



VISIBILITY • FLEXIBILITY • COMMUNICATION • SUSTAINABILITY
AT YOUR HEADQUARTERS

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ABOUT OBENQUE

Welcome to **OBENQUE**, that **complies to the new generation of corporate spaces.**

With **5,870 sqm** of GLA (Gross Leasable Area); the **facilities** of this building, **the size of its spectacular open spaces and its surroundings**, are configured as the **ideal space for your business.**

CHARACTERISTICS



Self-efficient



Corporate headquarters



Curtain wall façade



Basement with storage rooms and archives



Generous day light



Sustainability certification



3 Underground parkings



Parking spots for electric vehicles
(In progress)



Bicycle parking spots



Corporate poster (optional)



Settled offices



Architectural design based on energy efficiency



Ideal location with easy access and communication



Green surroundings



Flexible floors for modular spaces



#VISIBILITY

OBENQUE has an **excellent strategic visibility from the A-2 and M-14**. Its architectural concept offers the possibility of incorporating a corporate poster to improve its visibility, together with the **iconic design** of the building, this configures **the best showcase for your company**.

#FLEXIBILITY

It is designed as a workspace that offers **the best features and facilities for business activity**. The building integrates an architectural principle whose **leitmotiv is flexibility** and whose **diaphanous spaces** offer the possibility of **flexible operations and distributions, adapting to the needs of any company**.

2

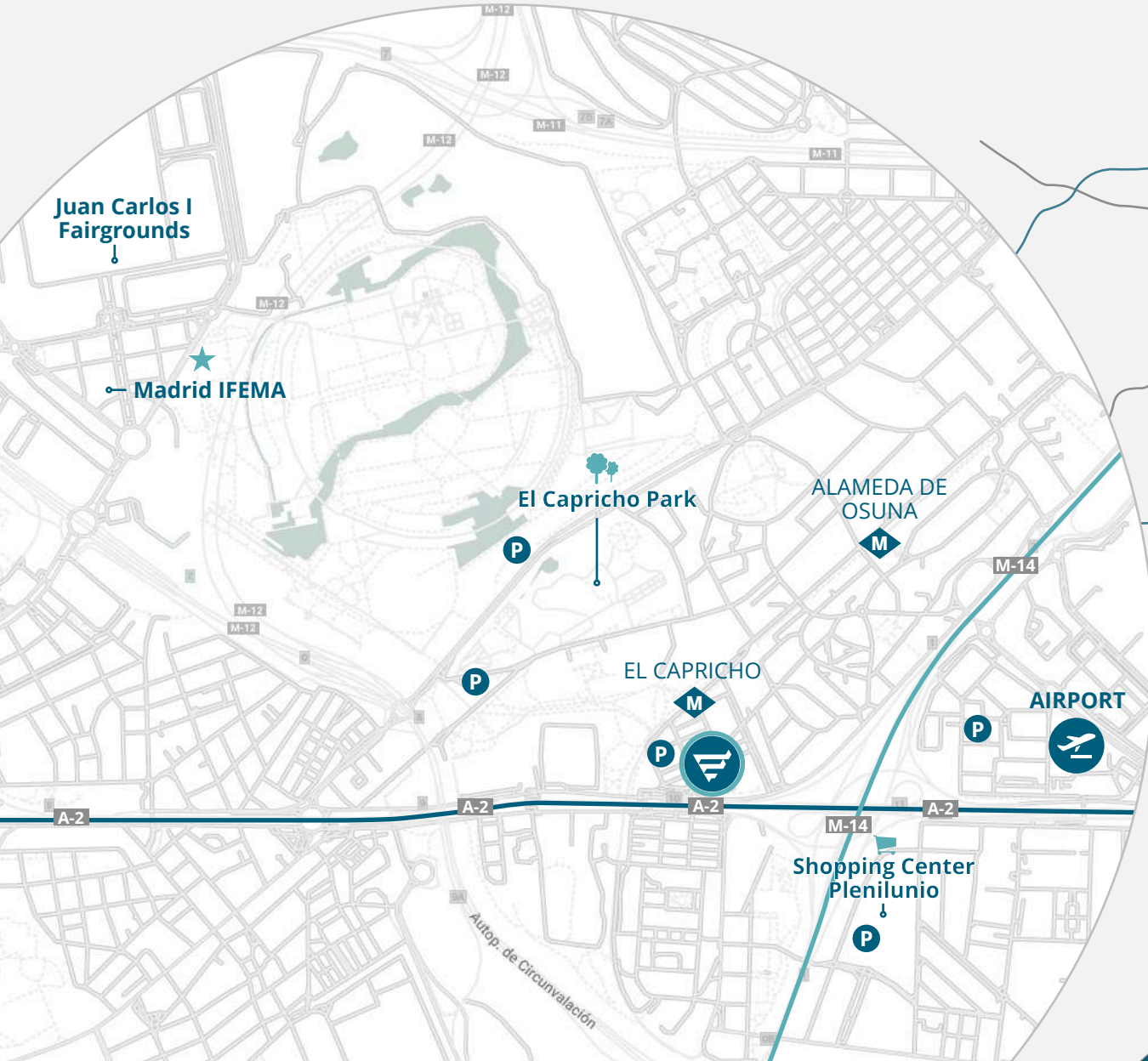
A UNIQUE ENVIRONMENT

Nowadays the workplace goes beyond the interior of the headquarters and also contemplates the environment and office idiosyncrasy. This philosophy optimizes the user experience. OBENQUE is not only positioned as a **unique space for your business activity**, but also is characterized by having **pleasant and versatile spaces where you can connect with people**.

OBENQUE is located on **the first section of the A-2**, with **immediate access to the Adolfo Suárez Madrid-Barajas Airport**. This is a well-known area of business, where many companies have decided to locate their headquarters.





In addition, it is located **a few minutes from the Juan Carlos I Fairgrounds, the IFEMA Madrid Exhibition Centre, the Plenilunio Shopping Centre and the Capricho Park**, a garden of 14 hectares where users can evade during their journey practicing sports in one of the most beautiful green areas of Madrid.

OBENQUE also has a **multitude of facilities around it**; restaurants, gyms, green areas, hotels, bank branches, pharmacies, supermarkets and many more. All these facilities constitute a **privileged offer that adds value to your space**, both for your **employees** and your **customers**.



#COMMUNICATIONS

The area surrounding OBENQUE has **two metro stops Alameda de Osuna and El Capricho**, the latter at the door of the building. They **connect the neighbourhood with the centre and south of the capital**.

- 
· By car:
 Avenida America exit, M-30, A-2, M-14, M-40 (10 minutes from downtown).
- 
· Bus lines:
 77 -101 -104 -105 -114 -115
- 
· Metro:
 El capricho – line 5 (3 min)
- 
· Airport:
 Fast track to Madrid-Barajas Adolfo Suárez Airport (10 min)

3 SUSTAINABILITY AND WELL-BEING



The property, **recently renovated**, is designed to achieve the **well-being of users through their sustainable and efficient spaces**. OBENQUE has obtained the BREEAM certification and among its many services focused on efficiency, it has **several charging points for electric cars (in process of installation)**.



LIGHTING

High functionality and energy savings in the lighting installations with LED technology luminaires and automatically regulated according to ambient luminosity.



AIR CONDITIONING

Air conditioning system with innovative technology and the best energy efficiency, with dual humidity and temperature control.



VENTILATION

Renewed air conditioners that provide greater outdoor air flow, improving indoor air quality, comfort and the energy efficiency of the building.

TECHNICAL SPECIFICATIONS

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- Self-standim building with **independent plot**.
- Reception that gives access to the ground floor office, upper floors and basements.
- **Five lifts**.
- **Diaphanous and practically rectangular floors with central columns and light on the four façade**
- The services are located in the central core of lifts and stairs.
- Raised technical floor.
- False metal ceiling.
- **Free height: 2.62 – 3.50 m**
- VRV air conditioning system (4 tubes)
- Access control
- **LED luminaires** in offices and common areas.
- Parking in the building (143 available spaces – spaces with charging points improcess of implementation)
- Possibility of corporate logo (façade to the A-2 and M-14).
- **Garden areas** outside the property.
- Provision of parking spaces: 1/42 sqm

LED lights

VRV air conditioning
hot / cold

False metal ceiling

Free height 2.62-
3.50 m

Fire detection
system

Day-light

Raised floor

TECHNICAL SPECIFICATIONS



5

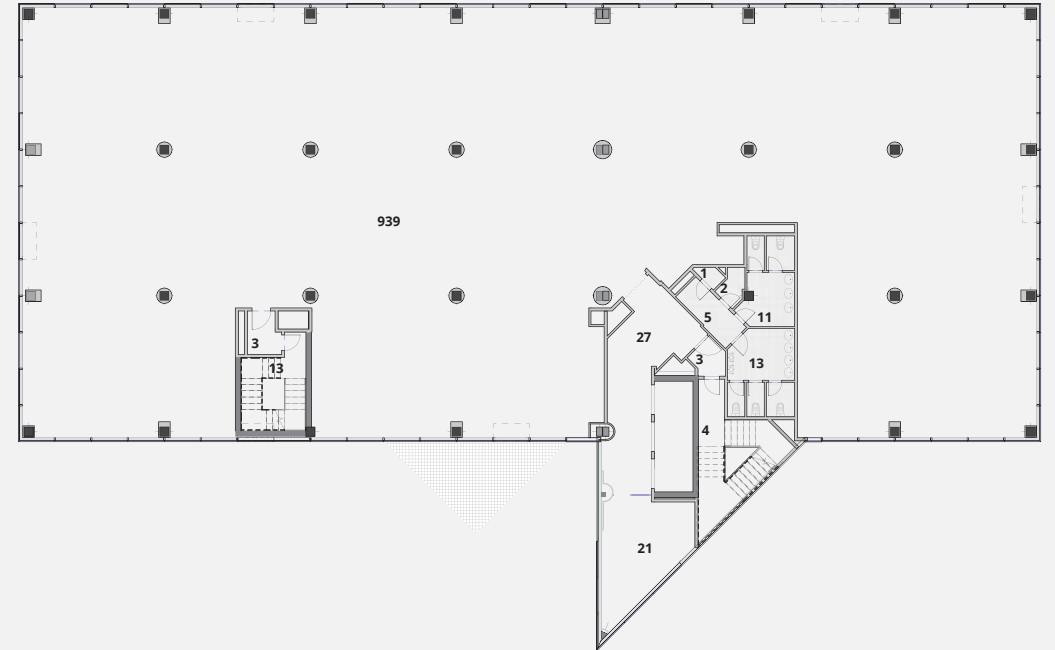
AREAS AND FLOOR PLANS

FLOOR	SQM
4th	1,166.77
3rd	1,158.50
2nd	1,150.30
1st	1,143.77
Ground floor	1,136.66
Caseton	114.00
Total s/r	5,870.00
-1,-2,-3 basement	143 places
Total b/r	140 parking spaces



GROUND FLOOR

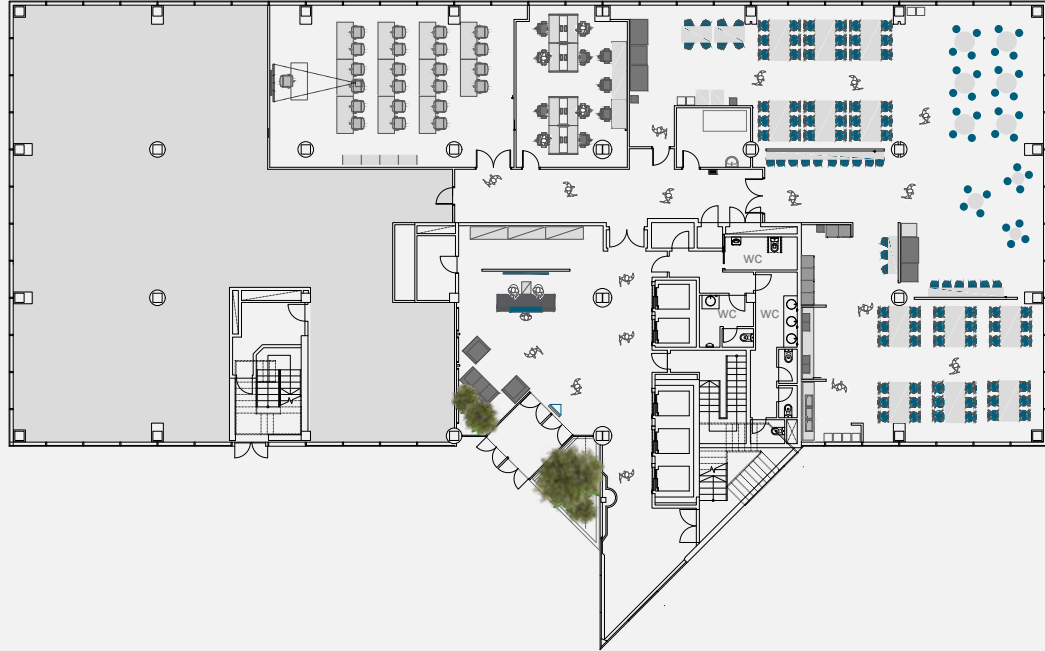
1,136.66 sqm



TYPE FLOOR

1,143.77 sqm

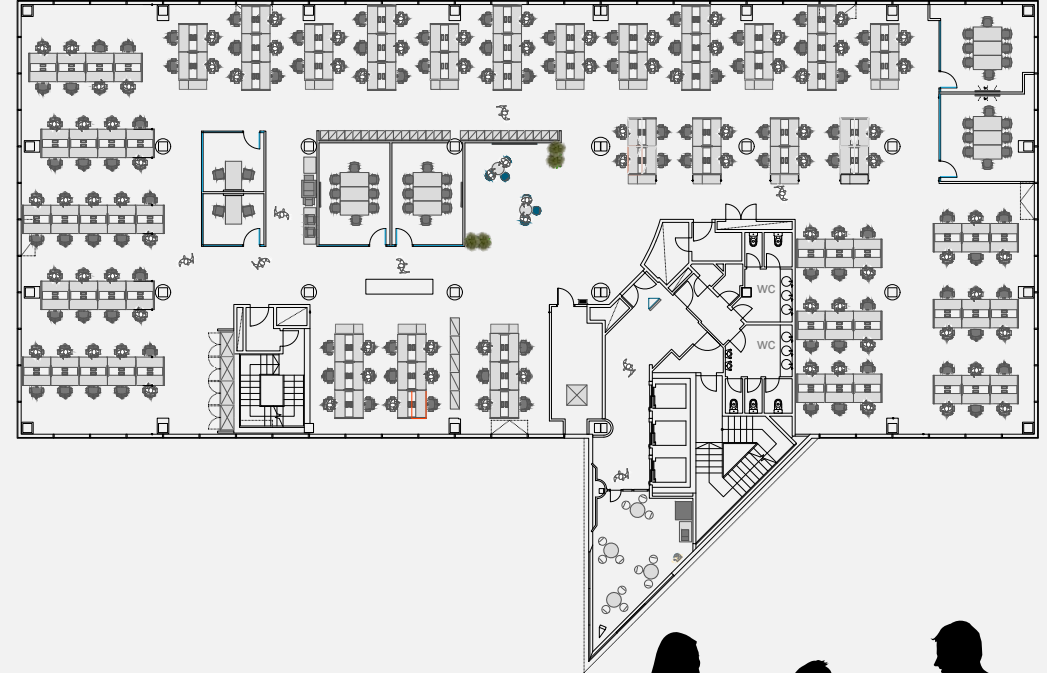




**POSSIBLE
IMPLANTATION**

GROUND FLOOR

1,150 sqm



TYPE FLOOR

1.143,77 sqm





OBENQUE

BUILDING

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