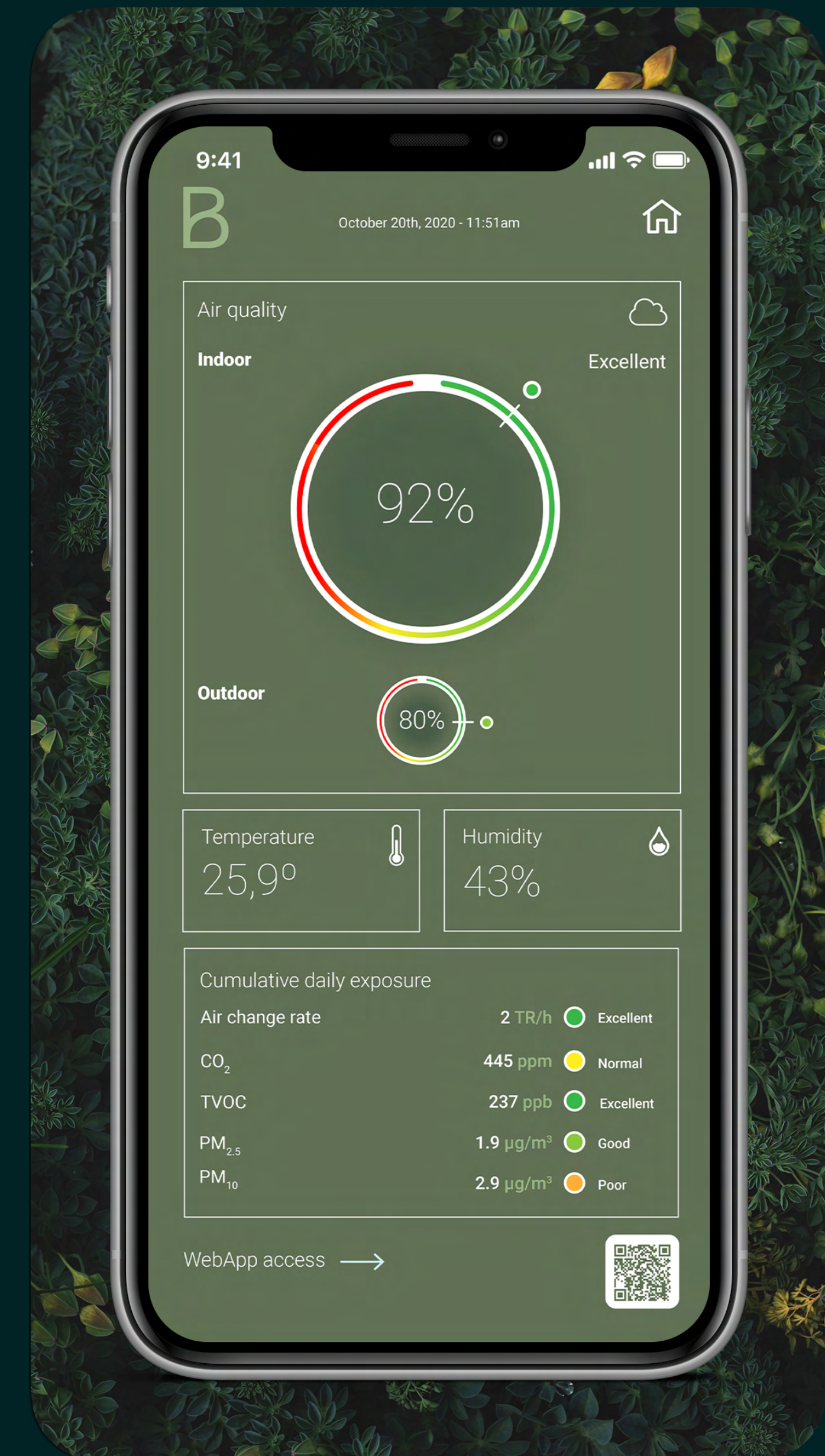
- **SFEG photocatalytic filtration and purification systems**

These systems are specifically designed to treat HVAC airflow, in order to reduce the risk of contamination via chemical compounds and microorganisms.

- **Air quality monitoring system**

Uses an algorithm to constantly analyse exposure data for pollutants in the atmosphere and provides an air quality index; the interface can be viewed on screens, mobiles, computers and other devices.

By choosing a healthy, sustainable building like Botanic, companies can give themselves a powerful edge when it comes to fostering motivation, creativity and productivity.



Botanic offers a better quality of life for users and a cost advantage for occupiers, by optimising both efficiency and performance.

LEED® Platinum-certified buildings offer a substantial reduction in resource use and waste emissions.



## Efficiency

### Reduced water consumption

- Sanitary appliances and tapware designed to reduce water needs.

### Reduced energy consumption and 100% renewable energy

- Botanic is 33% more efficient than a conventional office building, drawing down renewable energy from rooftop photovoltaic panels.

### Sustainable materials

- Botanic is formed of materials known for their low environmental impact and has a sustainable waste management plan in place.

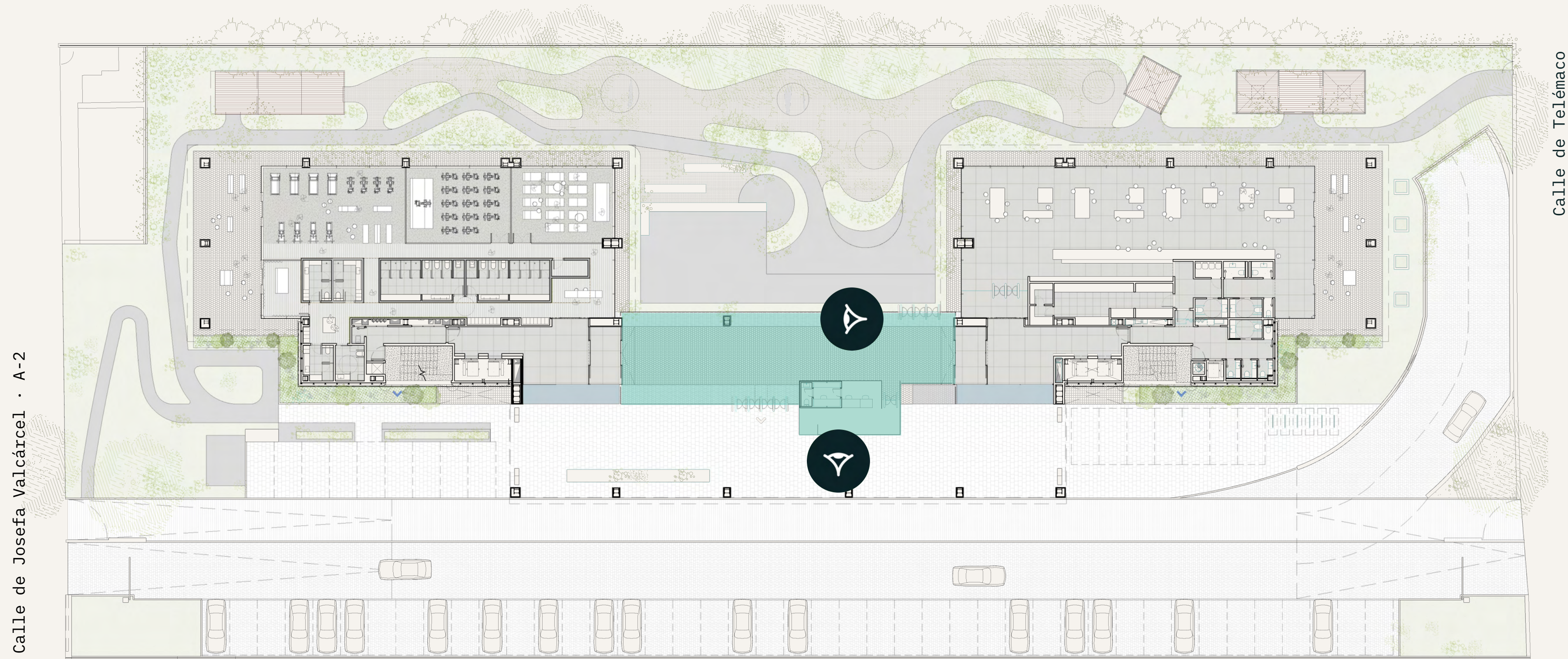
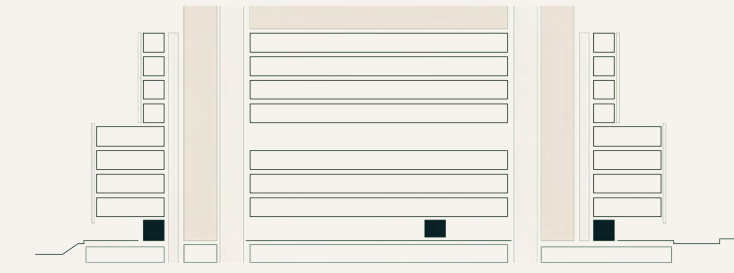
### Reduced greenhouse gas emissions

- By incorporating filtration technologies that prevent the release of pollutants harmful to both users and the planet.



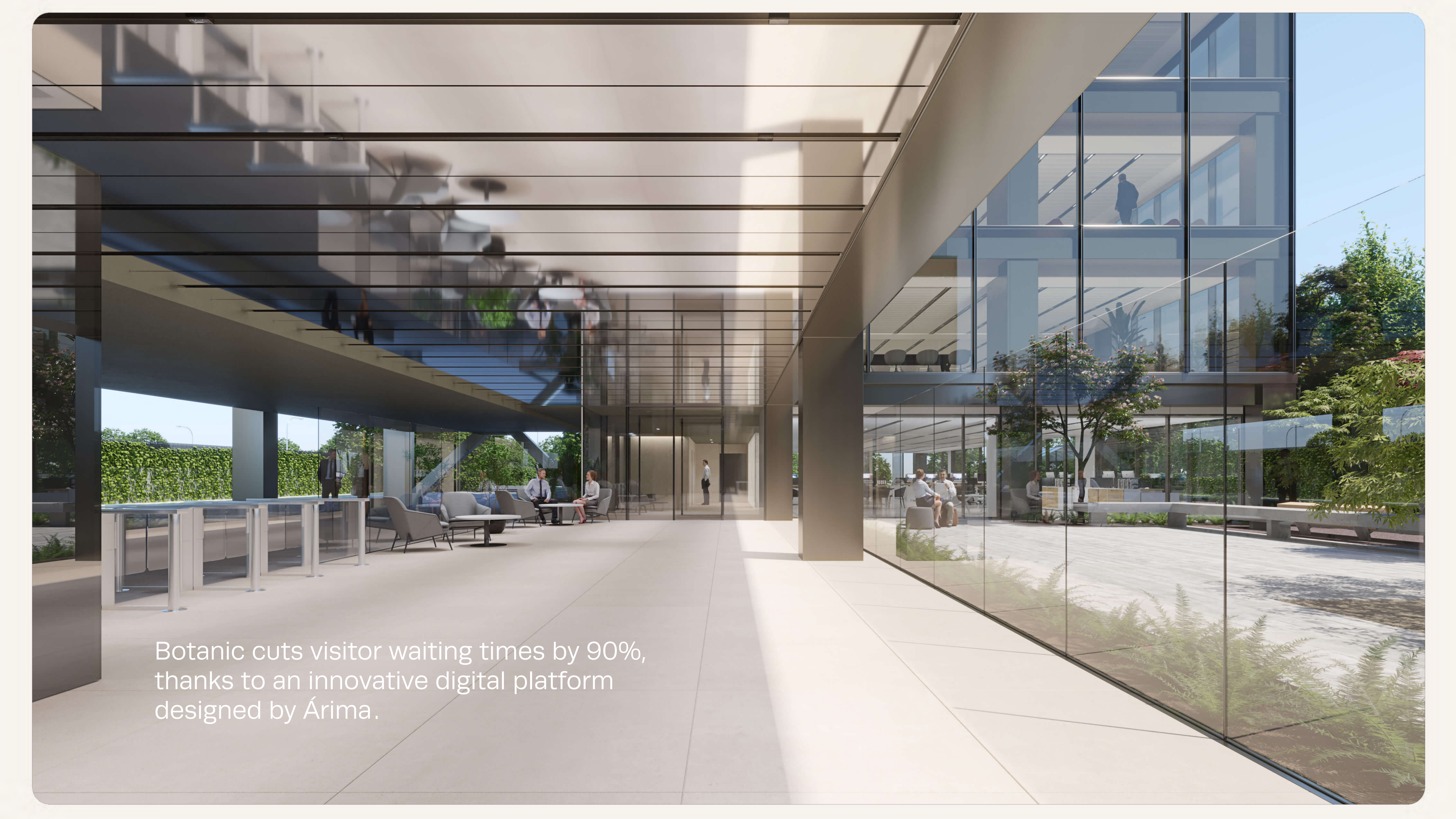
Spectacular 200-sqm lobby with client area.

The development includes an extension to the existing parking area with 31 spaces for electric cars.



Calle de Josefa Valcárcel · A-2

Calle de Telémaco



Botanic cuts visitor waiting times by 90%, thanks to an innovative digital platform designed by Árima.

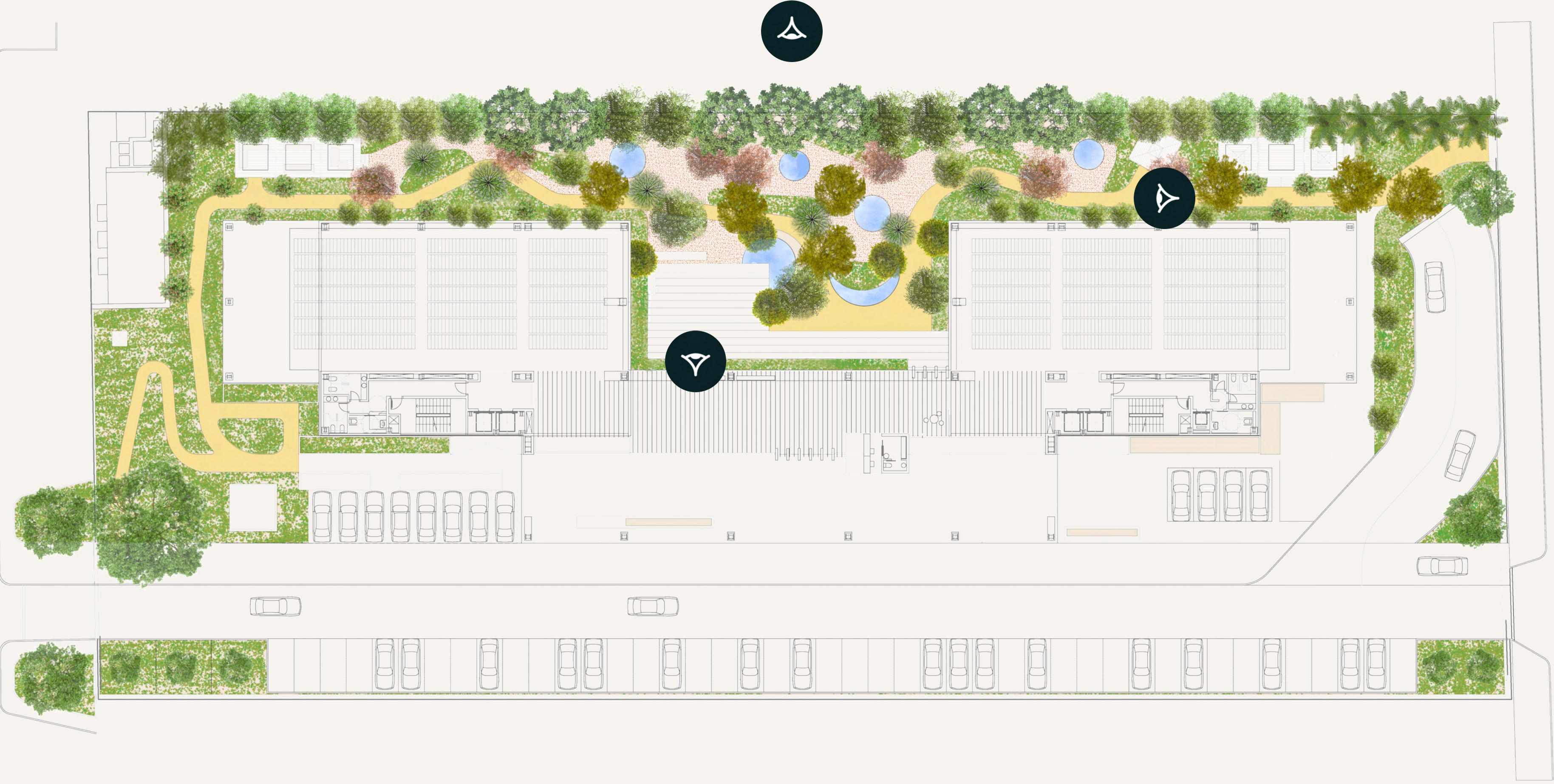
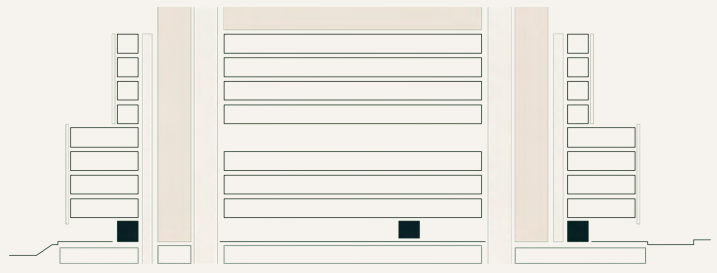
B.




Quick and secure access

Botanic garden designed by celebrated landscape architect Isabel Pallarés .

The garden creates a smoother transition to the building's interior, while encouraging informal interactions.



A modern building with large glass windows overlooking a landscaped courtyard. The courtyard features a gravel path, various trees including a prominent red maple, and a small circular water feature. The scene is set against a clear blue sky.

"Pathways guide us through a natural landscape, where a series of tableaux invite us to take in the changing of the seasons and the reflections in the water, leading to open spaces for coming together or simply being."

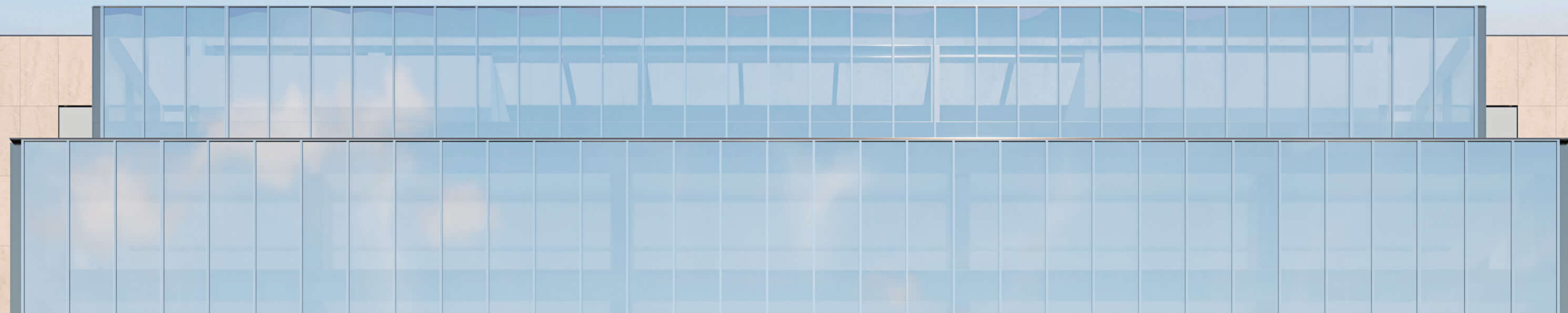
Botanic features three greenhouses, each with a different theme: orchids, aromatic plants and the bonsai nursery.

The perfect spot for meetings, breakfast, lunch or dinner... A gardener will be on-site to swap tips with the green-fingered.

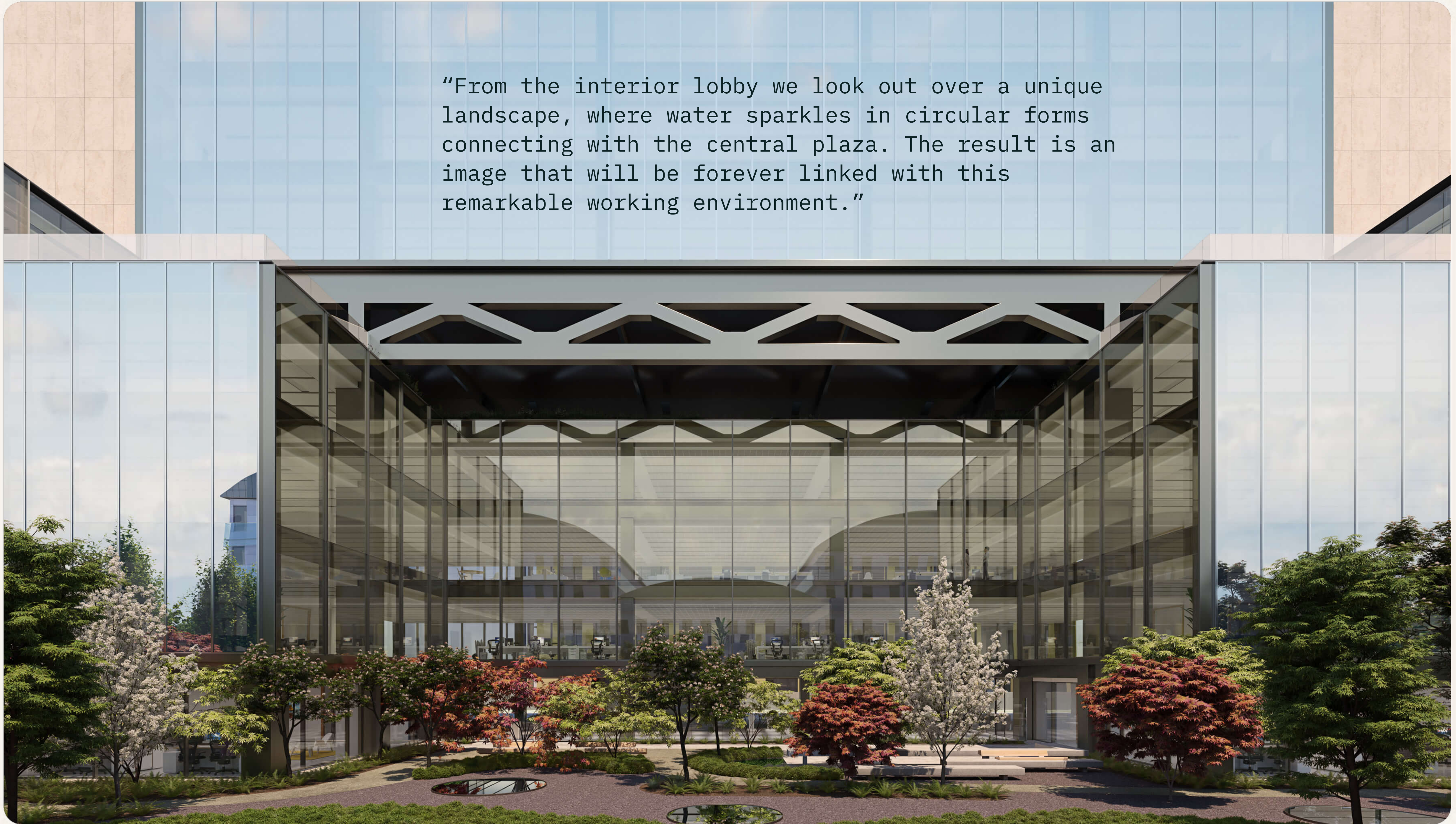




The plaza enfolded into the garden design offers visitors a memorable welcome.



"From the interior lobby we look out over a unique landscape, where water sparkles in circular forms connecting with the central plaza. The result is an image that will be forever linked with this remarkable working environment."

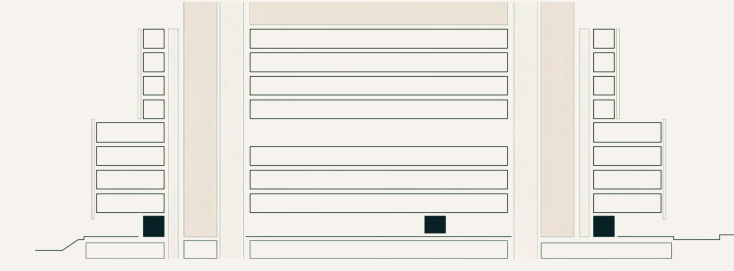




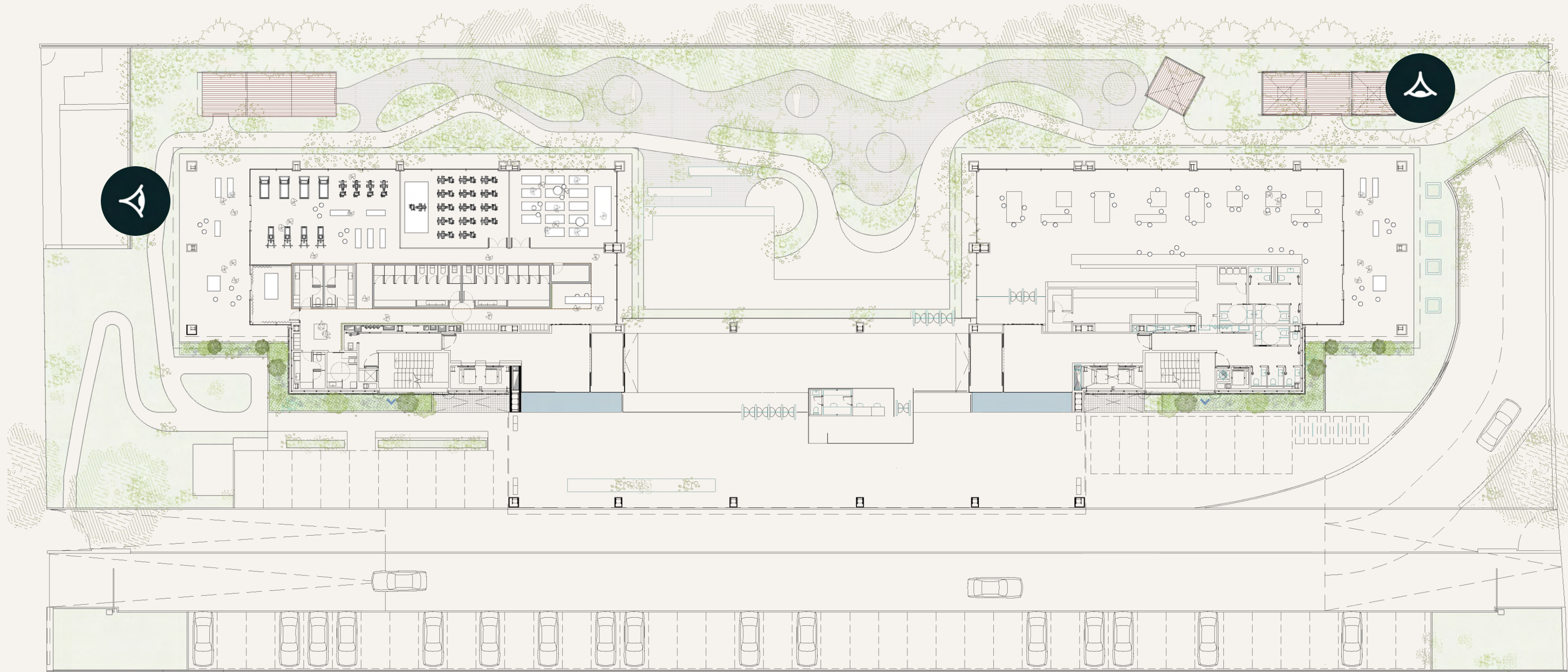
Outdoor spaces help users work more effectively, reconnect, celebrate special occasions and meet in the open air.

Fitness and restaurant areas with separate entrances.

These spaces can be opened to the public by means of a separate entrance.



Calle de Josefa Valcárcel · A-2



Calle de Telémaco





State-of-the-art facilities, terracing,  
seminar rooms and fully equipped  
changing areas.



Three Gold standard changing rooms for managers, reservable in advance.



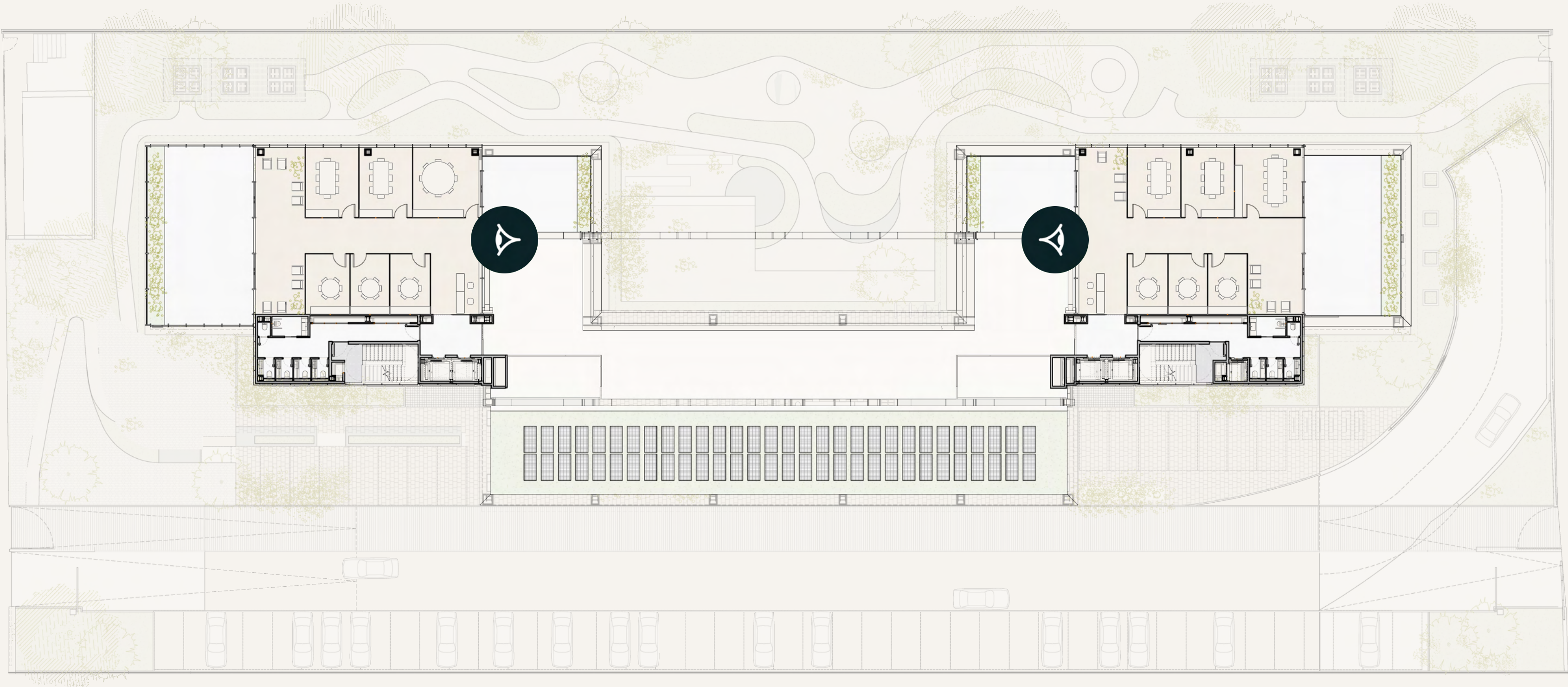
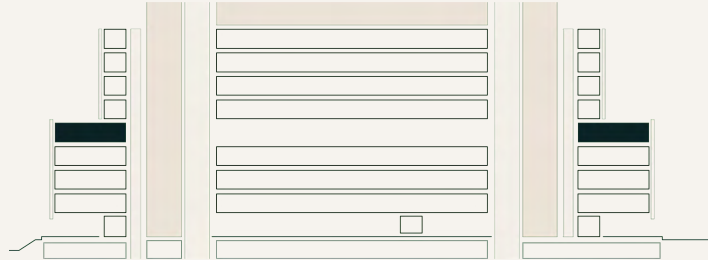


Fully ventilated restaurant area  
with covered terracing.



Give your clients the  
**BOTANIC** experience.

Innovative visitor zone boasting premium  
specifications and ample tech resources.







Service lift gives catering teams  
direct access to the restaurant area.

Option to convert one area to an auditorium for hosting events and conferences.

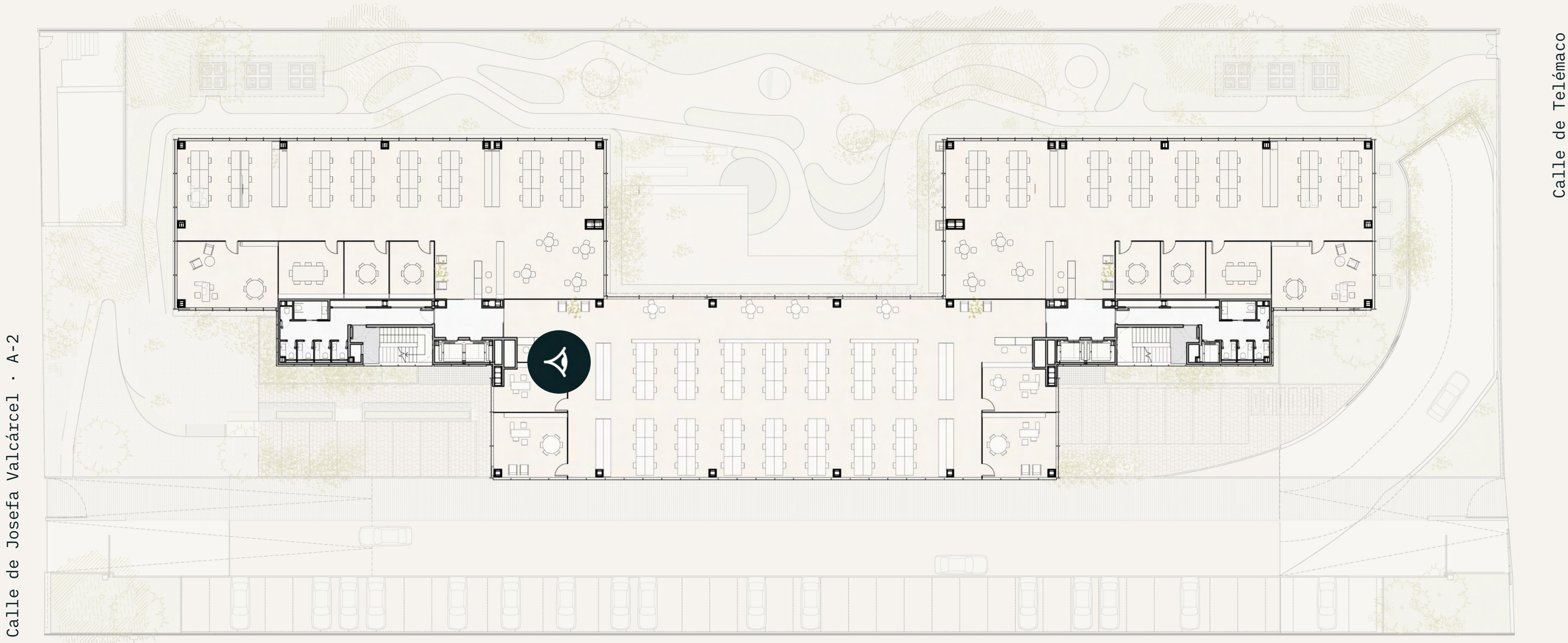
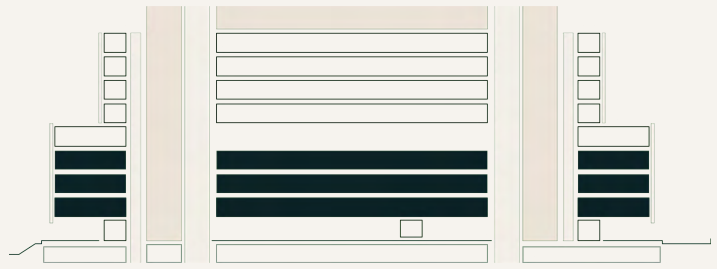




10 terraces distributed at different levels, offering some 1,000 sqm of outdoor space.

Open-plan floorplates of up to 1,929 sqm and a free height of 2.8 m.

Offices have an efficiency ratio of 8.5 sqm per person, with 90% of workstations enjoying natural light.

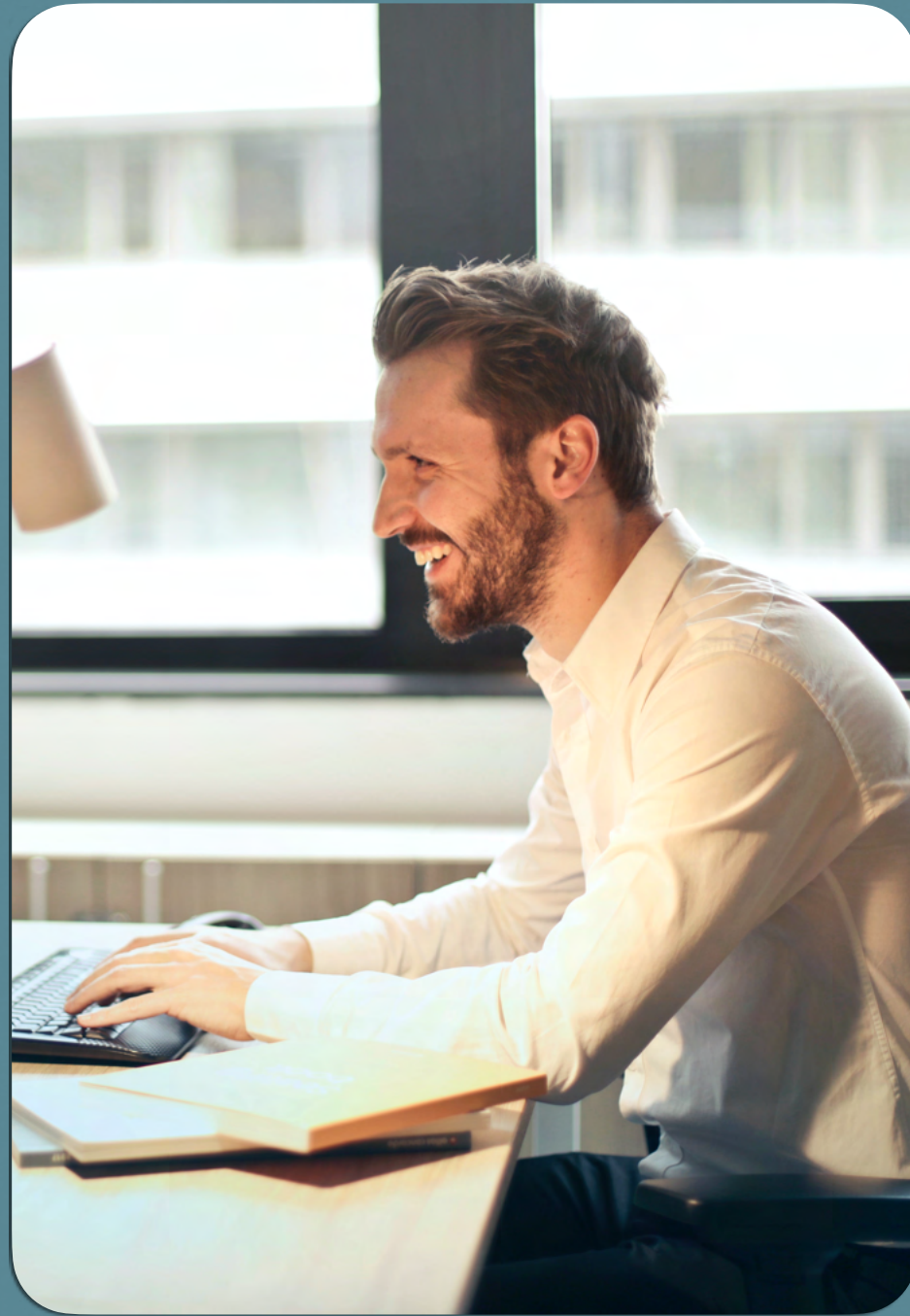


Calle de Josefa Valcárcel · A-2

Calle de Telémaco







Option for split-level configuration with the addition of internal staircases.



# Interior technical specifications

Open-plan floorplates with a **free height of 2.8 m.**

Anti-glare LED light fittings.

Natural light for **90% of workstations.**

VCR HVAC system with **photocatalytic filters and active polarization.**

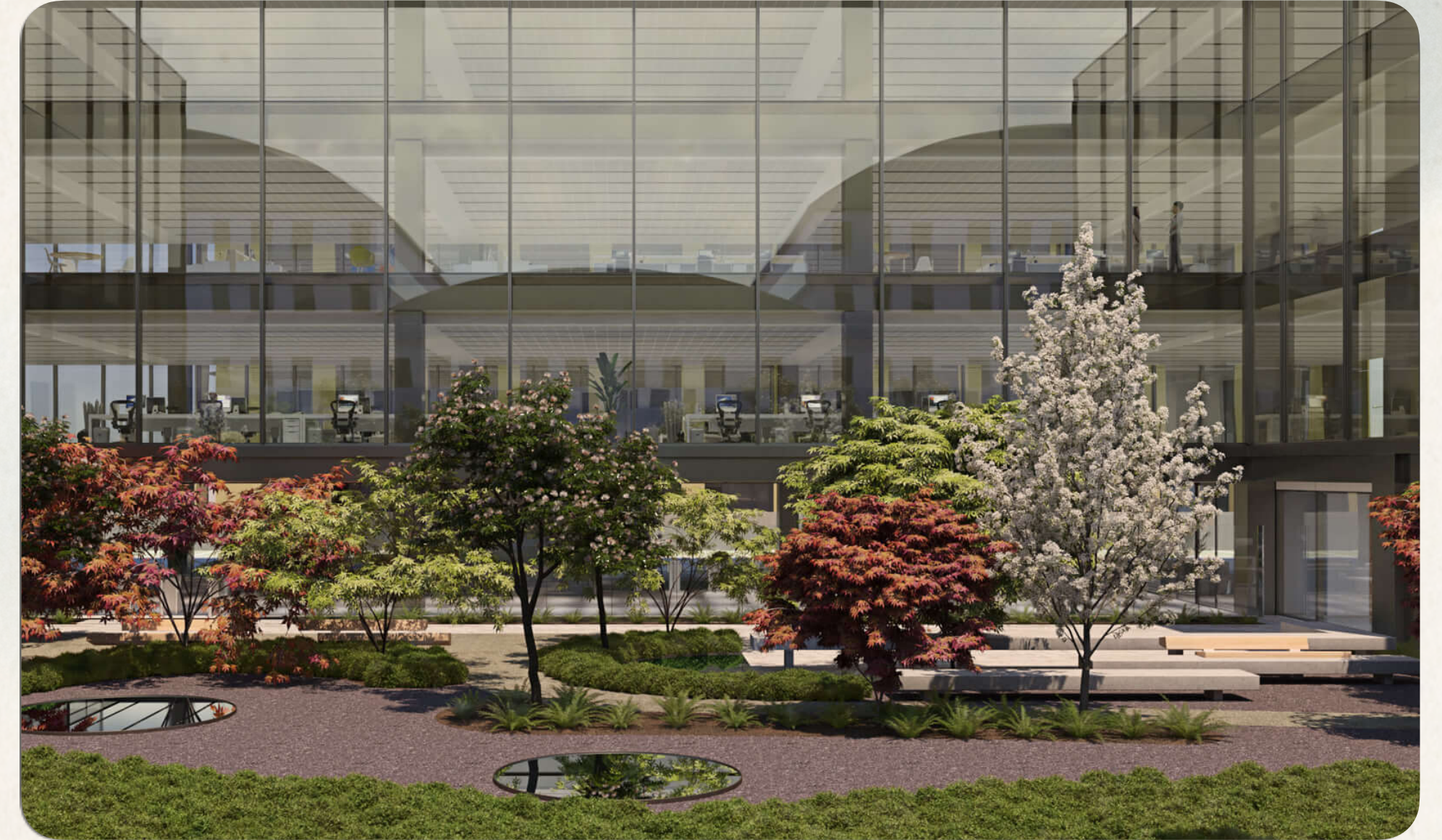
**Option for split-level configuration** with the addition of internal staircases.

**Raised technical flooring** (metal encapsulated) with free height of 10 cm.

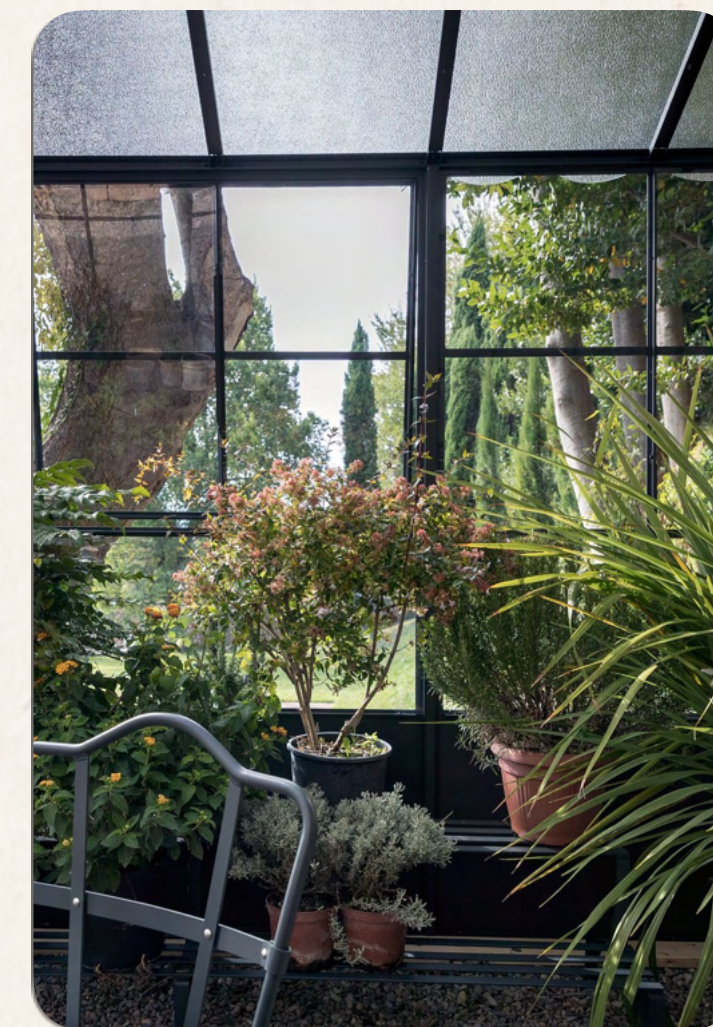


- **LEED® Platinum, WELL® Gold and WELL® Health and Safety certified.**
- Efficiency ratio of 8.5 sqm per person.
- **4 latest-generation lifts, plus one service lift.**
- Air filtration system exceeding RITE standards.

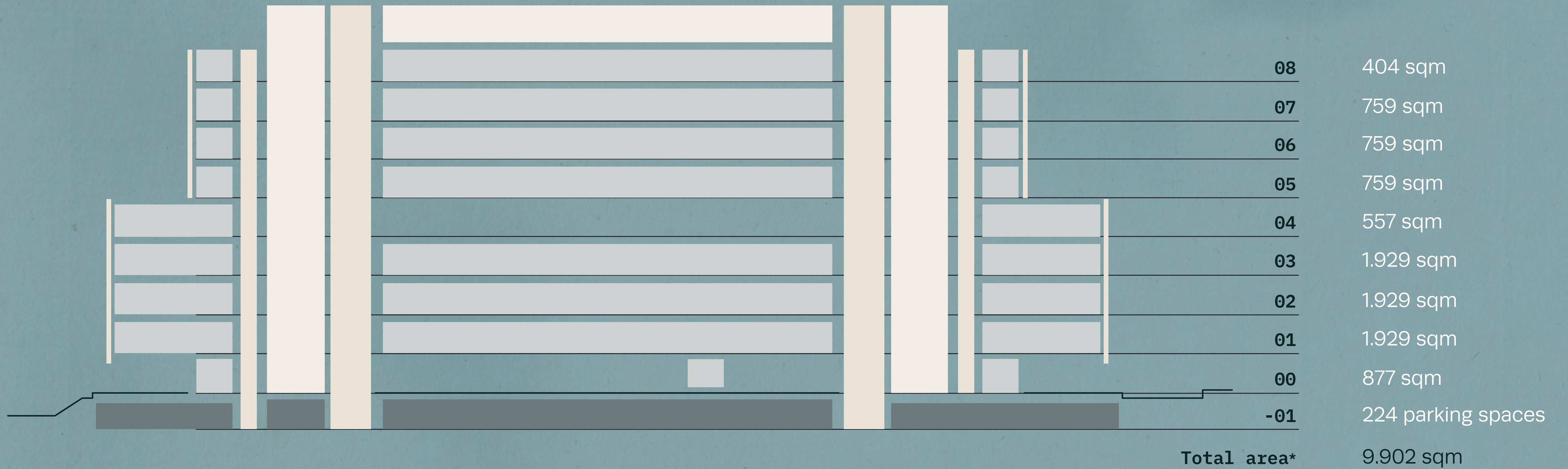
# Exterior technical specifications



- **“Botanic” Garden extending to over 2,000 sqm, designed by celebrated landscape designer Isabel Pallarés.**
- **10 terraces offering some 1,000 sqm of outdoor space.**
- **Covered access lobby of over 200 sqm.**
- **“Botanic” Plaza, ideal for open-air conferences and events.**



# Floor Area Schedule AEO 2014



\*Average efficiency ratio of 86.2% of useable floorspace, based on RICS IPMS 3 .

# Floor Area Schedule

## AEO 2014

		Lettable	Net	Workspace	Tenant Module	Proportion communal areas (CAB)	Proportion communal areas (CAB)	Lettable Module	RICS - IPMS 3*
		Built sqm	Built sqm	Useable sqm	Built sqm	%	Built sqm	Built sqm	
8	Offices	463 sqm	315 sqm	311 sqm	321 sqm	4,08 %	83 sqm	404 sqm	371 sqm
7	Offices	877 sqm	595 sqm	593 sqm	604 sqm	7,66 %	155 sqm	759 sqm	652 sqm
6	Offices	745 sqm	595 sqm	593 sqm	604 sqm	7,66 %	155 sqm	759 sqm	652 sqm
5	Offices	745 sqm	595 sqm	593 sqm	604 sqm	7,66 %	155 sqm	759 sqm	652 sqm
4	Offices	582 sqm	438 sqm	436 sqm	443 sqm	5,62 %	114 sqm	557 sqm	486 sqm
3	Offices	1.674 sqm	1.512 sqm	1.505 sqm	1.535 sqm	19,48 %	394 sqm	1.929 sqm	1.578 sqm
2	Offices	1.674 sqm	1.512 sqm	1.505 sqm	1.535 sqm	19,48 %	394 sqm	1.929 sqm	1.578 sqm
1	Offices	1.674 sqm	1.512 sqm	1.505 sqm	1.535 sqm	19,48 %	394 sqm	1.929 sqm	1.578 sqm
0	Offices	387 sqm	693 sqm	690 sqm	697 sqm	8,85 %	179 sqm	877 sqm	985 sqm
	Common area	563 sqm	59 outdoor spaces						
-1	224 parking spaces. The development includes 165 indoor spaces and 31 spaces for electric cars.								
<b>Total</b>		<b>9.902 sqm</b>	<b>7.768 sqm</b>	<b>7.734 sqm</b>	<b>7.880 sqm</b>	<b>100 %</b>	<b>3.633 sqm</b>	<b>9.902 sqm</b>	<b>8.535 sqm</b>

Average efficiency ratio of 86.2% of useable floorspace, based on RICS IPMS 3.



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