



# 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.

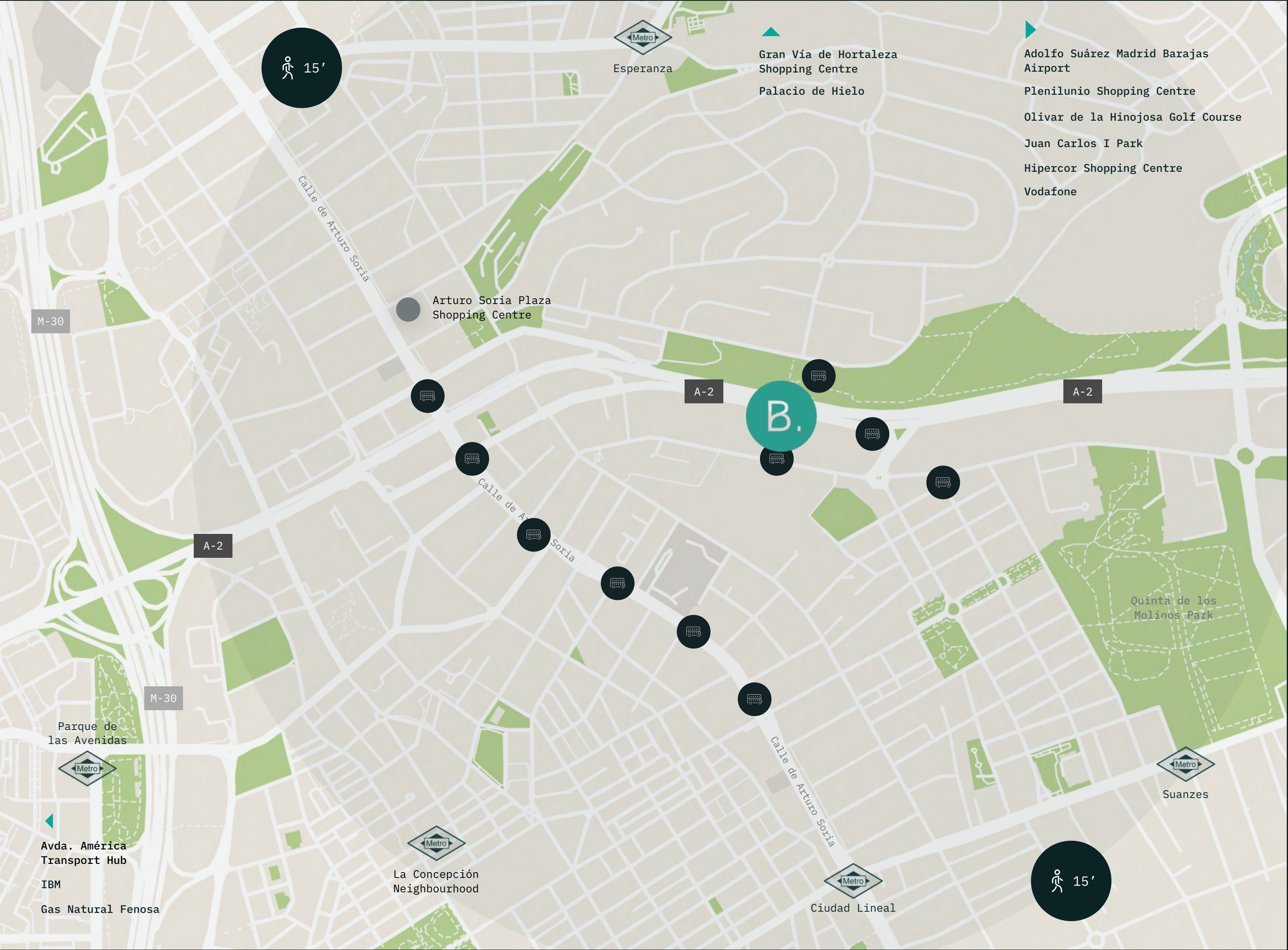
9,902 sqm  
212 parking spaces



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.

		
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
- 02

Gamesa
- 03

IBERIA
- 04

ALLIANZ
- 05

Motorola
- 06

Targo Bank
- 07

Danone
- 08

Prosegur
- 09

Universal Music
- 10

National Professional Football League (LaLiga)
- 11

BNP Paribas
- 12

AXA
- 13

Honeywell
- 14

Banco Santander
- 15

Dufry
- 16

Myland
- 17

INE
- 18

CGD
- 19

Vocento
- 20

Prosegur
- 21

Santander Financial City
- 22

ASISA
- 23

Grupo Anaya
- 24

3M España
- 25

UNISONO
- 26

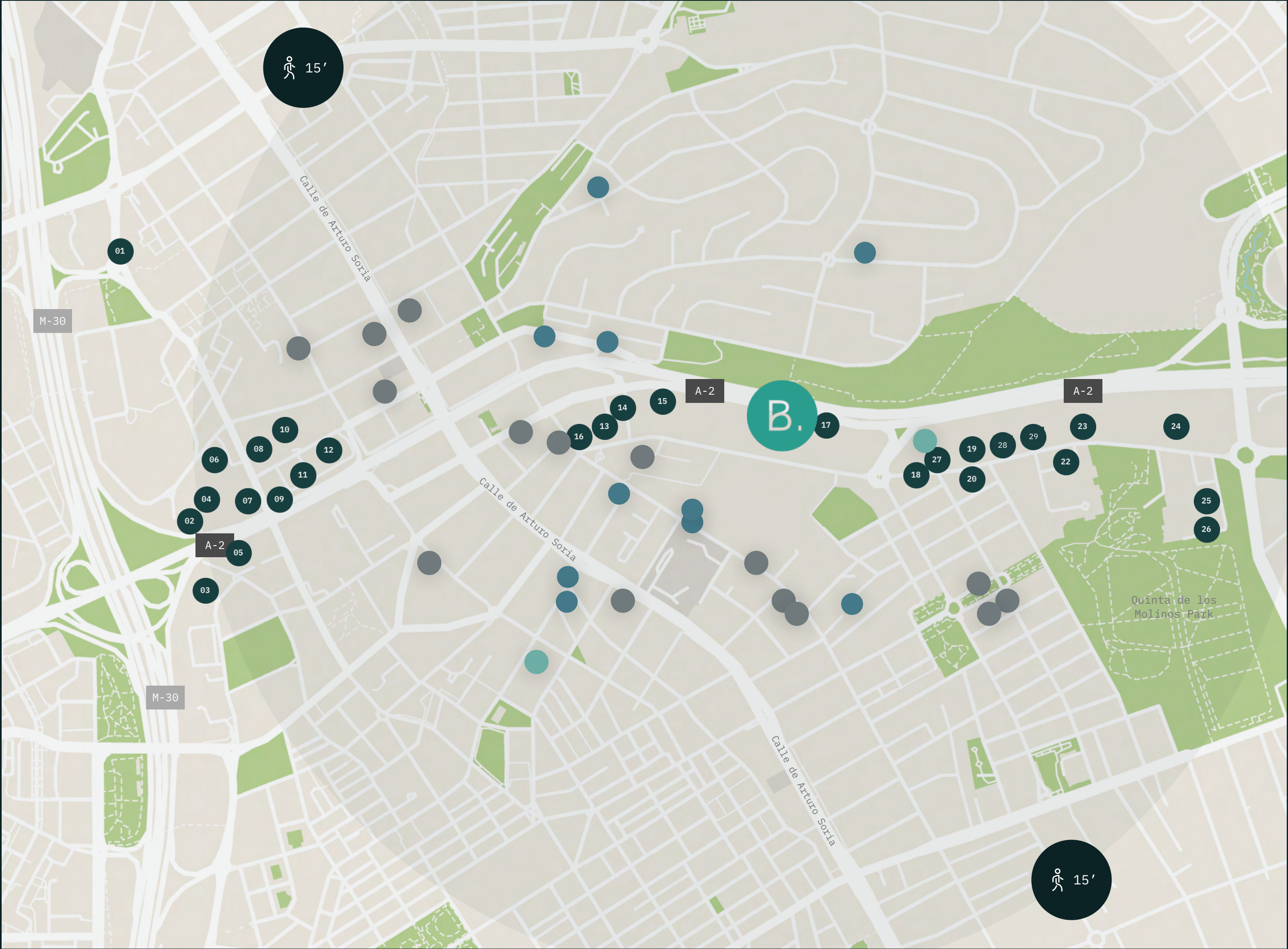
Grunenthal Pharma
- 27

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."*

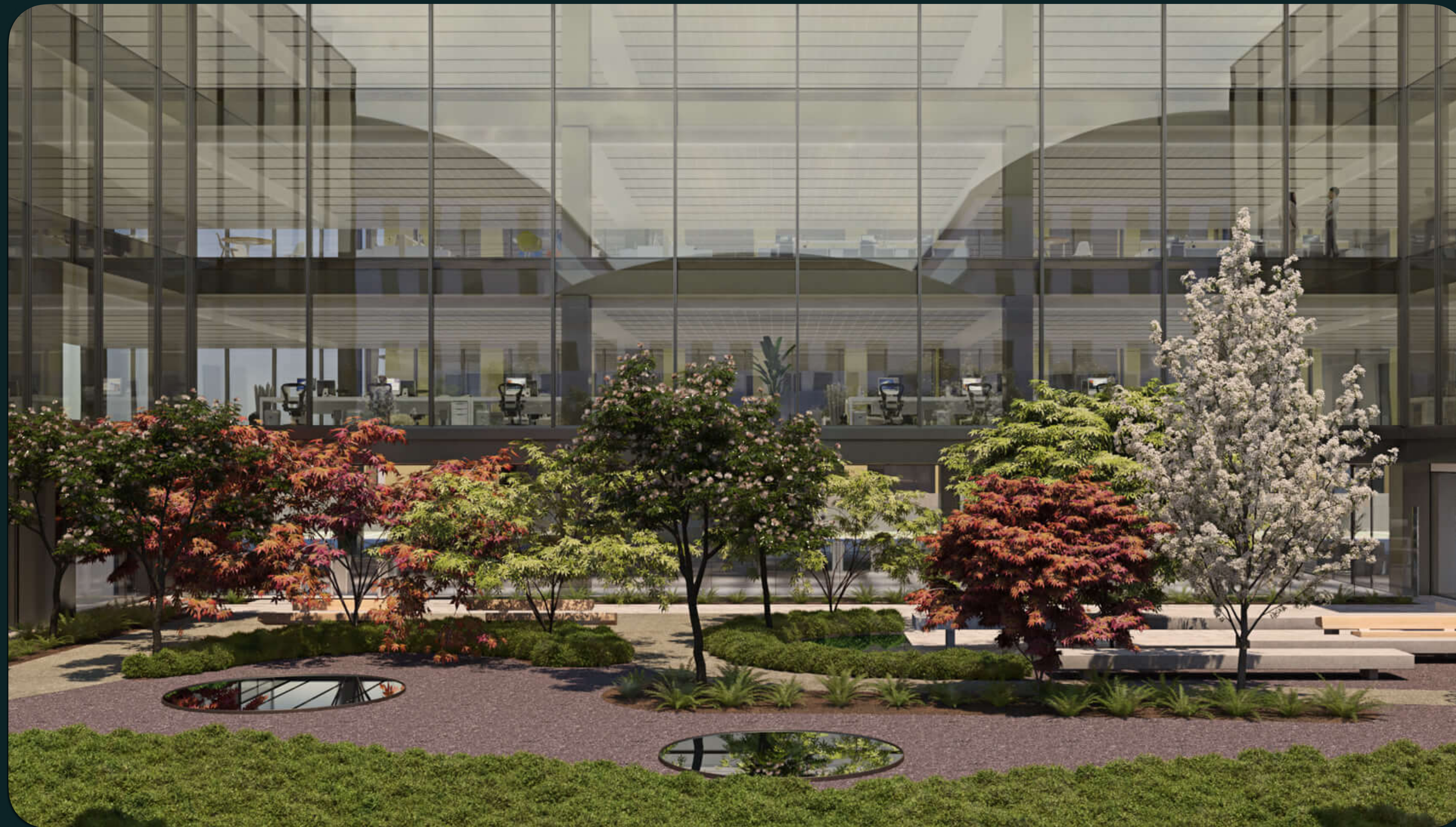
A triumph in premium office design, it combines a compact environmental footprint with the ultimate in flexibility, drawing on the latest innovations in building systems and facilities.



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

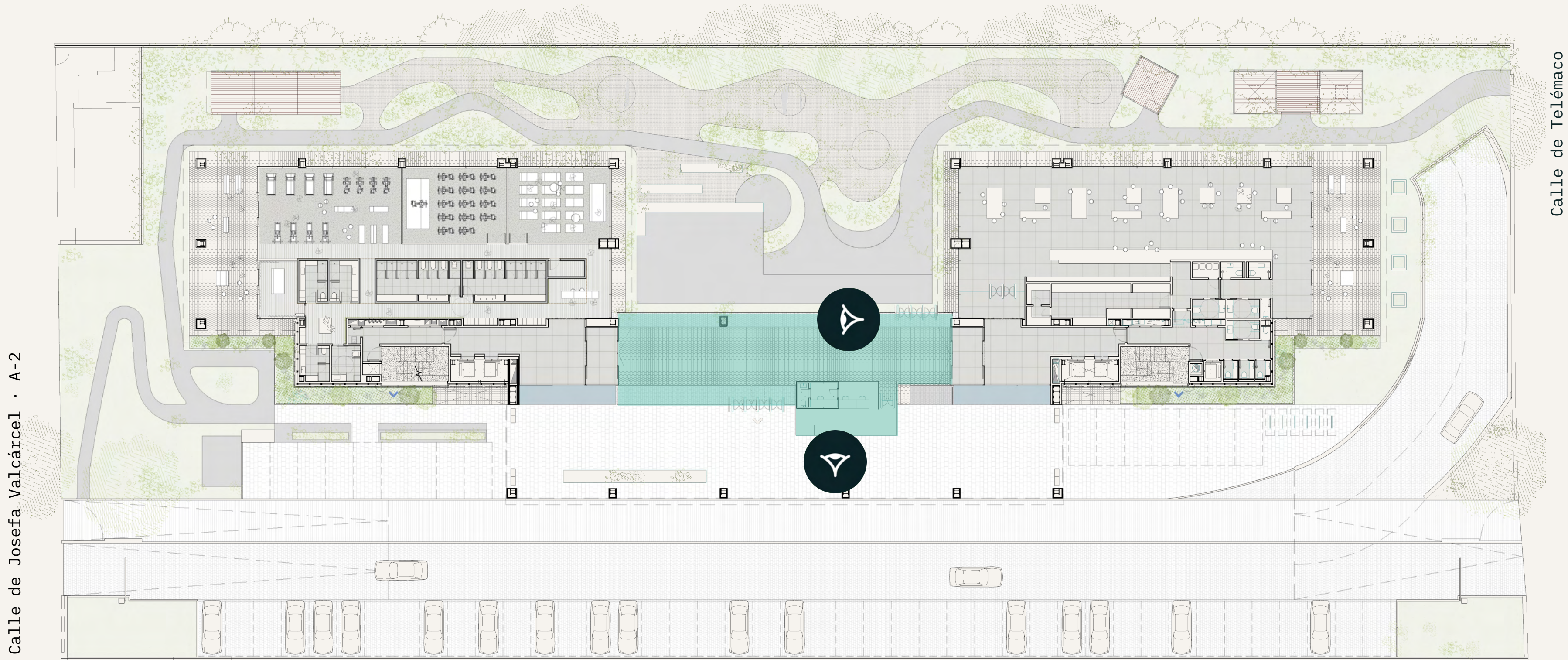
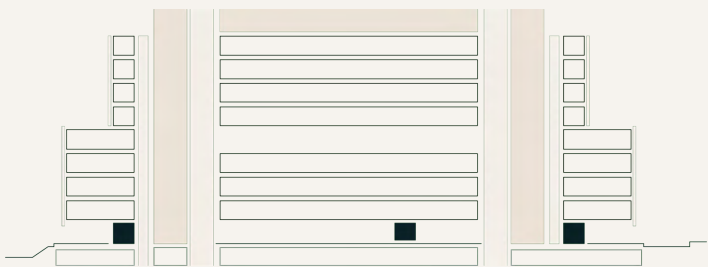
- By incorporating filtration technologies that prevent the release of pollutants harmful to both users and the planet.



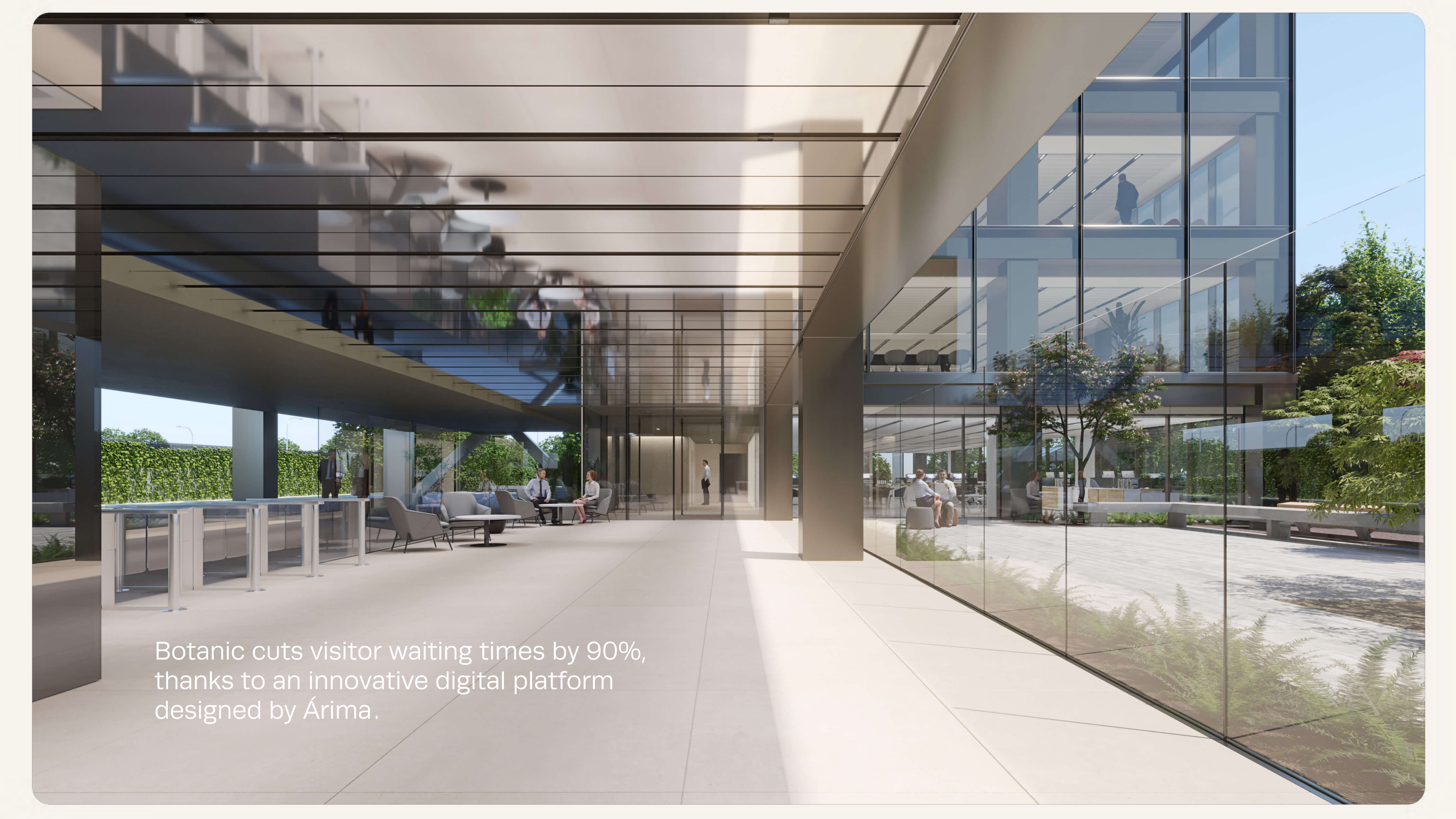


Spectacular 200-sqm  
lobby with client area.

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







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



B.

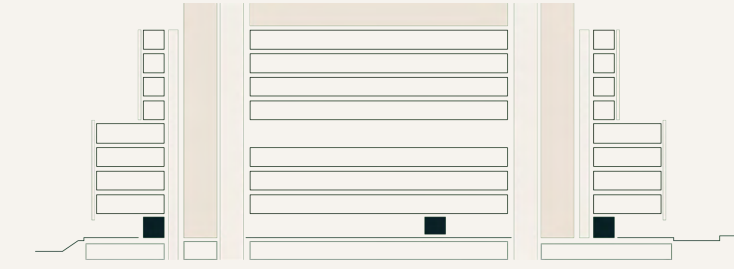


Quick and secure access




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 and a courtyard with various trees and a path. The building has a blue-tinted upper section and a lower section with large glass panels. The courtyard features a gravel path, several trees including a large white-flowered tree, a red-leafed tree, and a large green tree with pink flowers. A small circular pond is visible in the foreground. The text is overlaid on the right side of the image.

"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."



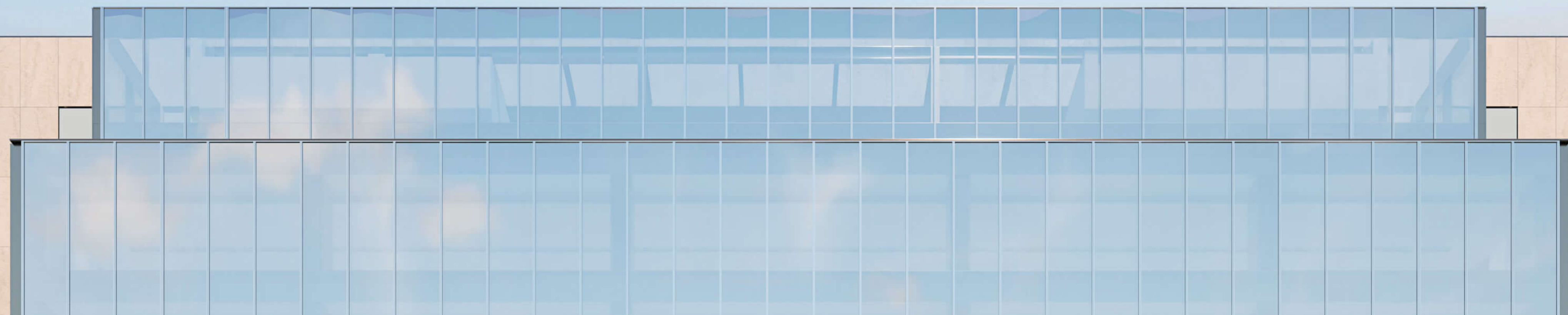
Botanic features three greenhouses, each with a different theme: orchids, aromatic plants and the bonsai nursery.

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



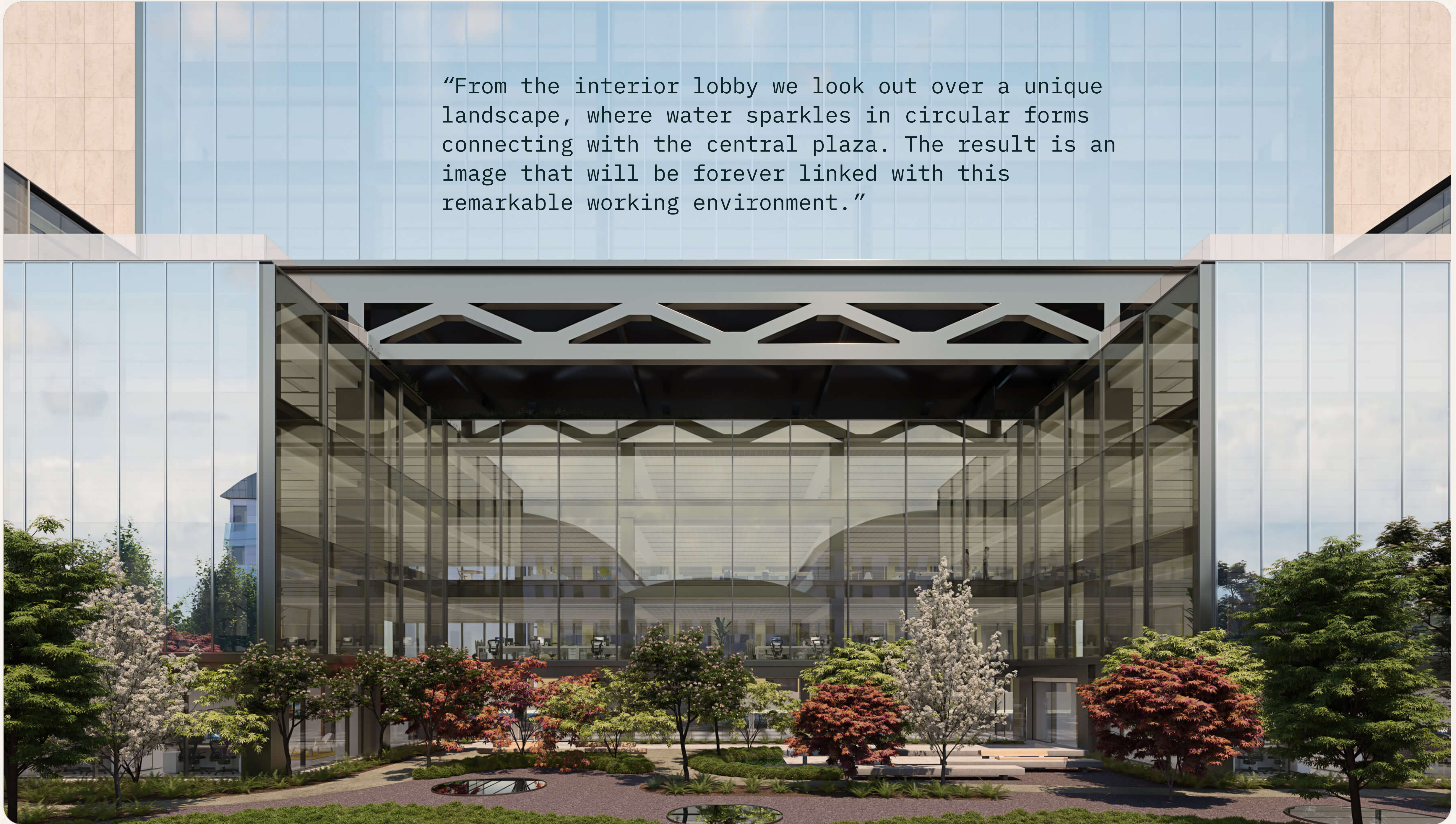


The plaza enfolded into the  
garden design offers visitors  
a memorable welcome.





"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."





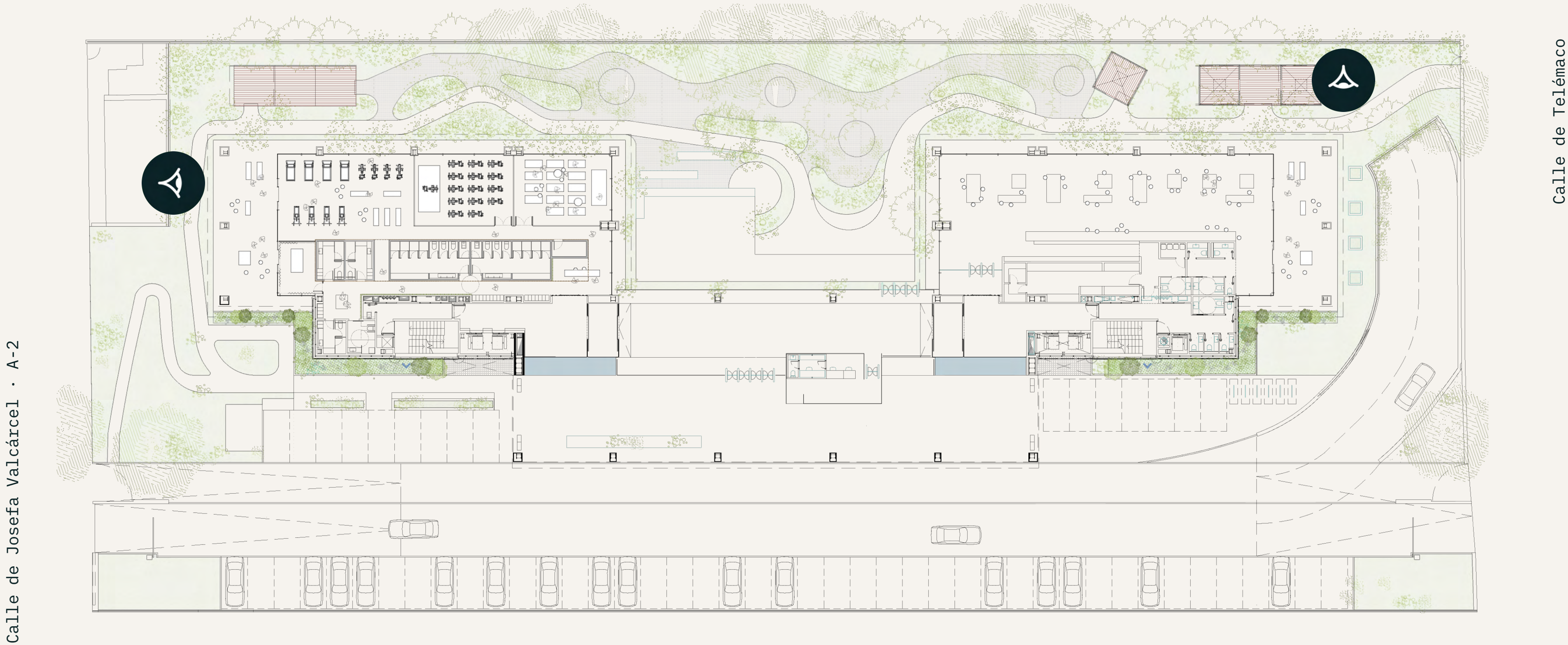
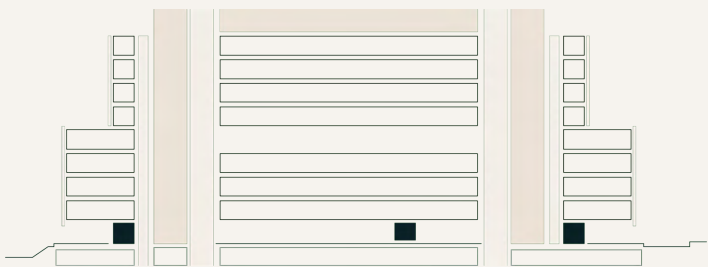


Outdoor spaces help users work more effectively, reconnect, celebrate special occasions and meet in the open air.



Fitness and restaurant areas with separate entrances.

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











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





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







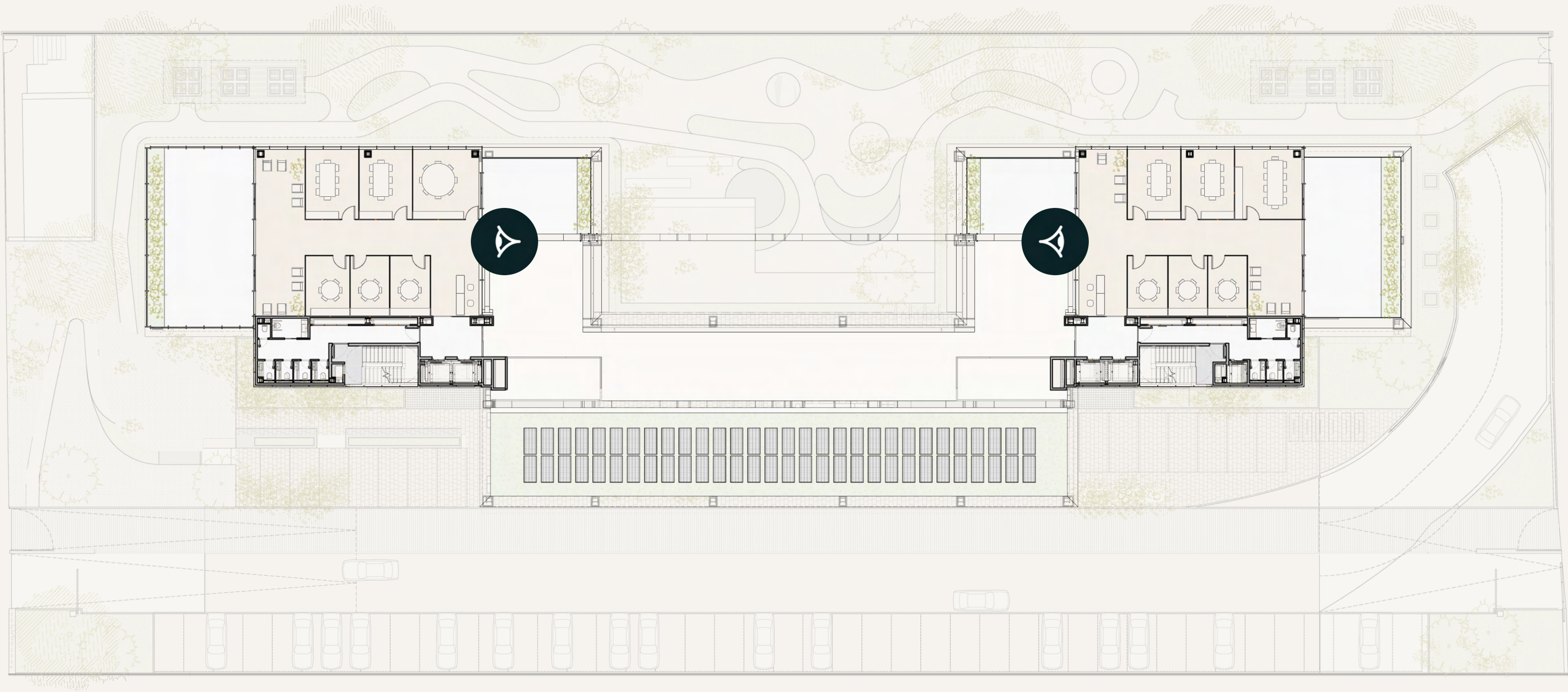
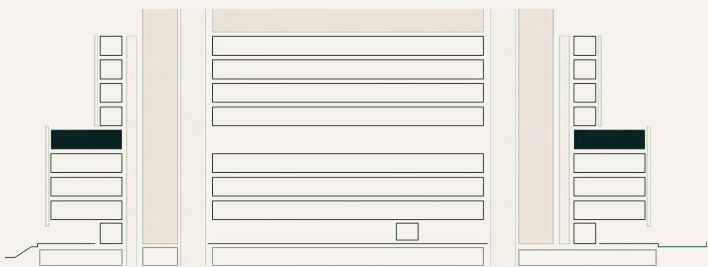
Fully ventilated restaurant area  
with covered terracing.





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.





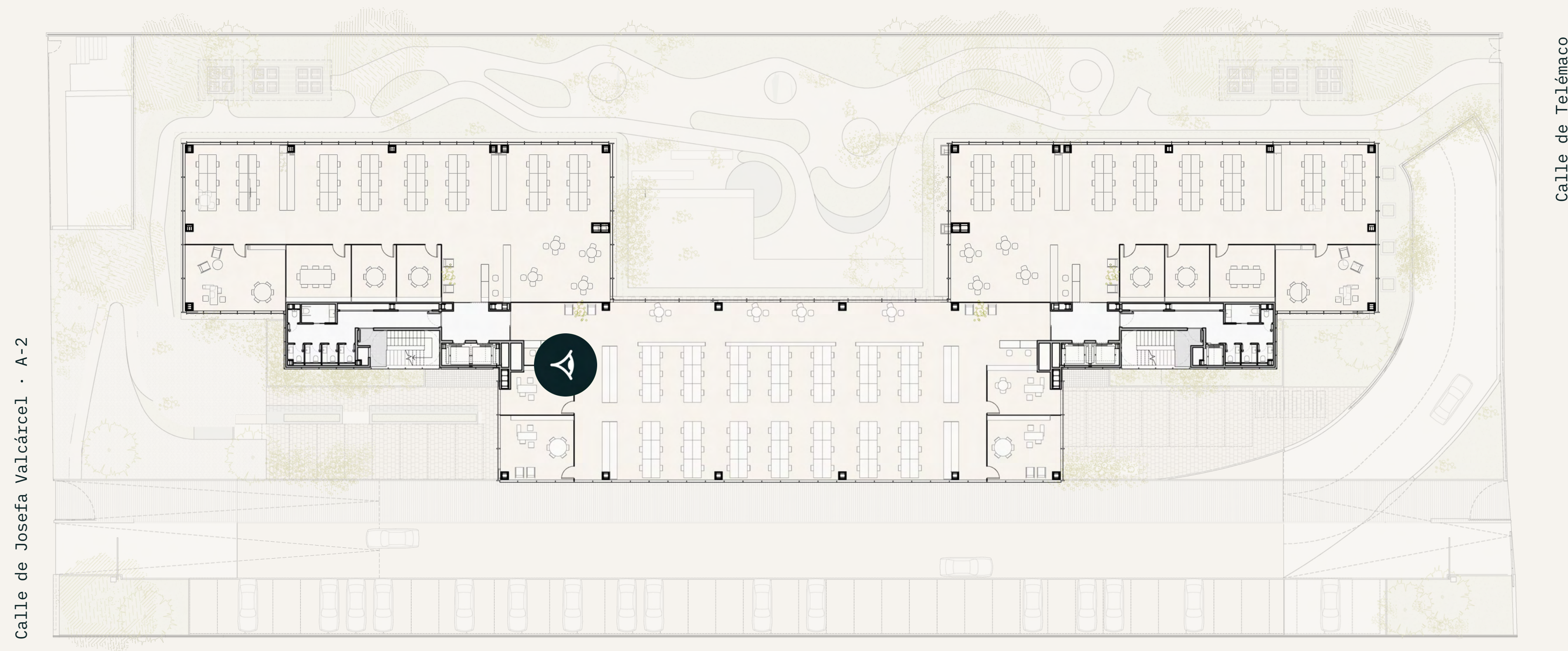


10 terraces distributed at different levels, offering some 1,000 sqm of outdoor space.



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

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

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

Anti-glare LED light fittings.

Natural light for 90% of workstations.



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

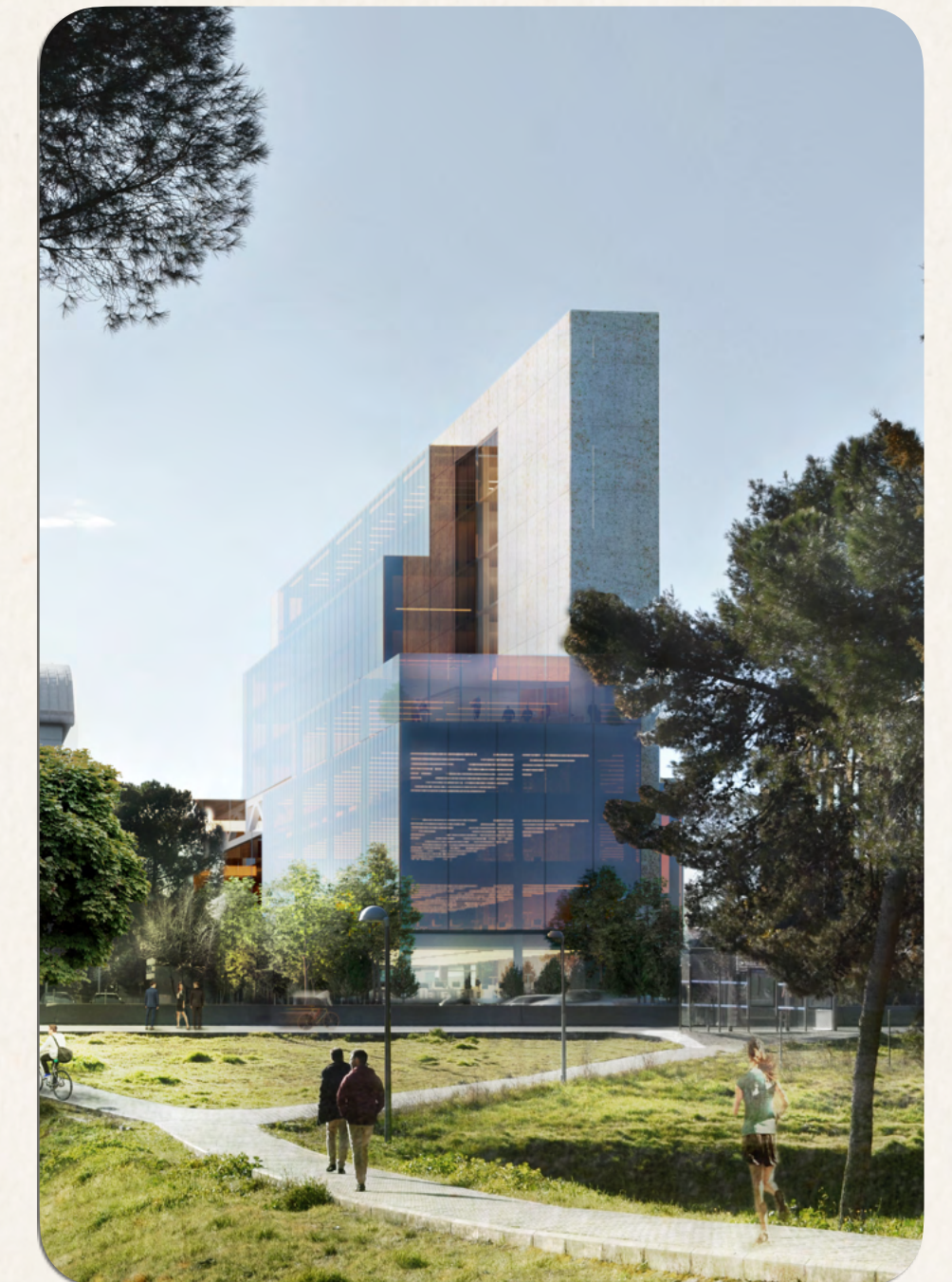
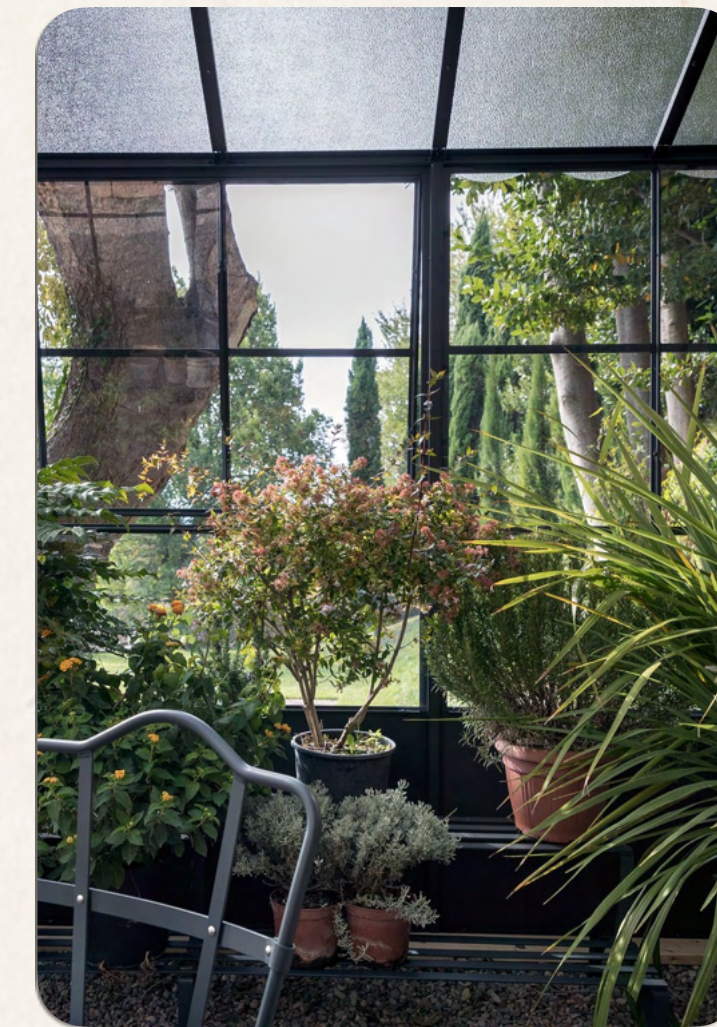
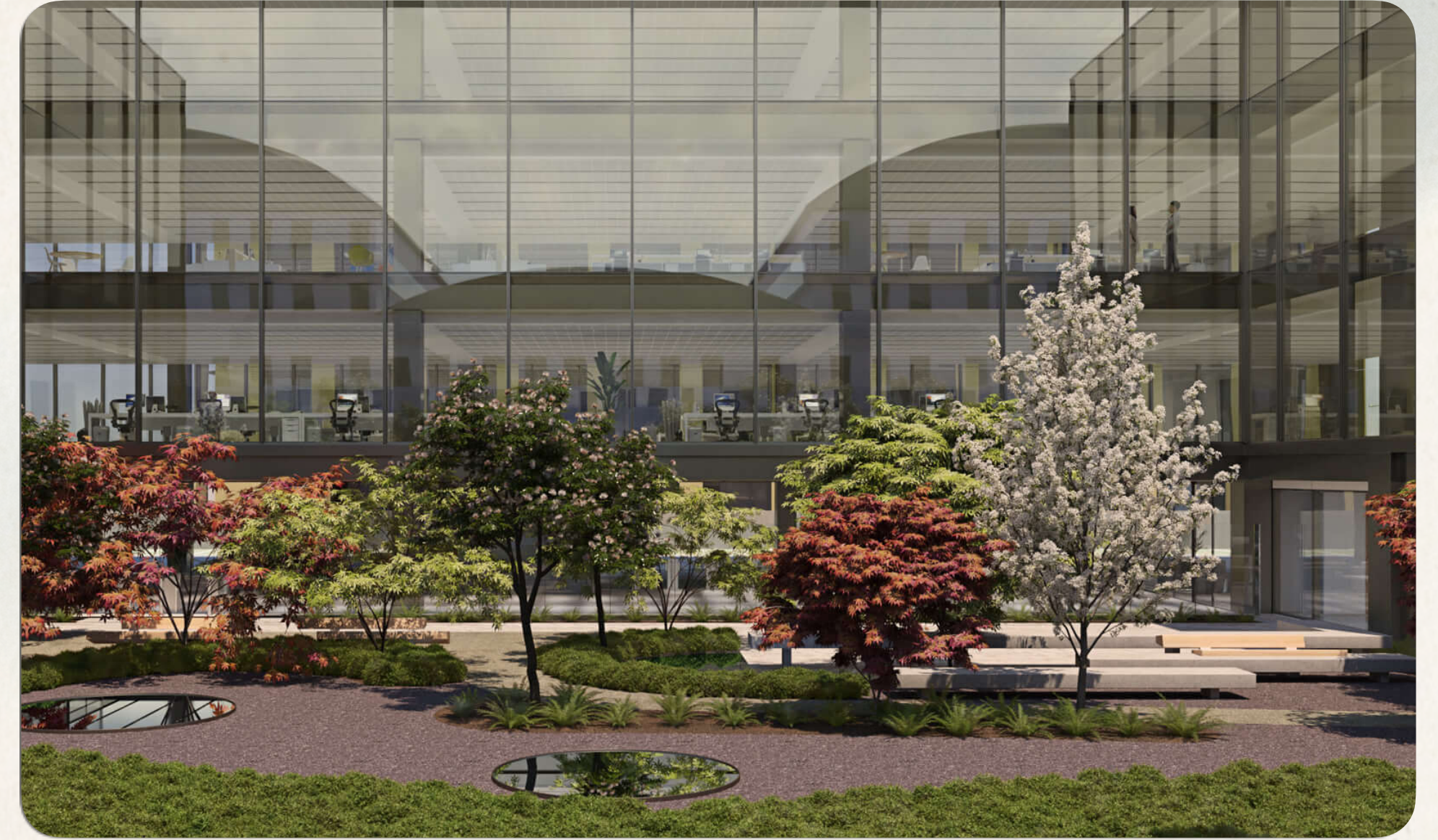
**Raised technical flooring** (metal encapsulated) with free height of 10 cm.

- **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

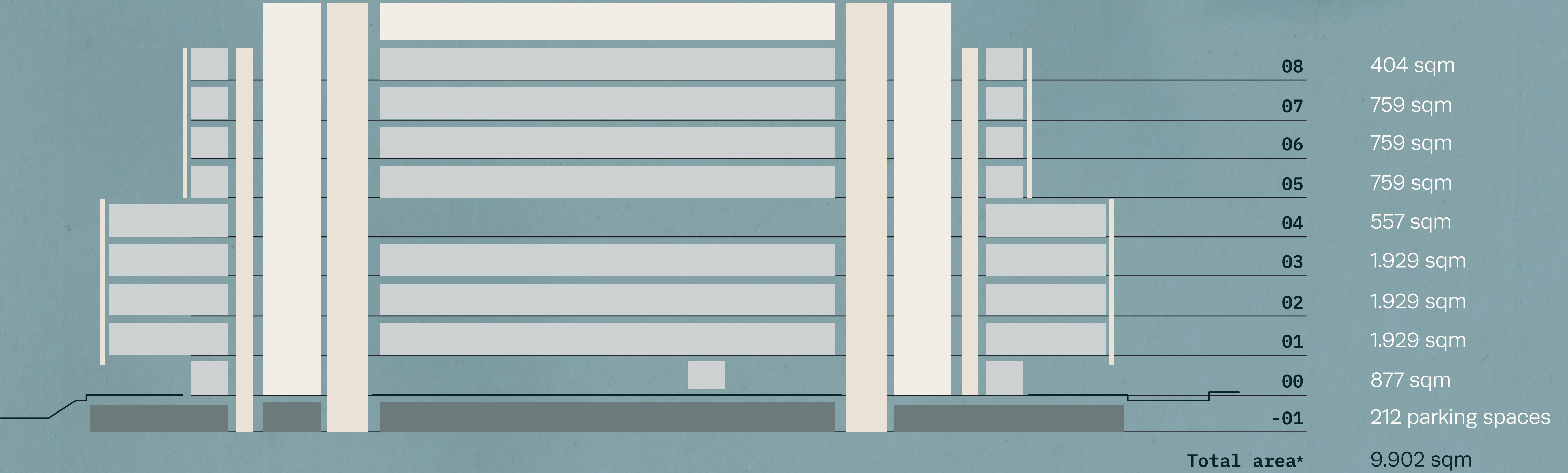
- **“Botanic” Garden extending to over 2,000 sqm, designed by celebrated landscape designer Isabel Pallarés.**
- **10 terraces offering some 1,000 sqm of outdoor space.**
- **Covered access lobby of over 200 sqm.**
- **“Botanic” Plaza, ideal for open-air conferences and events.**





# 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							
-1	212 parking spaces. The development includes an extension to the existing parking area with 31 spaces for electric cars.								
Total		9.902 sqm	7.768 sqm	7.734 sqm	7.880 sqm	100 %	3.633 sqm	9.902 sqm	8.535 sqm

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





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