



DON'T CALL IT' OFFICE

Non-Conventional Workspaces



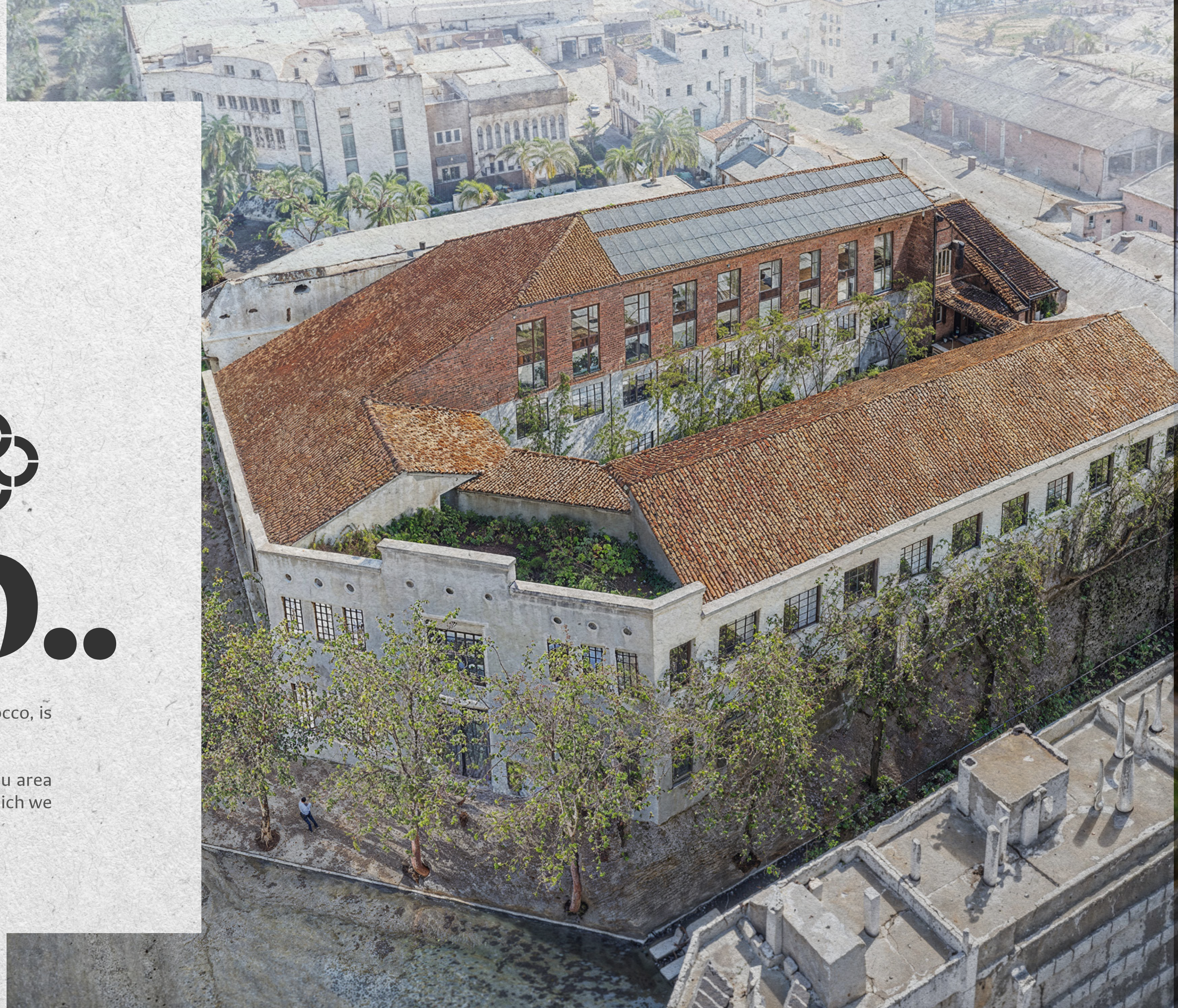
BARCELONA BUILDING

01 / THE PROJECT

MEET' NOCCO..

The 1945 Old Tulle and Lace Factory, currently named Nocco, is part of the city of Barcelona's industrial heritage.

The chance to convert this unique building in the Poblenou area into a spectacular sustainable office is a great challenge which we have taken head-on.



02 / THE LOCATION

“Located 2 blocks from Glories shopping centre, 1 from the Rambla de Poblenou and with the UOC Campus next door.....”

A KILLER LOCATION

A **creative** epicenter surrounded by talent, good restaurants and leisure amenities.

Located in the well-known 22@, a technological and innovative Barcelona district where international companies, big hotels and university campuses such as the UB and the UOC Thrive.



03 / SPACES

YES, THIS IS WHERE I WORK!

Offering a Human scale, open spaces, like this is a sure way to **attract highly talented professionals**. Open spaces, common areas, and a central courtyard in sync with the neighborhood vibe.



Central Courtyard and Staircase



04 / SPECIFICATIONS

INSIDE ME.

Nocco will have a Class A office layout, with spacious floors that offer flexibility, light and allow for different types of configurations and uses. All of this surrounding a large central courtyard.

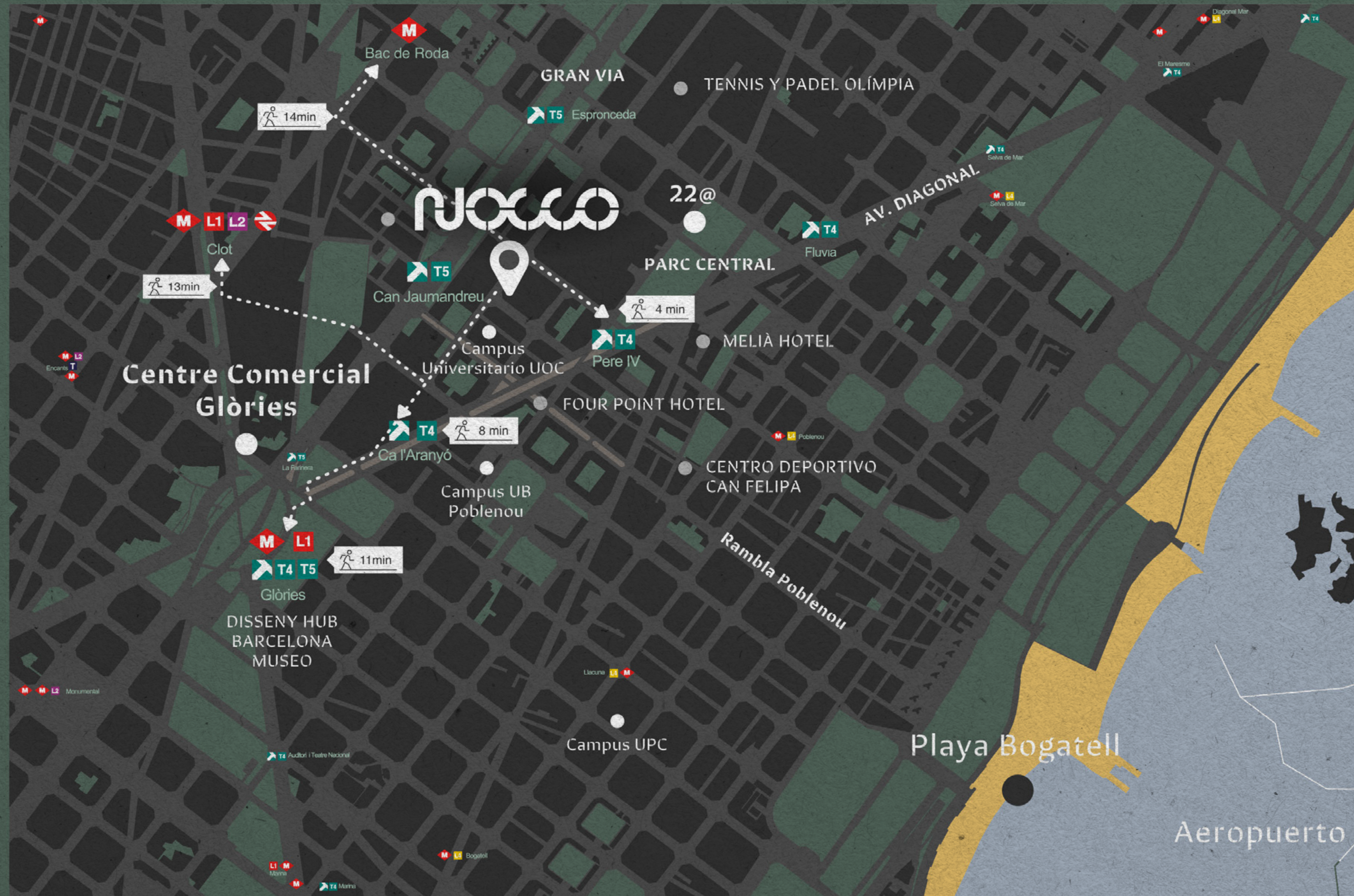




CORE BUILDING CERTIFICATE

Non-Conventional Brochure

**NOCO
IN ALL ITS
DIMENSIONS.
FLOORS
PLANS.**



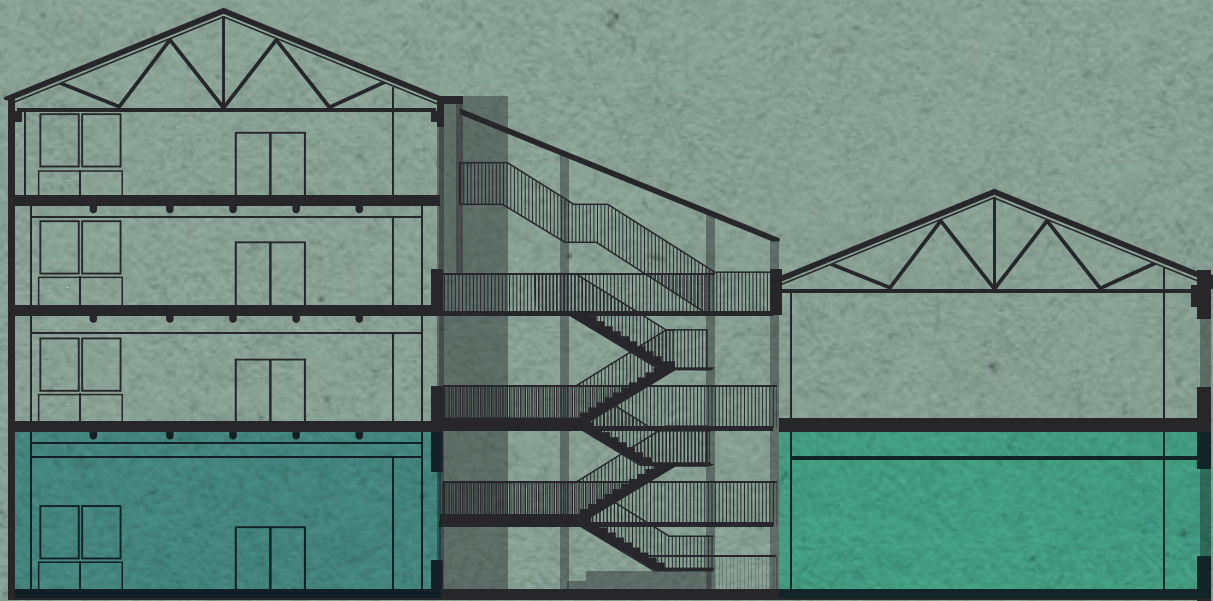
Good restaurants, green areas such as the Poblenou Central Park, the Glorias shopping center and also small shops.





PLANTA 0

Non-conventional
NOCCO_WORKSPACE_PLANS



SURFACE_MODULE_RENTABLE / (MA) (Sqm)

FLOOR	NAVE NORTE	NAVE SUR
0	709,4 / Sqm	669,8 / Sqm
MEZZANINE	135,5 / Sqm	
1	1001,9 / Sqm	865,4 / Sqm
2	785,0 / Sqm	
3	689,6 / Sqm	
TOTAL	3321,4 / Sqm	1535,2 / Sqm

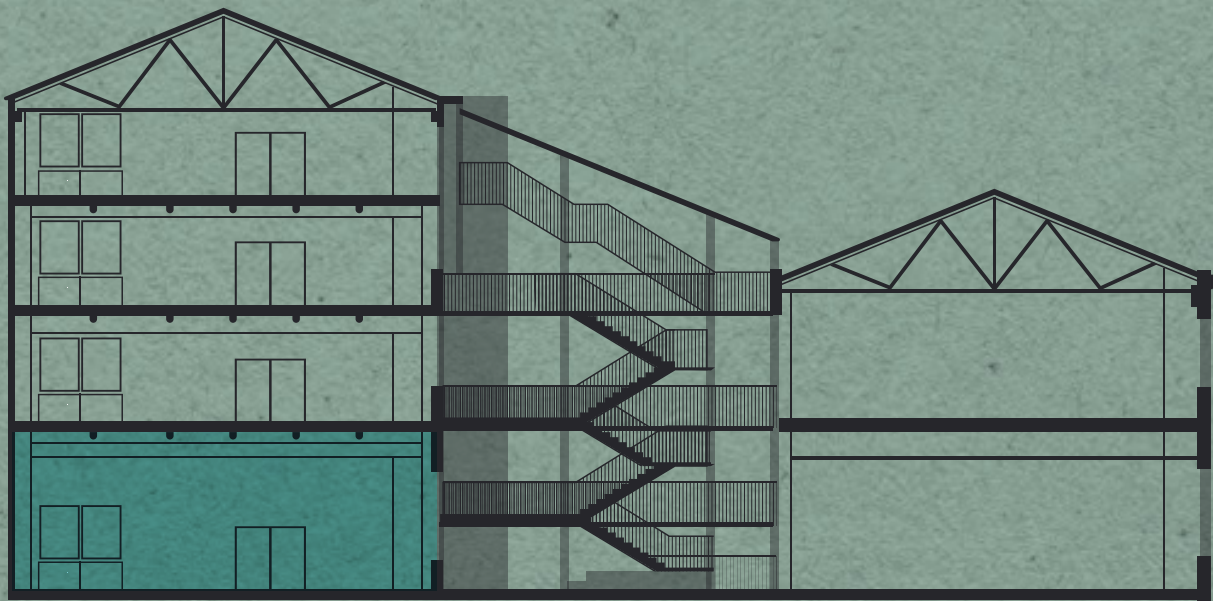
SURFACES_MODULE_TENANT / (MI) (Sqm)

FLOOR	NAVE NORTE	NAVE SUR
0	520,1 / Sqm	491,0 / Sqm
MEZZANINE	99,3 / Sqm	
1	734,5 / Sqm	634,5 / Sqm
2	575,5 / Sqm	
3	505,6 / Sqm	
TOTAL	2435,0 / Sqm	1125,5 / Sqm



MEZZANIE

Non-conventional
NOCCO_WORKSPACE_PLANS



SURFACE_MODULE_RENTABLE / (MA) (Sqm)

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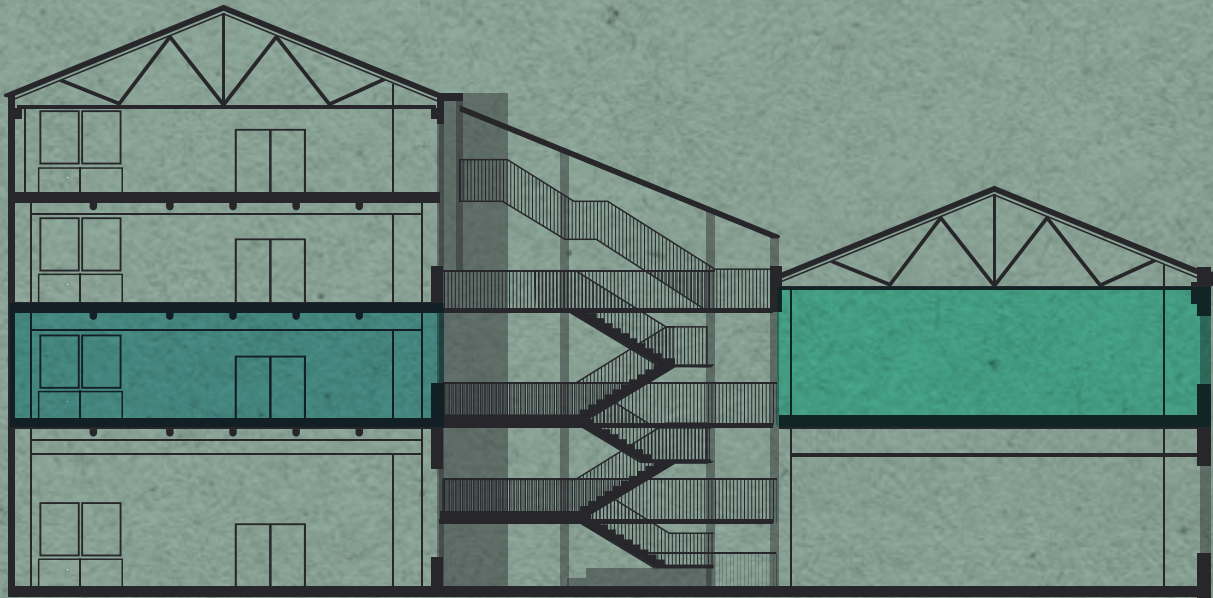
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FLOOR 1

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NOCCO_WORKSPACE_PLANS



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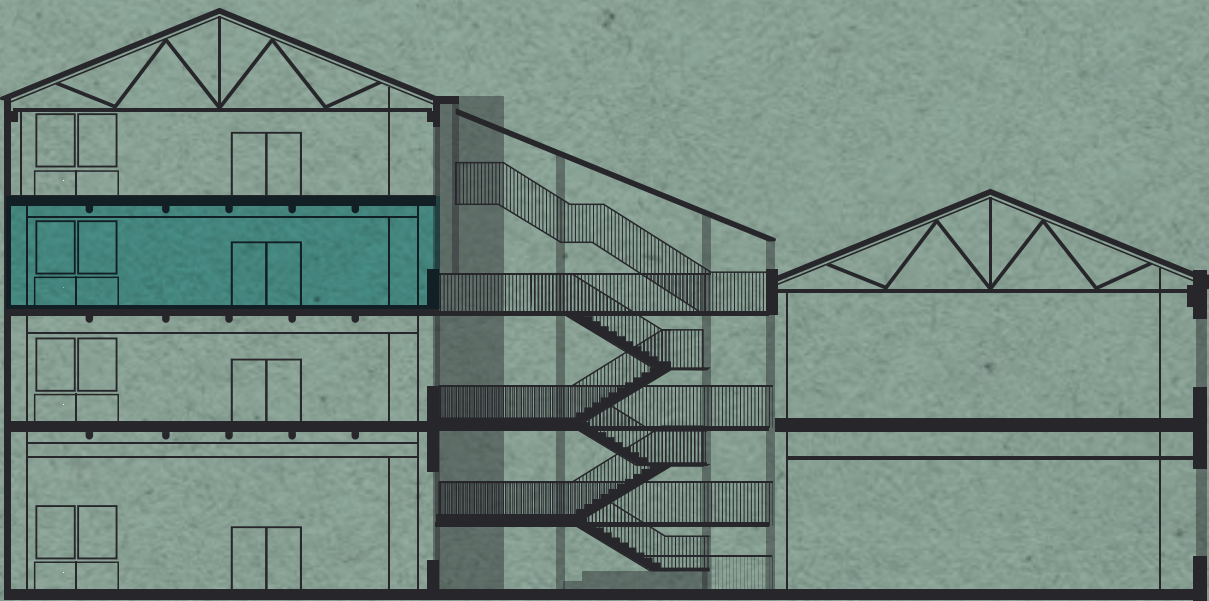
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FLOOR 2

Non-conventional
NOCCO_WORKSPACE_PLANS



SURFACE_MODULE_RENTABLE / (MA) (Sqm)

FLOOR	NAVE NORTE	NAVE SUR
0	709,4 / Sqm	669,8 / Sqm
MEZZANINE	135,5 / Sqm	
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2	785,0 / Sqm	
3	689,6 / Sqm	
TOTAL	3321,4 / Sqm	1535,2 / Sqm

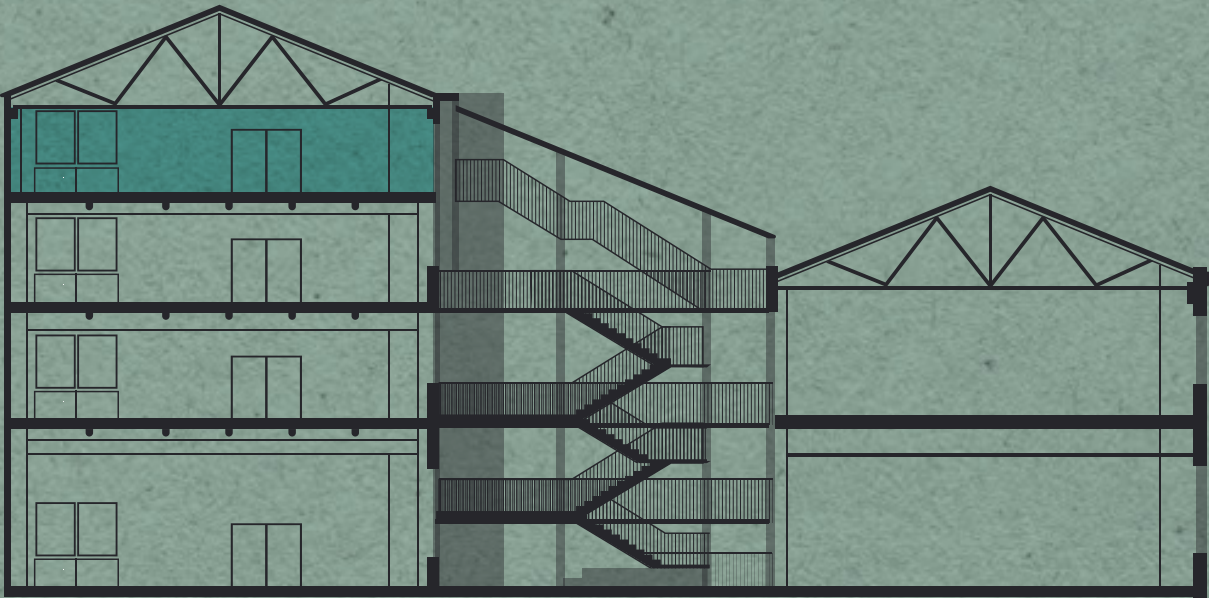
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FLOOR 3

Non-conventional
NOCCO_WORKSPACE_PLANS

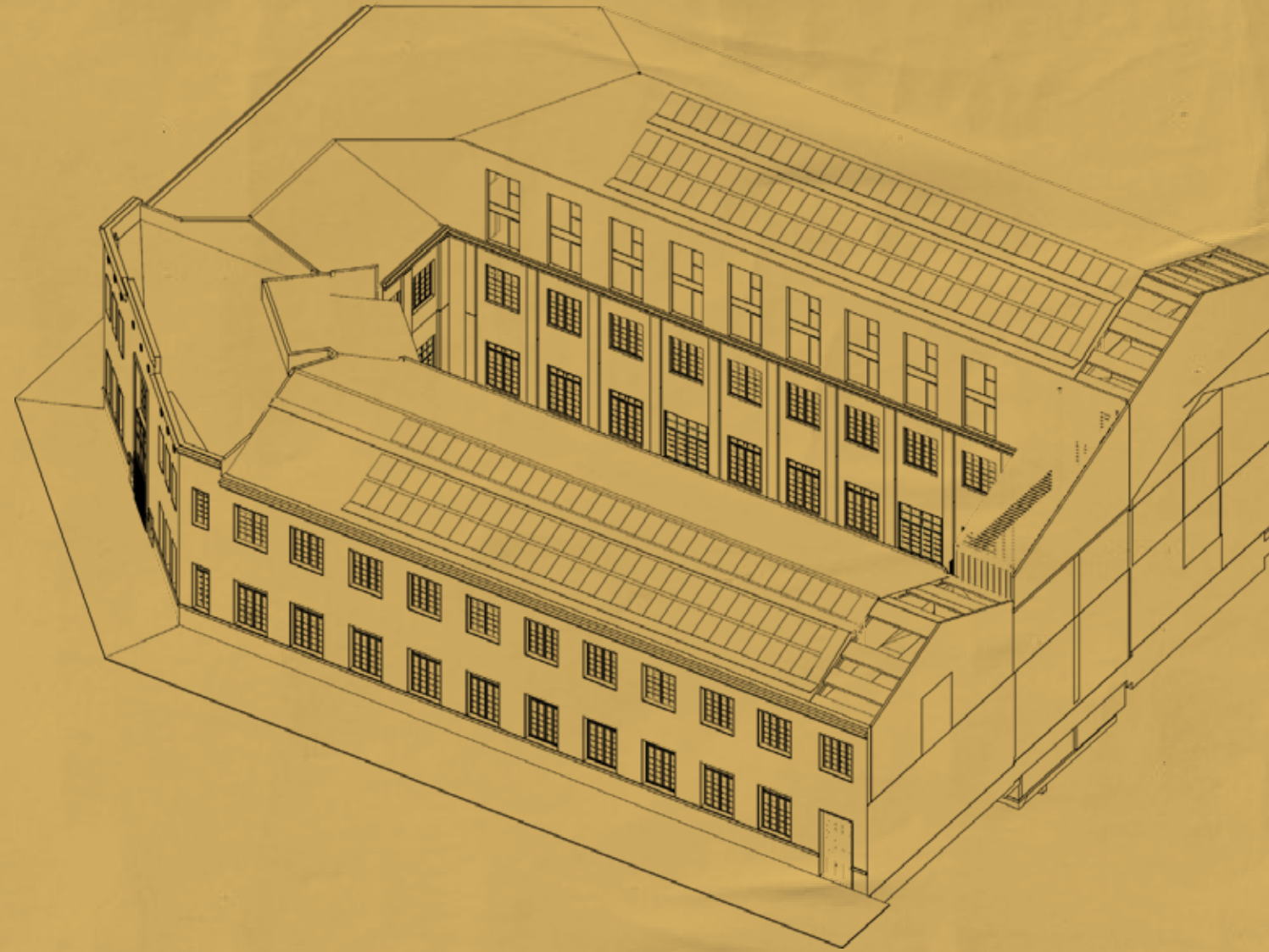


SURFACE_MODULE_RENTABLE / (MA) (Sqm)

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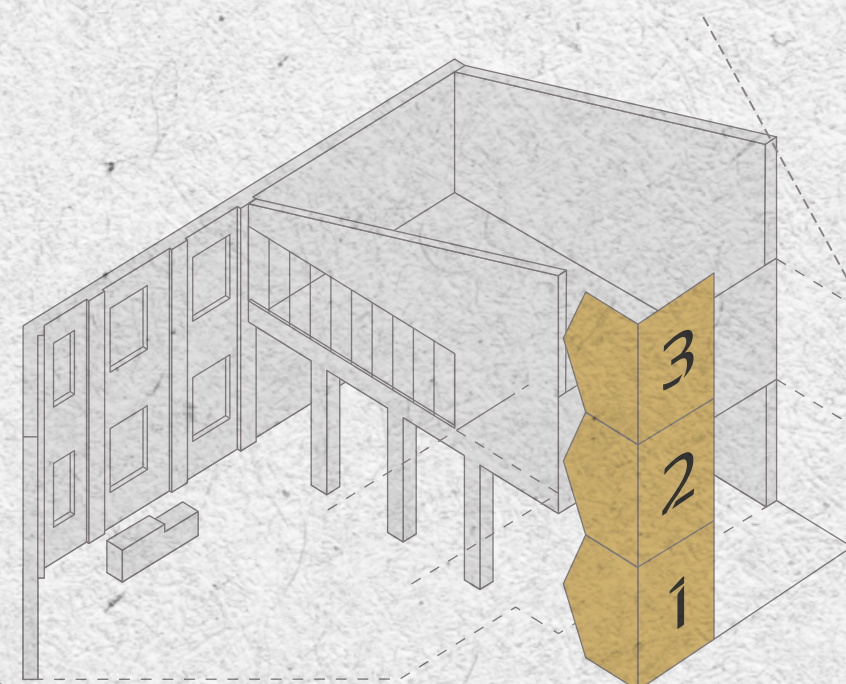




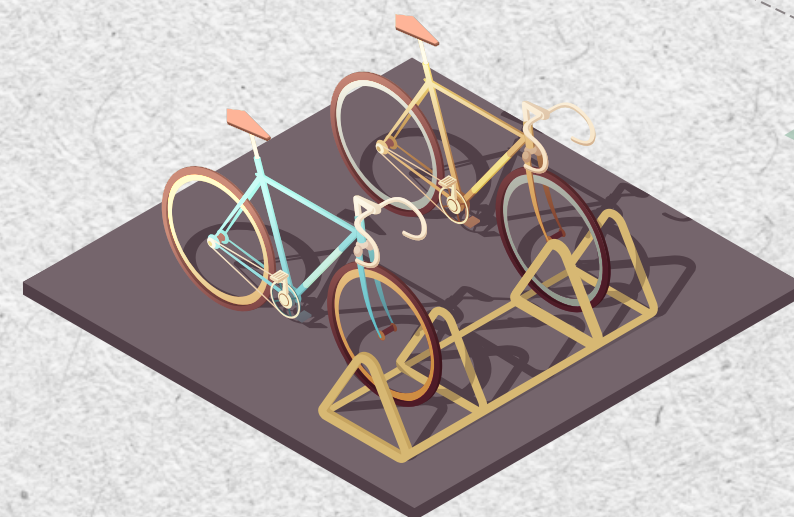
04 / SPECIFICATIONS

WE ARE OUR OWN ENERGY.

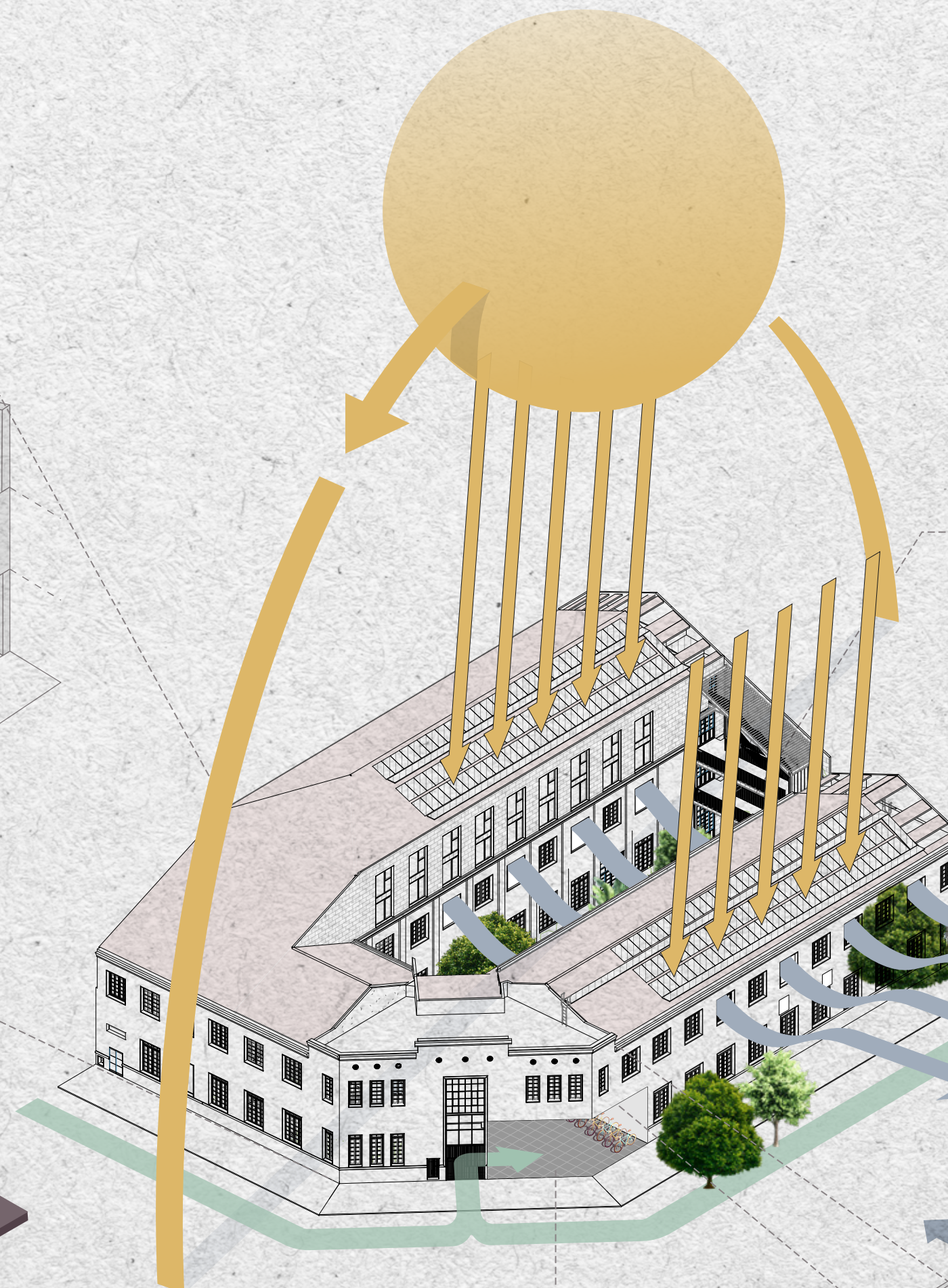
We have the **nZEB** criteria, which makes our building practically zero net energy consumption. Caring for the planet and reducing energy bills.



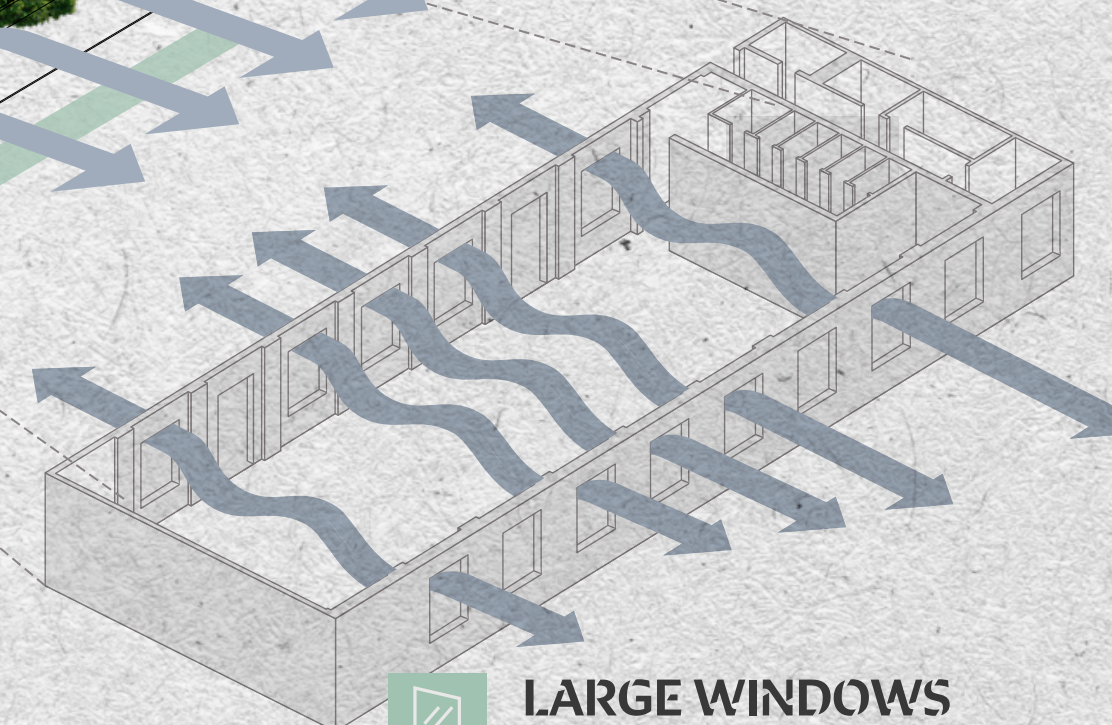
GREAT HALL
Multipurpose open space with triple height.



BICYCLE PARKING
Promotes sustainable mobility



CENTRAL COURTYARD
With spaces for rest and exchange, surrounded by vegetation and water.



LARGE WINDOWS
Cross ventilation and abundant natural light in work and ventilation spaces

NATURAL LIGHT
Multipurpose open space with triple height.