



edificio
Dublín

CAMPO DE LAS NACIONES | MADRID



INTERACTIVE MENU

1. Key Highlights

2. Putting people first

3. Location

4. A space like no other

- ▶ Area Schedule
- ▶ Floor plans
- ▶ Technical specifications
- ▶ Sustainability

5. Contact details

Key Highlights.

17,715 sqm

Total lettable area

7 floors

GF + 6 + Roof + 3 basement levels

239

Parking spaces
18 electric vehicle
charging points

1:7

Occupancy ratio



Business Centre and
Auditorium on ground floor

LEED® WELL®

WELL Gold and
LEED Gold certification



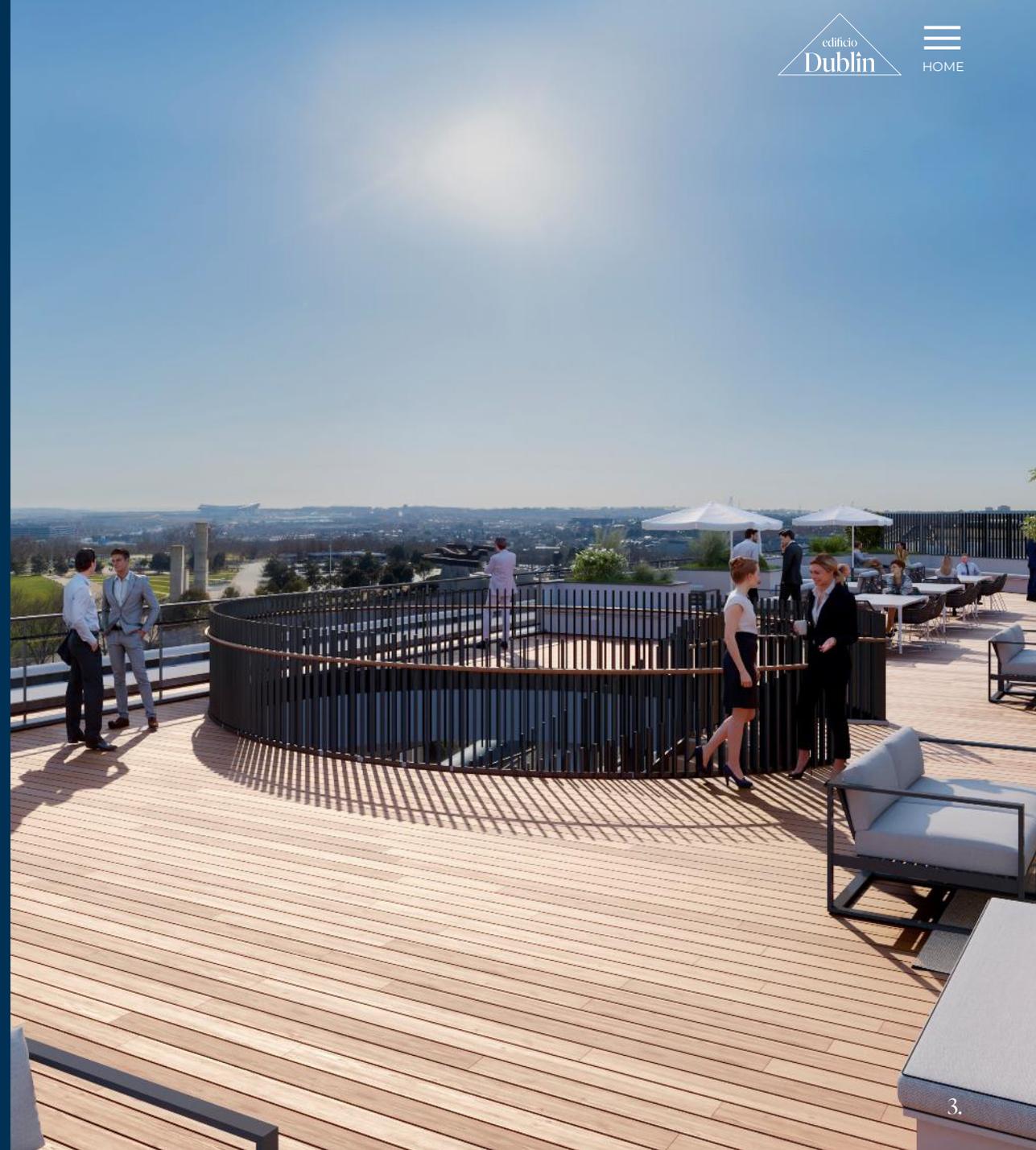
Restaurant



Terraces



Gym

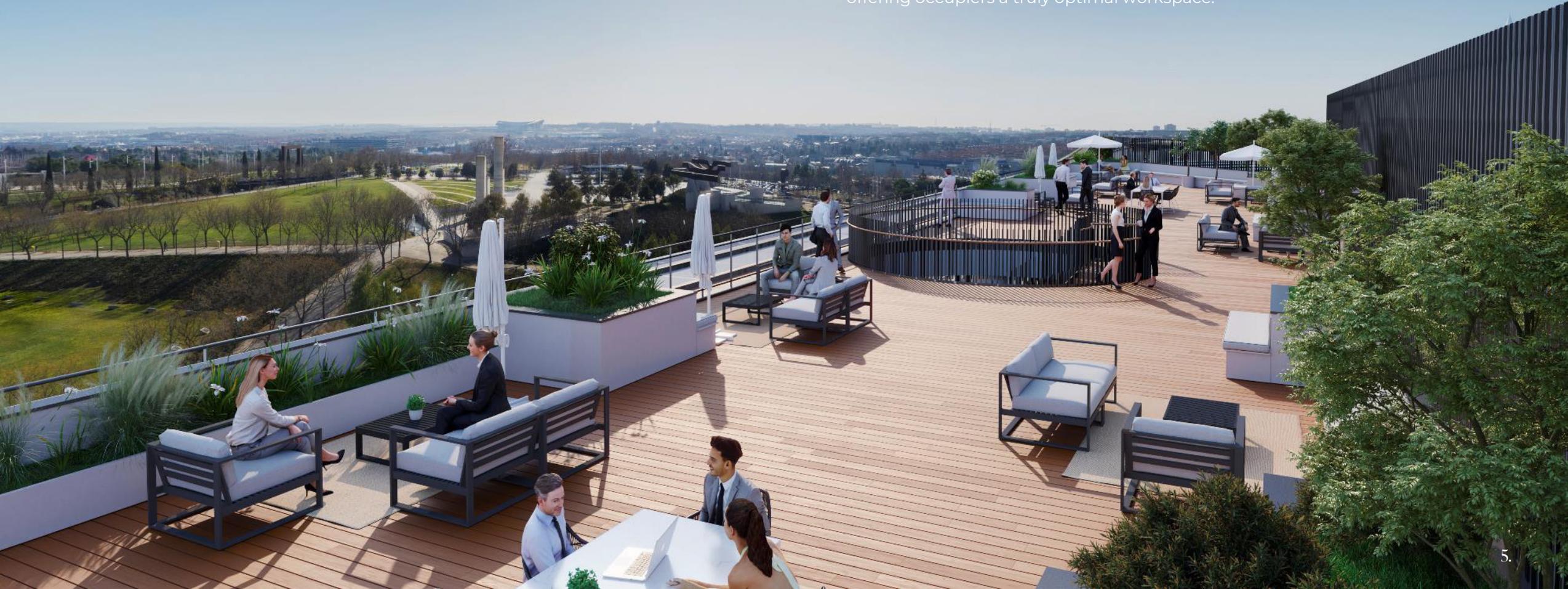




Putting people first.

In the past, people adapted to buildings. Now buildings adapt to people.

Dublin Building is designed with people in mind, delivering unbeatable wellbeing and refined comfort. The building has been comprehensively refurbished with a view to offering occupiers a truly optimal workspace.





Pleasant, versatile spaces set the perfect backdrop for personal connections, fostering creativity and productivity and fuelling powerful, original ideas.

Attracting and retaining talent is easy thanks to the unparalleled communal spaces, boasting an occupier-centric design to create spaces which are sustainable, adaptable, innovative and healthy.



Dublin Building has its own unique identity, thanks to its unmistakable, carefully-crafted design.

It is one of the landmark office buildings in the prestigious Campo de las Naciones area. It is ideally positioned just minutes from the metro station (Feria de Madrid), opposite the Juan Carlos I Park and very near the IFEMA convention centre, with excellent links to the airport and direct access to the M-40 ring-road.

Location.

Dublin Building is located in Campo de las Naciones, right next to the IFEMA Madrid convention centre and Juan Carlos I park, an outstanding location boasting a full range of services and excellent transport links, with the Feria de Madrid metro station just a few minutes' walk away.

Campo de las Naciones is well-known as one of Madrid's best-established, most prestigious office areas. Major companies have selected this location for their head offices thanks to its proximity to the airport and excellent transport links with central Madrid, including Endesa, American Express, Sanitas, Roche, Ferrovial, Johnson & Johnson and Coca-Cola.

The local area offers a comprehensive range of services: restaurants, hotels, shopping centres, sports facilities, a golf course, green spaces and one of Madrid's largest parks, Juan Carlos I.





- LEYENDA
- Pharmacy
 - Gym
 - Hotel
 - Restaurant
 - Bank
 - Supermarket
 - Shopping centre
 - Hospital / Health centre
 - Petrol station
 - Park

Strategically located in the Campo de las Naciones business district, Dublin Building is fully integrated into Madrid's excellent public transport network.

The property is located at Calle Vía de Dublín 7 and benefits from direct access to the M-40 ring-road, as well as its close proximity to the airport and is just 9 kilometres from the city centre.

TRANSPORT LINKS

- Feria de Madrid (L8)
Mar de Cristal (L4 + L8)
- Lines 73, 104, 112, 122, 828
- Adolfo Suárez Madrid-Barajas Airport: 8 km.
- Direct access to the M-40 and M-11

JOURNEY TIMES FROM DUBLIN BUILDING





ING
Regus

Randstad

M-11



Real Madrid

Aegon
EA
Avon
AMA Seguros

Iberdrola

Santa Lucía
Amadeus



IFEMA
MADRID

Dell
Chamber of Commerce
Sacyr Fluor

Madrid City
Council

American Express
Publicis



Coca-Cola

Konica Minolta
Engie

Ineco

Monster Energy

Logicallis
Ferrovial

Boston Scientific

Sanitas



Roche

Endesa

Johnson
& Johnson

C/ VIA DUBLIN

Liberty
Seguros

M-40

Redexis
Beam Suntory

JUAN CARLOS I PARK

Companies in the area.

El Corte Inglés



A space like no other, designed with people in mind.

The ground floor houses a unique, versatile space offering a truly unforgettable experience.

An exclusive space where people will exchange ideas, share a moment, disconnect, relax, exercise, enjoy a cup of coffee, grab a bite to eat and hold elegant, high-end events.

A lobby to receive visitors and a collaborative space offering a series of different spaces to unwind, connect, or even get down to work: flex space, a scalable auditorium, three meeting rooms and shared zones with hot-desking, a private office and an open-plan waiting room or informal meeting space.

Dublin Building boasts an enormous 662 sqm in communal terraces, including a 455 sqm rooftop terrace and a 207 sqm terrace on the 6th floor. The perfect setting to breathe deep and enjoy the stunning views of the city of Madrid and the beautiful Juan Carlos I park.

This enviable outdoor space will feature areas for rest, relaxation and leisure.

The perfect spot for socialising, holding informal meetings against a stunning backdrop and hosting exclusive events.



Area schedule.



FLOOR	GLA	PRIVATE TERRACE AREA	COMMUNAL TERRACE AREAS
Roof	-	-	455 sqm
6	1.951 sqm	515 sqm	207 sqm
5	3.035 sqm	-	-
4	3.035 sqm	-	-
3	3.035 sqm	-	-
2	3.035 sqm	-	-
1	2.681 sqm	-	-
GF	942 sqm	-	-
B-1	77 parking spaces		
B-2	80 parking spaces		
B-3	82 parking spaces		

17.715 sqm

GLA

239

Parking spaces

18

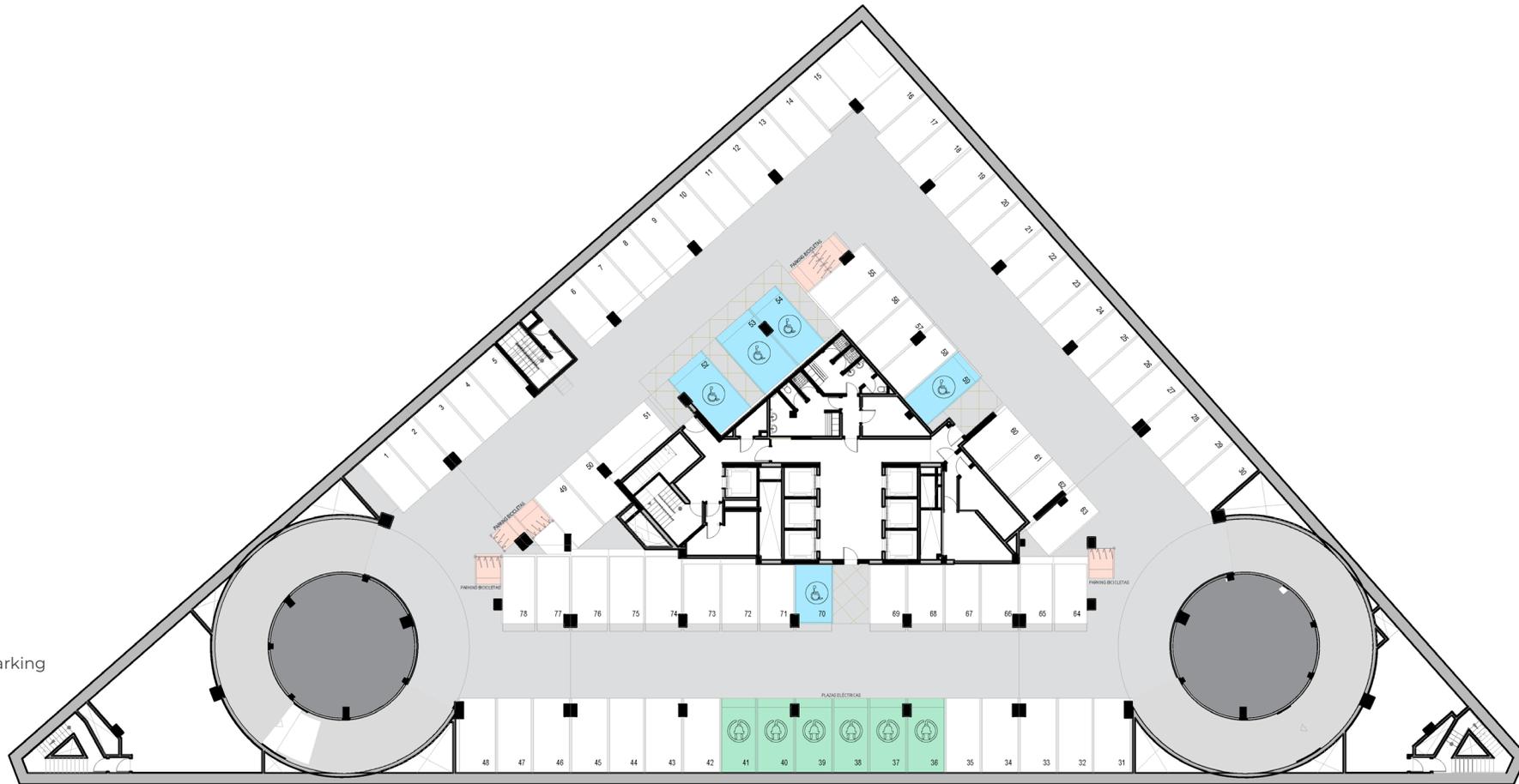
Electric vehicle charging points

Floor plans.



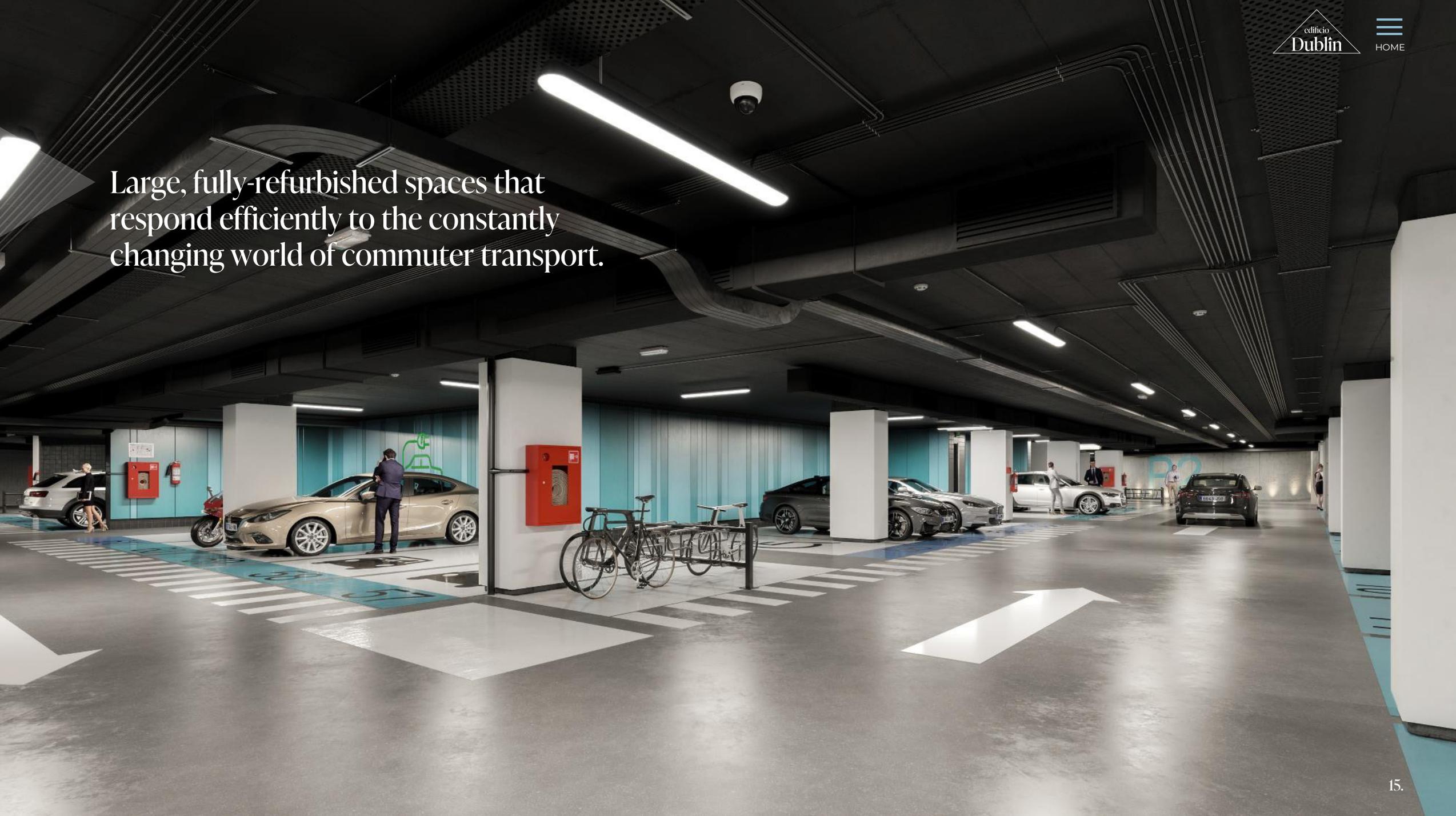
B-1
77 parking space

-  Bicycle racks
-  Disabled parking
-  Electric vehicle parking



----- VIA DUBLÍN -----

Large, fully-refurbished spaces that respond efficiently to the constantly changing world of commuter transport.



Floor plans.

Ground floor
GLA 942 sqm



VIA DUBLÍN

An impressive double-height entrance with a sleek, modern look.



The building's magnificent, spacious lobby features a state-of-the-art access control system.



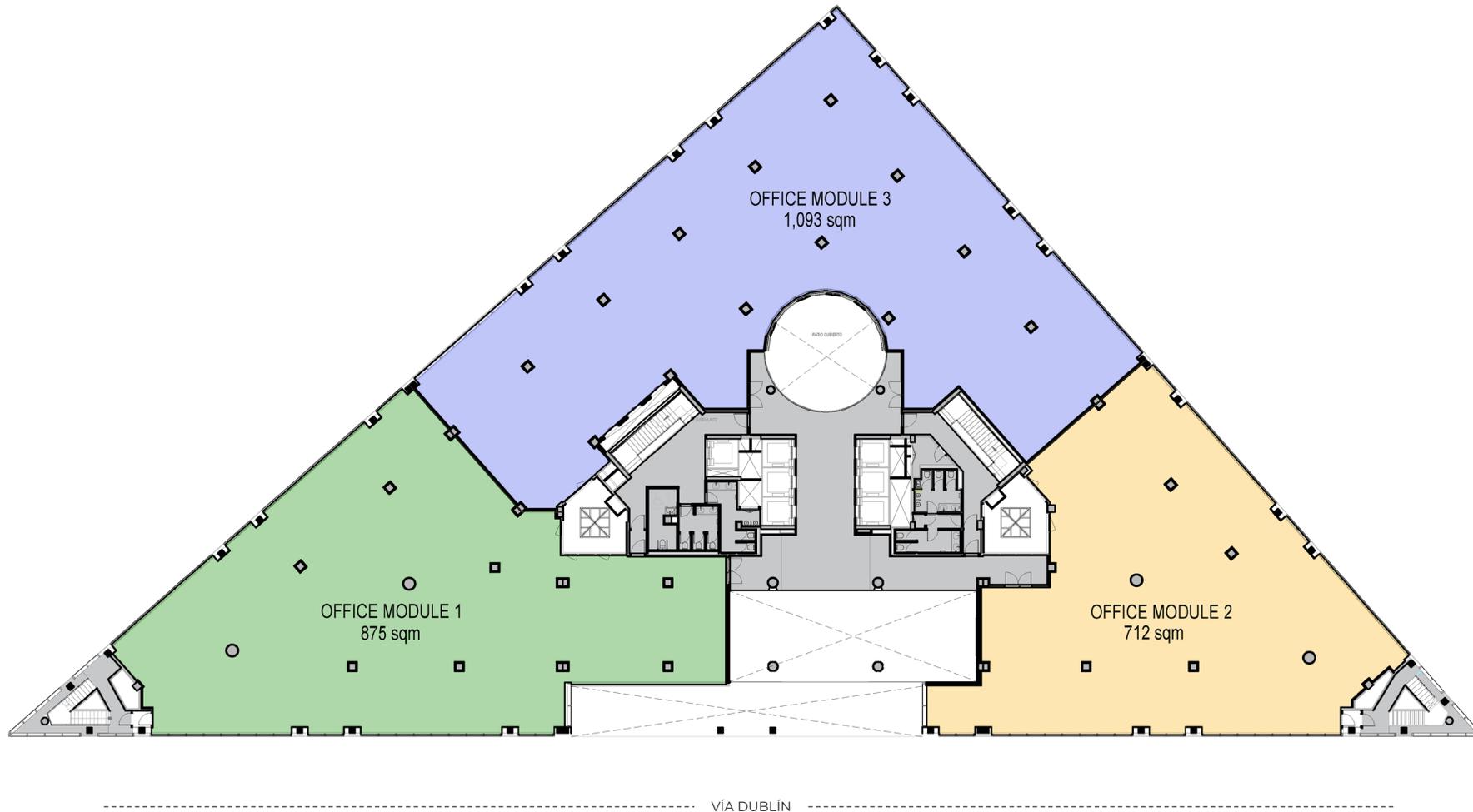
Spaces designed to offer premium quality and enhance productivity.

Bathed in energising natural light, the perfect space for exercise and touching base with everyone.



Floor plans.

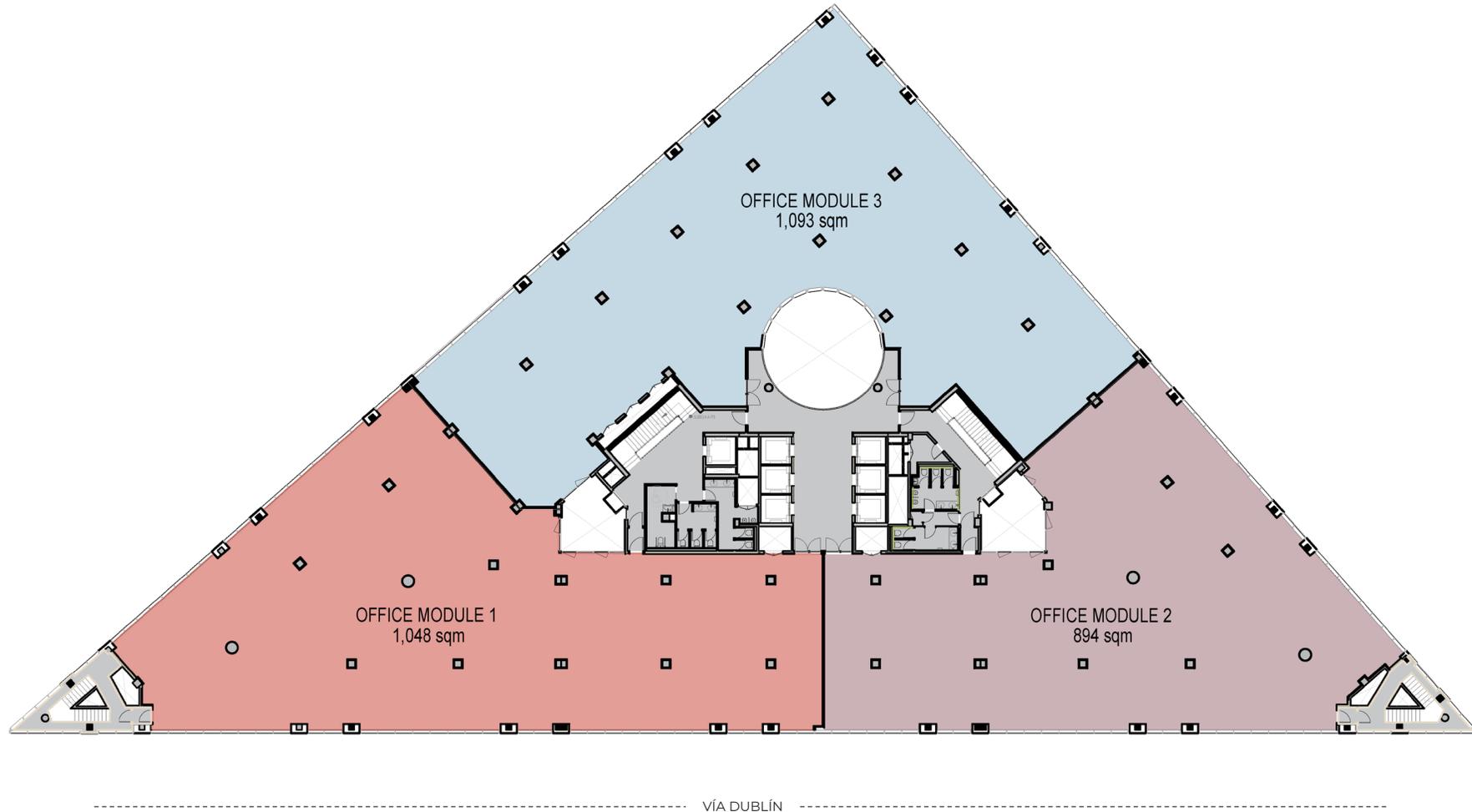
Floor 1
GLA 2.681 sqm





Floor plans.

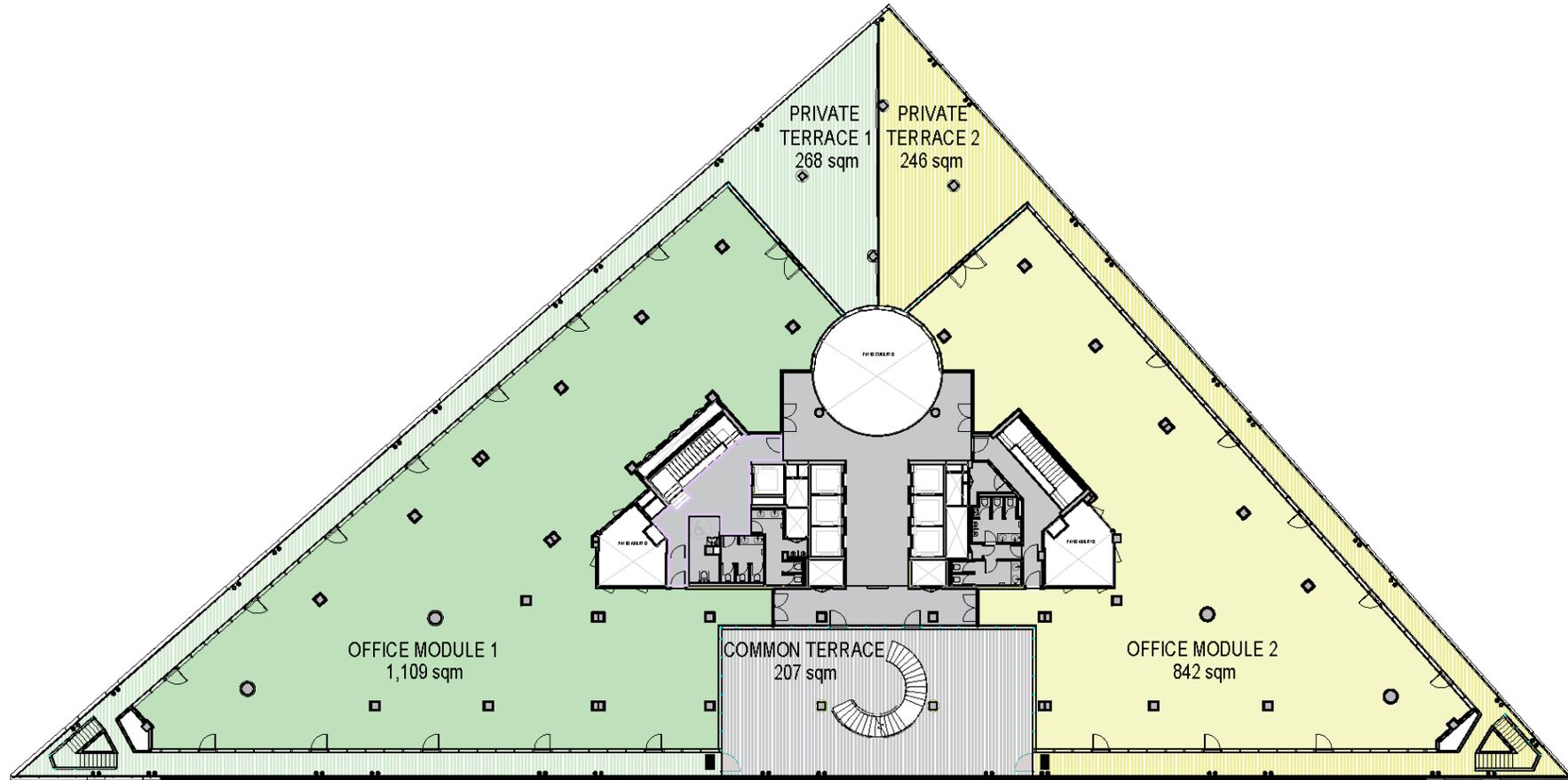
Floor 2, 3, 4, 5
GLA 3.035 sqm





Floor plans.

Floor 6
GLA 1.951 sqm

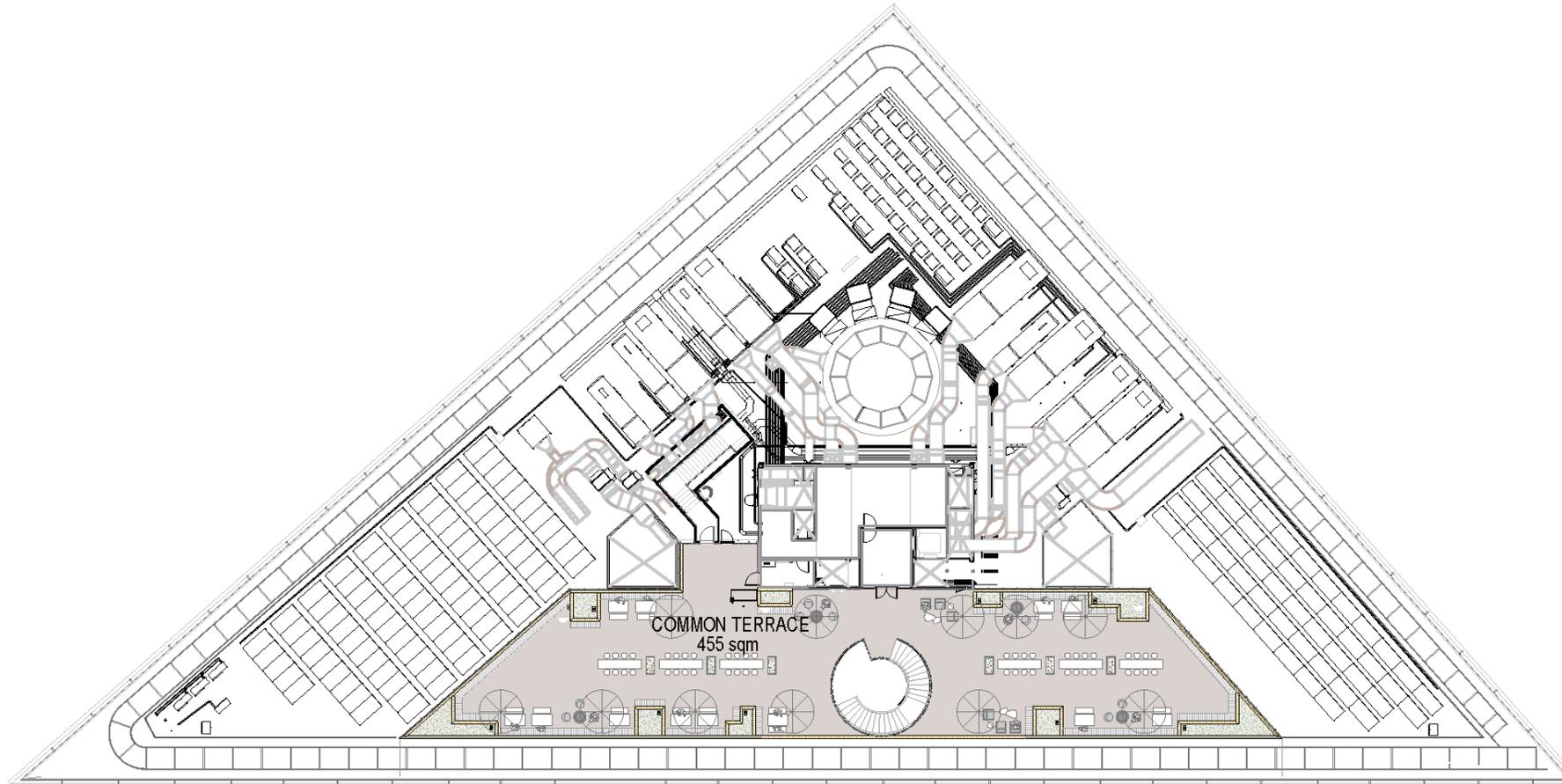


----- VIA DUBLÍN -----



Floor plans.

Rooftop



----- VIA DUBLIN -----



Technical specifications.



ARCHITECTURE

- ▶ Designed to optimise natural light and offer pleasant views from each workstation.
- ▶ Open-plan, flexible and modular floor spaces.
- ▶ ▶
- ▶ Active façade with bioclimatic elements adjusted to aspect and exposure.
- ▶ Each floor has a free height of 2.70 metres.
- ▶ Various communal break out spaces and terraces on the ground floor, 6th floor and roof terrace.
- ▶ Optimum acoustic comfort in every space.
- ▶ Recycling points on each floor.



INSTALLATIONS

- ▶ Heat-recovery VRV HVAC with 3-pipe system.
- ▶ Raised technical flooring and suspended ceilings, accessible in all modules.
- ▶ Rooftop solar panels.
- ▶ Security systems and access control.
- ▶ Natural lighting with floor-to-ceiling windows and high-efficiency LED lighting throughout the building.
- ▶ Energy-efficient electrical appliances (water and electricity) in communal areas and water-efficient sanitary ware.

Sustainability and well-being.

Dublin Building ensures a safe working environment, with open-air spaces provided by its large terraces and its design is focused on people's well-being. Property owner Monthisa has a steadfast commitment to sustainability, as reflected by the WELL Gold and LEED Gold certification awarded to the building.

AIR QUALITY

The building will feature air treatment units fitted with state-of-the-art filters, photocatalytic air purification, active polarisation systems and monitoring of various air quality parameters. These units have been proven to filter and remove up to 98% of microorganisms and volatile organic compounds from the air.

While lower consumption makes these units more sustainable, this technology also ensures constant air renewal throughout the building.

This system also enables air quality monitoring, providing continuous real-time measurement of CO₂ levels, temperature and humidity, among other factors.



The WELL Gold scheme focuses on user health and comfort, based on an assessment of the following categories: air, water, lighting, nutrition, opportunities for physical activity, comfort and environment:

- ▶ Good air quality.
- ▶ Exceptional water quality.
- ▶ Abundance of natural light.
- ▶ Well-soundproofed workspaces with excellent acoustic comfort.
- ▶ Use of low-emissions construction materials with a high recycled content, certified for their low carbon footprint and kind to both users and the environment.
- ▶ Strategic location with access to public transport.
- ▶ Designed to enhance productivity and satisfaction in the workplace, reducing absenteeism.



The LEED Gold certification scheme demands genuine excellence in energy, water and resource efficiency, waste reduction and user well-being:

- ▶ Up to 70% reduction in water consumption.
- ▶ Integrated photovoltaic panels.
- ▶ A high-quality internal environment perfectly regulated for user well-being, using the minimum energy required to reach the required temperature.
- ▶ Bicycle racks and electric vehicle charging points.



www.edificiodublin.com

OWNER

monthisa

AGENTS

CBRE

spain.oficinasmadrid@cbre.com
+34 91 598 19 00



agenciamadrid@savills.es
+34 91 319 13 14

This dossier is not intended to contain comprehensive and complete information on the property, but merely present its key aspects. Additionally, the property is subject to aesthetic and/or technical modifications, and therefore neither Monthisa and/or Savills and/or CBRE assume any responsibility for the completeness or veracity of the images and/or information contained within this dossier, which should not be taken or considered to be an express or implicit guarantee. The Recipient must conduct their own review of the documents before making their own decisions regarding the letting of the whole or part of the property.