

# INTERNATIONAL, INTEGRATED, INSPIRING...





# 12,000 SQM OF NEXT-GENERATION OFFICE SPACE

Blue Building has been renovated from the ground up to offer leading companies **12,000 sqm of next-generation office space** in Barcelona's most sought-after seafront location.

Blue Building holds the prestigious **LEED Platinum** and **WELL Platinum** certifications and **AIS** certifications, a testament to its excellence in sustainability, wellness, and overall performance.









# UNIQUE STRENGTHS OF BLUE BUILDING

## A SEA FRONT LOCATION

Just steps from  
the Barcelona seafront.

## INSPIRING WORKSPACE

With wraparound views,  
no-compromise amenities and  
modular solutions across 6 floors.

## TOP AMENITIES & CUSTOMER EXPERIENCE

The perfect balance  
between work and wellbeing.

## FLEXIBILITY

Each floor offers up to 2,051 sqm  
of flexible space, divisible into  
seven different modules.



# REFLECTING THE MEDITERRANEAN LIFESTYLE

**Blue Building** takes an integrated approach to design, bringing together city, building and community with a visual identity that is completely rooted in place and reflects the unique character of Barcelona.







# A UNIQUELY PROFESSIONAL EXPERIENCE

With stunning city and sea views, cutting-edge amenities, total connectivity and an uncompromising commitment to wellbeing and sustainability, Blue Building has been redesigned and refurbished from top to bottom to make business a pleasure.



# BRINGING INSIDE AND OUTSIDE SPACES TOGETHER





EXPERIENCE IT,  
BREATHE IT,

LIVE IT...





# A PRIVILEGED SEA FRONT ADDRESS

Blue Building enjoys a most enviable location in the city's Scientific Development Zone, where the 22@ Innovation District meets the sea – **a vibrant business environment surrounded by Port Olímpic, Barceloneta and the city's iconic barrios and beaches.**

This is a first-choice location for top national and international companies looking for a prime business address on Barcelona's seafront. It's where top talent will enjoy some of the best views in town along with direct access to the beach, the boardwalk and the fascinating barrio of Barceloneta with its markets, bars and restaurants.








# CONNECTED TO THE CITY AND THE SEA

Blue Building stands out for its stunning seafront position, but it is also very close to the city's metro, bus, train and road connections that bring the airport and the rest of the city within easy reach.

## WITHIN EASY WALKING DISTANCE:

- > **L4** CIUTADELLA I VILA OLÍMPICA | 4 MIN.
- > **V27 V21 H16 59 136** | 5 MIN.
- > **bcn3** | 5 MIN.
- > **R R2N R2S R16 R14 R15 R17** ESTACIÓ DE FRANÇA | 15 MIN.

**BLUE BUILDING**

-  Metro
-  Bicing
-  Bus
-  Tram
-  Train



# AIRPORT

 40 MIN. BY METRO    50 MIN. BY BUS    15 MIN. BY CAR

# PLAÇA DE SANTS

 25 MIN. BY METRO    32 MIN. BY BUS    25 MIN. BY CAR

# PLAÇA CATALUNYA

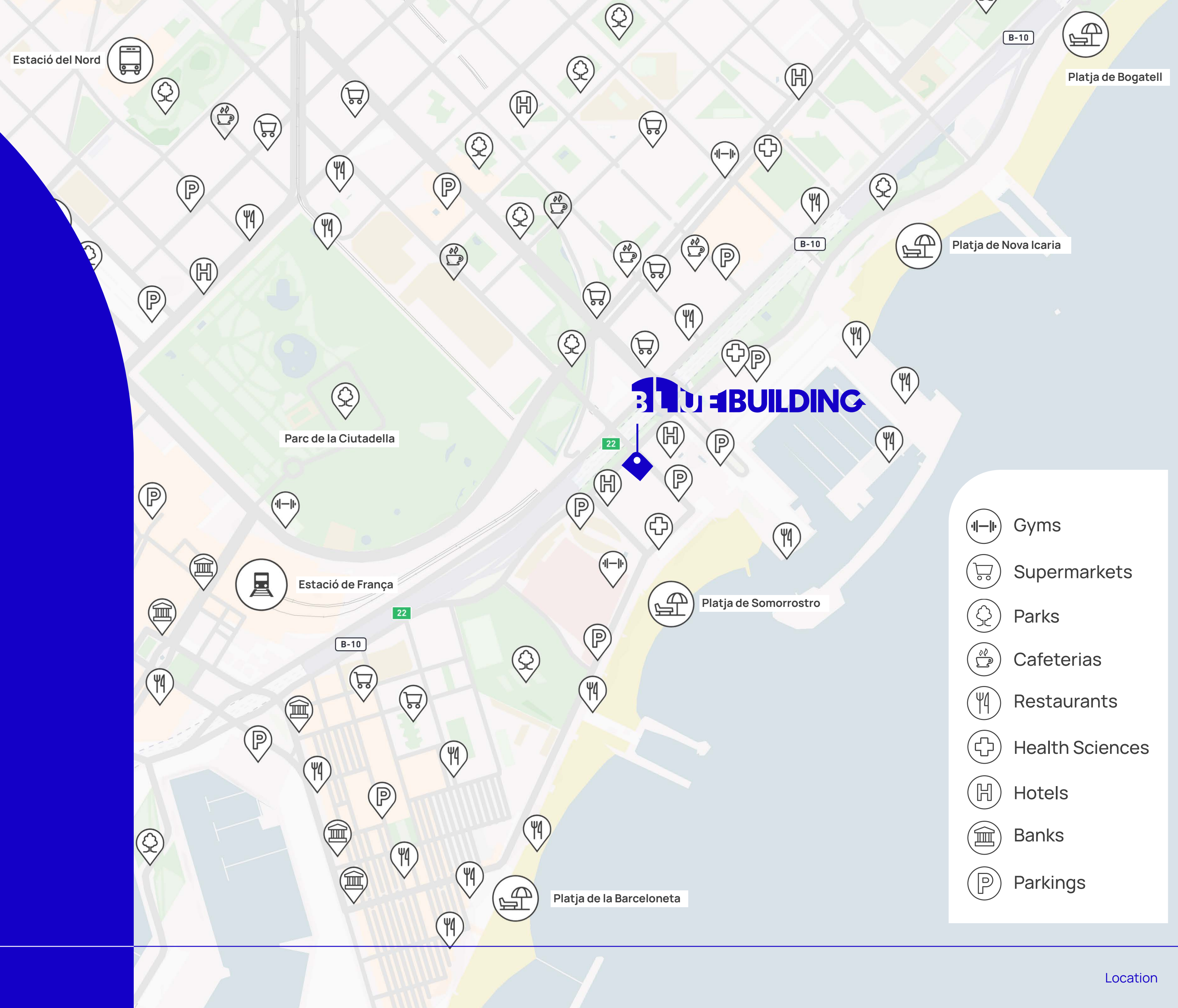
 17 MIN. BY METRO    30 MIN. BY BUS    14 MIN. BY CAR





# MUCH MORE THAN A WORKPLACE

Join the exclusive Blue Building community and discover the new definition of integrated work life balance, in a place that most people consider a lifestyle destination.









INNOVATIVE,  
INSPIRING,

PRODUCTIVE...



# LIFESTYLE MEETS WORKSPACE

Blue Building is all about providing lively, vibrant and high-quality workspaces and that inspire.



## SEA-FRONT LOCATION

A privileged position where work is inspired by the Mediterranean



## WORKSPACE EXPERIENCE

Programs and services designed for comfort, well-being and productivity



## MODERN AND SPACIOUS FLEXIBLE SPACES

Up to 7 modules ranging from 200 to 2,000 sqm. Office spaces with the highest quality and design standards inspired by the Mediterranean



## THE PLAZA

More than 900 sqm of Mediterranean garden with shared areas and high-speed Wi-Fi, perfect for hosting events, working outdoors, exercising, or simply relaxing



## THE CORNER CAFÉ

A premium cafeteria and catering by Delinas



## COMMUNITY HUB

A community-driven space with social channels, events, and activities

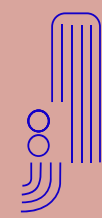


# THE GROUND FLOOR

Blue Building reveals its intentions as soon as you step into the outstanding ground floor lobby. This is where the atmosphere makes the arrival experience a pleasure and where a superior food and beverage offer throughout the day is enhanced by 'The Corner', the result of our collaboration with Delinas.

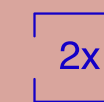






### PREMIUM DESIGNED

Among others, the building holds the exclusive installation of Redundancy De-extinction, 2023, a light artwork by Karlos Gil.



### DOUBLE HEIGHT LOBBY

A bright, elegant and spacious welcome experience.



### TEAM COLLABORATION SPACES

Comfortable lounge spaces with vending, coffee, and tables for a quick break.



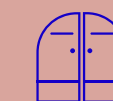
### CONCIERGE & FACILITY MANAGER

Reception providing service, efficiency and convenience.



### THE CORNER CAFÉ

A premium cafeteria and catering by Delinas.



### SMART LOCKERS

Connecting tenants to daily solutions.



### SHOWERS & CHANGING ROOMS

Accessibe, confortable and convenient for everyone.



### LIFTS

3 fast elevators connecting all floors with the lobby.



### ACCESIBLE WC

Fully equipped restroom designed to ensure comfort, safety, and independence for all users.





# THE PLAZA

The ethos of the building is clear for all to see in the Plaza, a unique collaborative social hub that introduces the theme of 'place' found on every floor and in every corner of the building. More than 915 sqm of Mediterranean garden with shared areas and high-speed Wi-Fi, perfect for hosting events, working outdoors, exercising, or simply relaxing.

**The Plaza gives visitors the perfect welcome and is a wonderful combination of indoor and outdoor spaces** that inspire people to work better, reconnect, meet and hold events, or simply enjoy a well-deserved break in the fresh air.





## OUTDOOR AREAS

Inspiring open-air areas for relaxation, recharging and focus. Designed for both work and play, enhancing wellbeing, socialization and community.



## MICROMOBILITY

Secure bikes and e-scooters parking to promote sustainable commuting and physical activity. The building provides repair facilities for bikes and e-scooters.



## OUTDOOR LIVING

The Plaza is fully equipped to make the most of the Barcelona weather, including sun loungers, ping pong tables and a chill-out area.



## BEEHIVES & TENANT GARDENING SPACE

Focus on engagement and environmental education. Leading nature and biodiversity.



## BIODIVERSE LANDSCAPING

100% Mediterranean species with low water consumption and high sustainability.



## 100% ACCESSIBILITY

The courtyard has a dedicated elevator to ensure access for people with reduced mobility.



# THE WORKSPACE

The exceptional facilities and setting of Blue Building create the type of national and international appeal that attracts and retains the best people. With 12,000 sqm available across 6 flexible floors and modular solutions to suit any set-up, this is office space doesn't just look amazing, it also feels just right.

Large floorplates, create a working environment that flexes to your needs. On every floor you'll find open, adaptable spaces for improved collaboration, efficiency and wellbeing.

Superb levels of natural light and unobstructed views over the city and the sea.

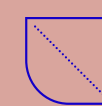






### OCCUPANCY DENSITY

Workspace designed for a 1/10 sqm occupational density.



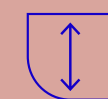
### FLEXIBLE SPACE

Up to 7 modules ranging from 200 to 2,000 sqm.



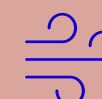
### GLAZED GLASS FAÇADE

Allowing natural light to flood into every floor level.



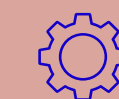
### FLOOR TO CEILING

2,75 m free standing between raised floor and suspended ceiling.



### VRV HVAC SYSTEM & LED LIGHTING

Ensures efficient temperature control, flicker-free illumination and energy efficient/savings.



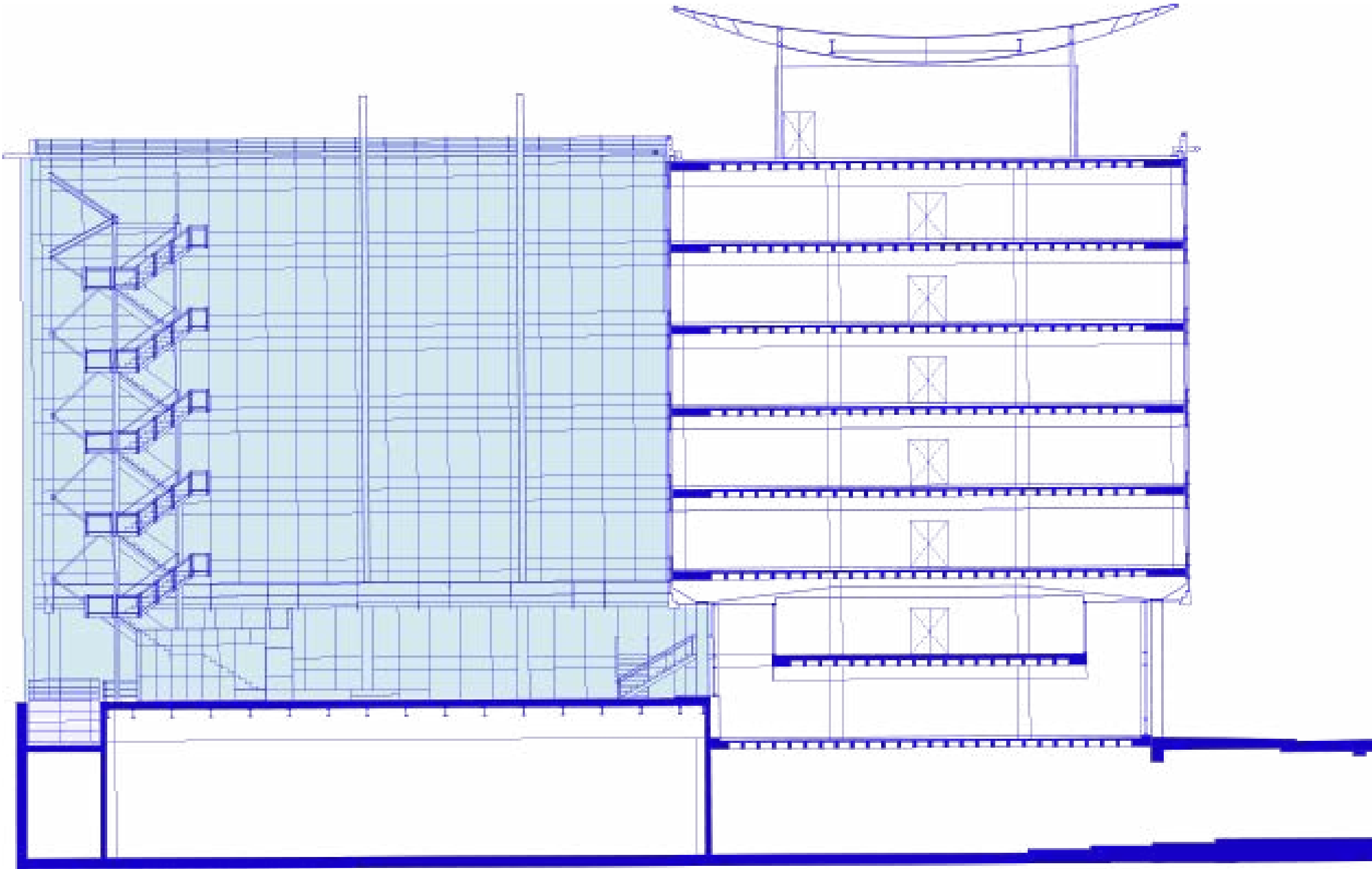
### BMS SYSTEM

Real-time monitoring. Improve the comfort and safety of the building occupants.



# SCHEDULE OF AREAS

FLOOR	OFFICES	PRIVATE TERRACE	AMENITIES
6 <sup>th</sup>	226 sqm	90 sqm	
5 <sup>th</sup>	2,051 sqm		
4 <sup>th</sup>	2,051 sqm		
3 <sup>rd</sup>	2,051 sqm		
2 <sup>nd</sup>	2,051 sqm		
1 <sup>st</sup>	2,051 sqm		
MEZZANINE	671 sqm		Showers & Changing room 25 sqm
GF	761 sqm		Reception 340 sqm The Corner 100 sqm The Plaza 915 sqm



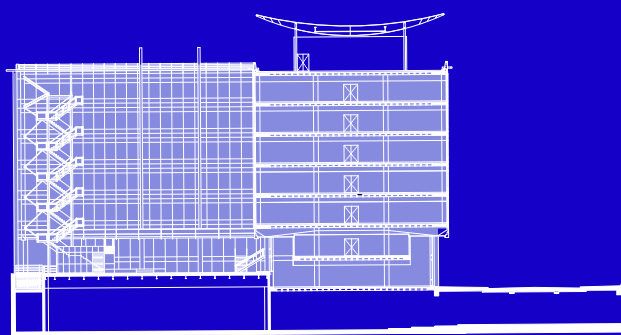


# STANDARD FLOOR

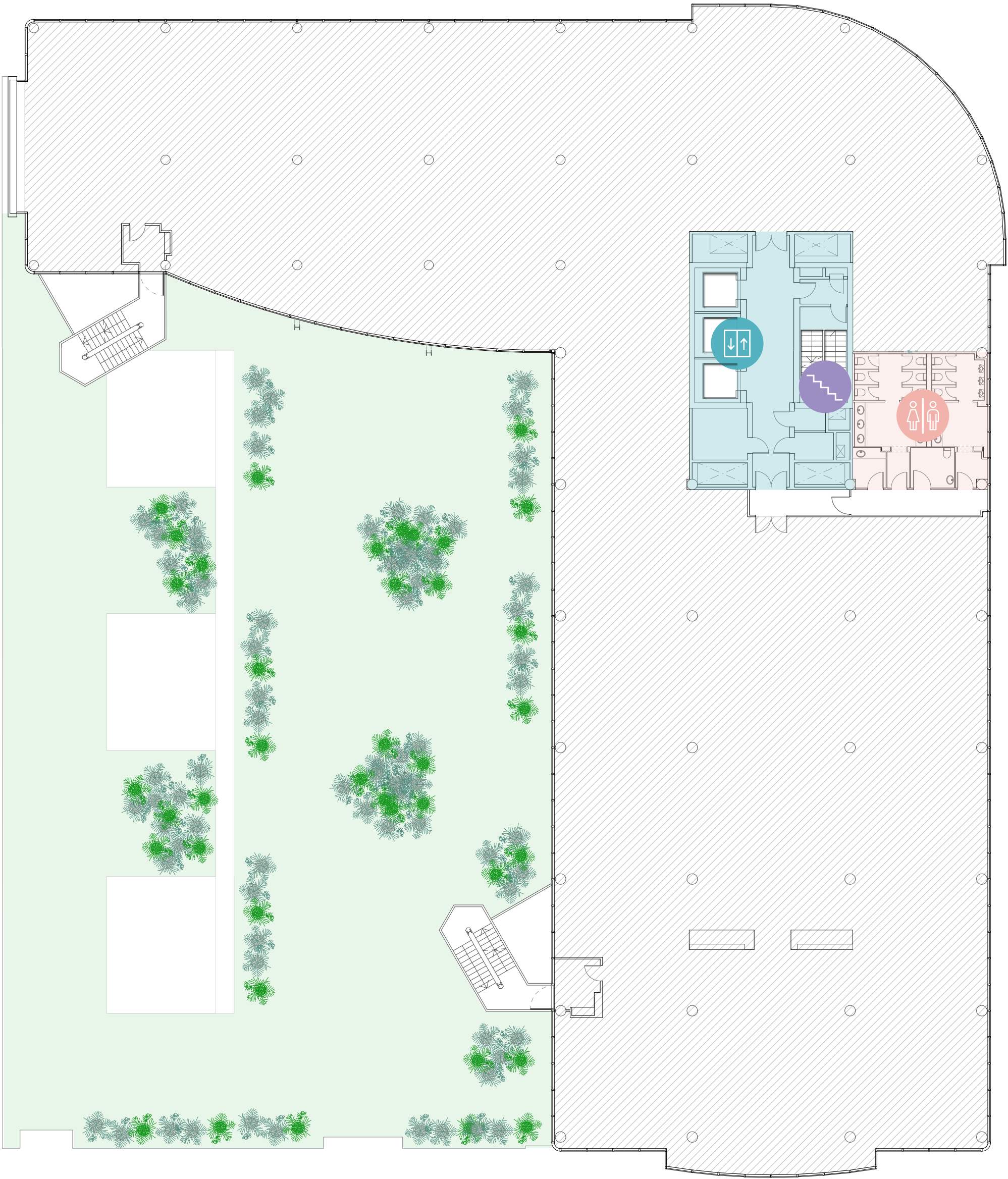
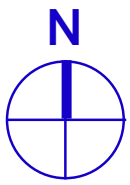
(floor 1 to 5)

ENTIRE FLOOR

GLA: 2,051 sqm



Avenida del Litoral



Carrer de Ramón Trias Fargas



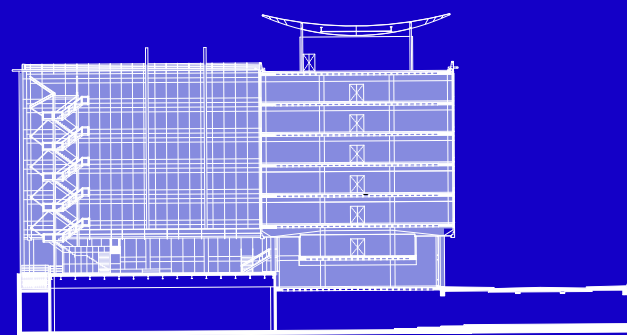
# STANDARD FLOOR

(floor 1 to 5)

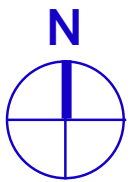
## ENTIRE FLOOR

GLA :	2,051 sqm
Large meeting room (10+ people):	4
Medium meeting room (6-8 people):	8
Small meeting room (3-6 people):	9
Quiet room - Phone booth :	8
Collaborative Space - Touchdown area :	8

OCCUPATIONAL DENSITY :	1:10 sqm/m <sup>2</sup>
OPEN PLAN WORKSPACES :	154



Avenida del Litoral



Carrer de Ramón Trias Fargas



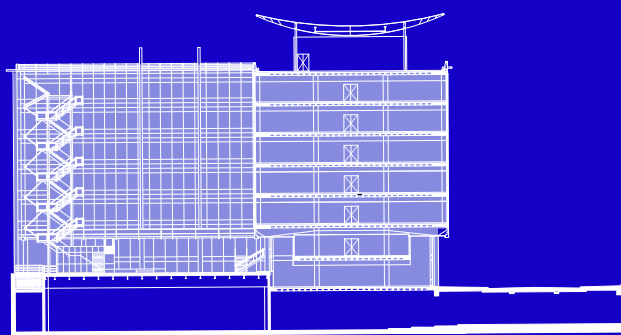
# STANDARD FLOOR

(floor 1 to 5- office 1)

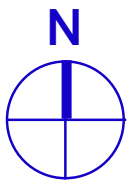
## HALF FLOOR

GLA :	952 sqm
Large meeting room (10+ people):	3
Small meeting room (3-6 people):	4
Quiet room - Phone booth :	3
Collaborative Space - Touchdown area :	4

OCCUPATIONAL DENSITY :	1:10 sqm/m <sup>2</sup>
OPEN PLAN WORKSPACES :	70



Avenida del Litoral



Carrer de Ramón Trias Fargas



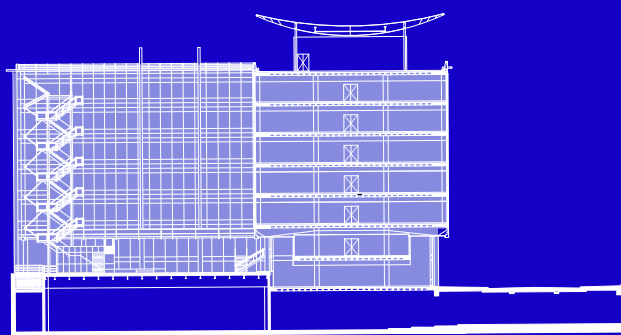
# STANDARD FLOOR

(floor 1 to 5- office 2)

## HALF FLOOR

GLA :	1,099 sqm
Medium meeting room (6-8 people):	7
Small meeting room (3-6 people):	5
Quiet room - Phone booth :	5
Collaborative Space - Touchdown area :	3

OCCUPATIONAL DENSITY :	1:10 sqm/m <sup>2</sup>
OPEN PLAN WORKSPACES :	84



Avenida del Litoral



Carrer de Ramón Trias Fargas



ENVIRONMENTAL,  
NATURAL,

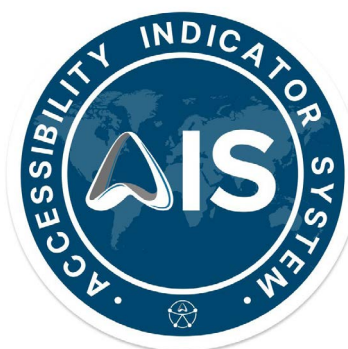
SUSTAINABLE...



# TOGETHER ON SUSTAINABILITY & WELLNESS

Our strong environmental and social approach helps customers to meet their sustainability ambitions and make a positive difference to the surrounding people, communities and organisations.

As proof of our bold ambition to deliver the best we are undergoing the process of obtaining LEED Platinum, WELL Platinum and AIS Certifications.







# LEED PLATINUM

This is the highest certification level in the LEED (Leadership in Energy and Environmental Design) green building rating system, a measure of performance and sustainability in Blue Building's design and construction, focusing on areas such as energy efficiency, water conservation, waste reduction and environmental quality.



## ENERGY SAVINGS

LEED Platinum certified building achieve significant energy savings through high-performance systems and smart design strategies.



## NATURAL LIGHT

The building's glazed façade combines solar protection, thermal insulation, and abundant natural light on every floor. Through-out, energy-efficient LED lighting contributes to substantial energy savings.



## WATER SAVINGS

LEED-certified buildings can achieve up to 40% water savings by using efficient fixtures and smart design. This reduces environmental impact and supports sustainable water use.



## INDOOR ENVIRONMENTAL QUALITY

Blue Building enhances Indoor Environmental Quality by improving air ventilation, using low-emission materials and maximizing natural daylight. Air quality is significantly superior than standards



## CARBON EMISSIONS

Blue Building is committed to minimizing carbon emissions throughout its entire lifecycle — from construction to long-term energy perfo



## MICROMOBILITY

Blue Building promotes sustainable mobility by encouraging access to public transit, bicycle facilities, and electric vehicle charging stations. These features reduce carbon emissions and support greener commuting.





# WELL PLATINUM

The WELL building standard represents a high level of performance in features that promote human health and wellbeing, certifying that Blue Building's design and operation have a positive impact on people's health, safety and comfort.

In addition, Blue Building reinforces this commitment by promoting healthy habits through the availability of nutritionally balanced products, wellbeing-oriented workshops, and green areas designed to foster relaxation and a closer connection with nature.





# AIS

AIS is the most comprehensive international accessibility certification, a voluntary system that promotes social responsibility by assessing the accessibility levels of Blue Building's products, services and facilities.

Blue Building embraces accessibility as a driver for creating a fairer and more inclusive world, aligning with the Sustainable Development Goals and the 2030 Agenda. In addition, it integrates accessibility into its Social Responsibility strategies and strengthens Diversity, Equity, and Inclusion (DEI) initiatives by developing inclusive environments for all. Blue Building also enhances the experience of its users and customers, ensuring greater safety and comfort, while enabling people to participate in society with the highest possible degree of autonomy and freedom of choice.







Av. del Litoral, 12, 14, 08005 - Barcelona

