

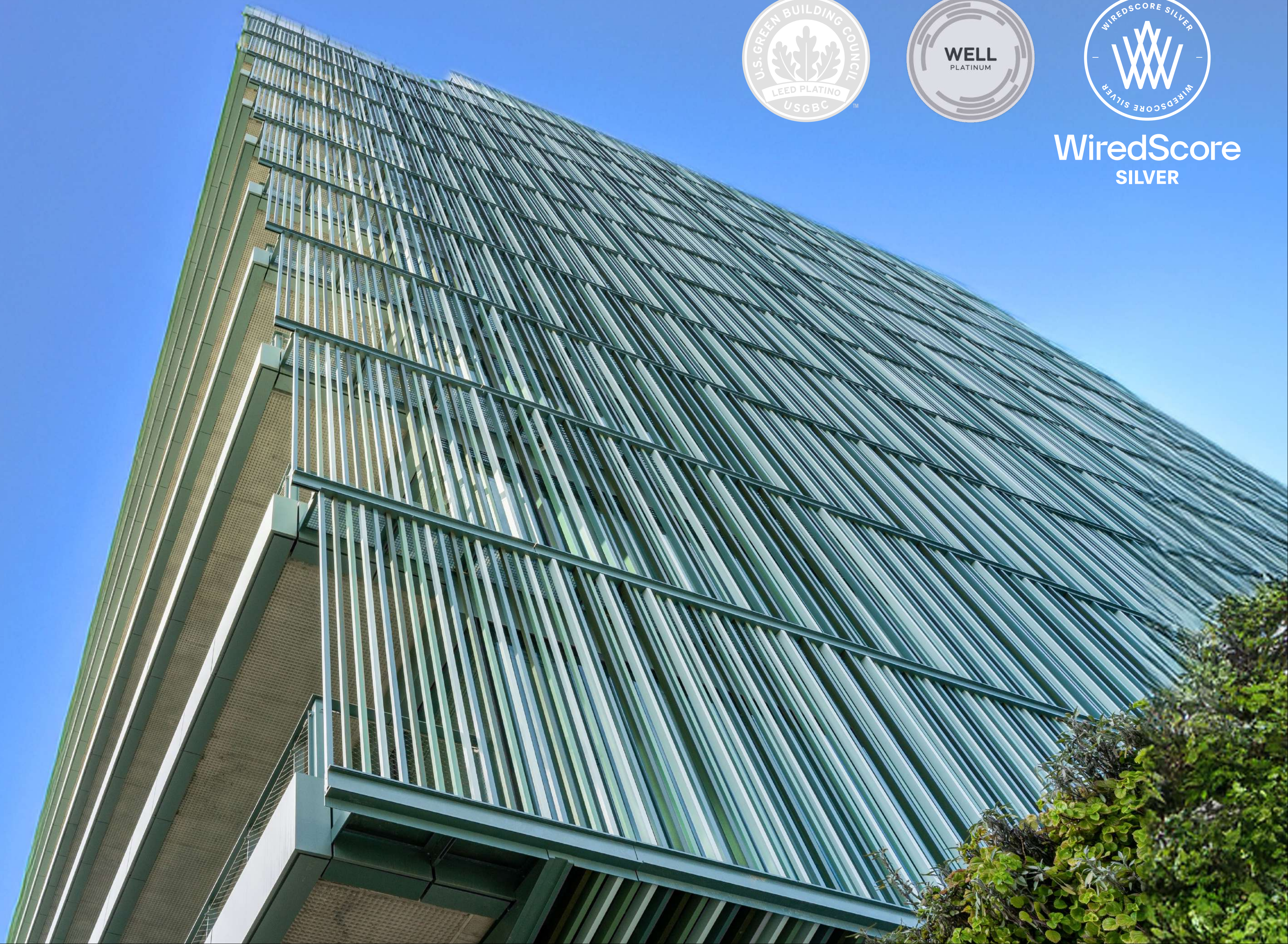


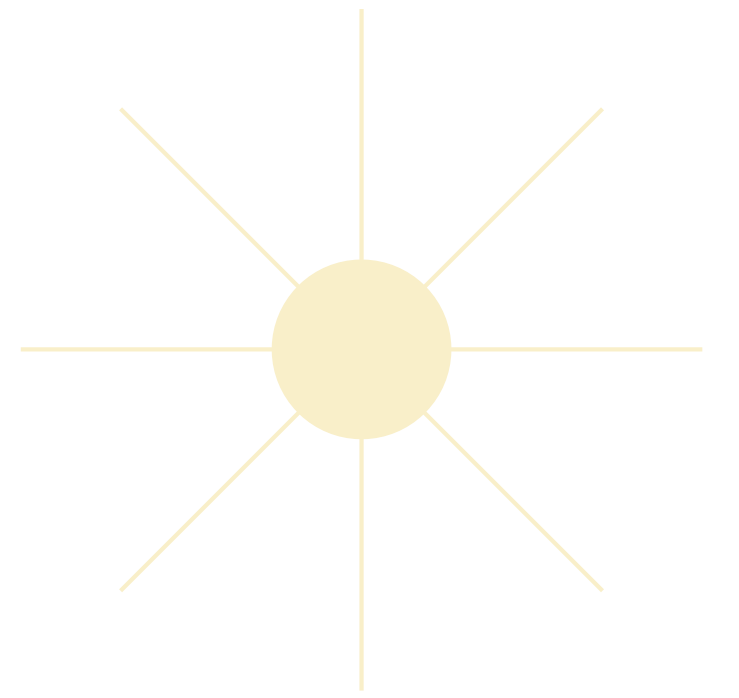
WiredScore  
SILVER

# one

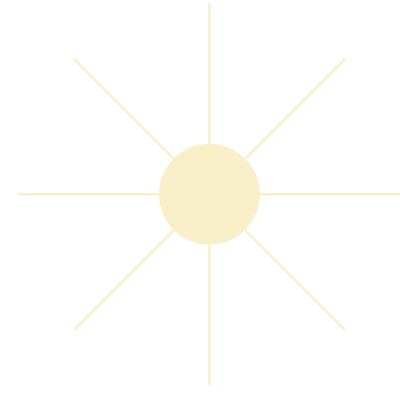
PARC CENTRAL

A space inspired by  
the Mediterranean





This is an interactive brochure. Click on a section to access it, and to return to this page, simply click on the project logo.



## Overview

# A space inspired by the Mediterranean

A project designed to stand out as a benchmark in the 22@Barcelona innovation district.



### 22,306 sqm

Distributed across 12 office floors and 3 underground levels.



### 258 parking places

Including areas for bicycles, motorbikes, and electric vehicles.



### Certifications

Certified LEED Platinum, WELL Platinum, and WiredScore Silver, ensuring sustainability and comfort.



### Premium spaces

Including coworking café, auditorium, multi-use room, meeting rooms, and concierge services.



### Terrace on every floor

Overlooking Parc Central del Poblenou.



### Prime location

in 22@Barcelona, the innovation district, with neighbours such as Amazon, Microsoft, Meta, and HP.



Torre Glòries

Sagrada Família

Avenida Diagonal

ONE  
PARC CENTRAL

Parc Central del Poblenou







## Ubicación

# Barcelona, the perfect setting for your business

**One Parc Central** invites you to be part of the soul of Barcelona. A unique space where the city becomes an ally for success, thanks to its connectivity, lifestyle, and international outlook.

From **One Parc Central** to:

C.C. Glòries	3 min	
C.C. Diagonal Mar	7 min	
Sants Railway Station	18 min	
Barcelona - El Prat Airport	20 min	

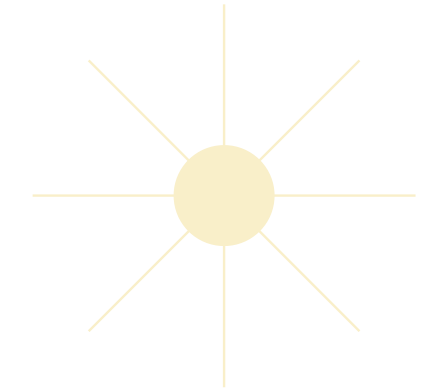


## Companies

- 1 Facebook / Oracle
- 2 HPE / Utopicus / Capgem / Cuarteacasas
- 3 General Electric / Teleperformance Spaces
- 4 Amazon / HP / Wojo / Gartner
- 5 Everis
- 6 Ebay
- 7 Criteo
- 8 WeWork / Glovo / N26
- 9 Mediapro / RBA
- 10 Yahoo
- 11 Sage
- 12 Indra
- 13 Coty
- 14 Eurecat / Henkel / ADP / Netcentric
- 15 Schneider Electric
- 16 Vistaprint / Zurich
- 17 Atos
- 18 T-Systems
- 19 Emergia
- 20 Beiersdorf
- 21 Cisco
- 22 Talent Garden
- 23 SAP / Fusion for Energy
- 24 Altair software
- 25 Intermón Oxfam / Schindler / Voxel / Sauvage TV
- 26 Webhelp
- 27 Microsoft
- 28 Telefónica



- Transport
- Services
- Leisure and culture
- Green spaces



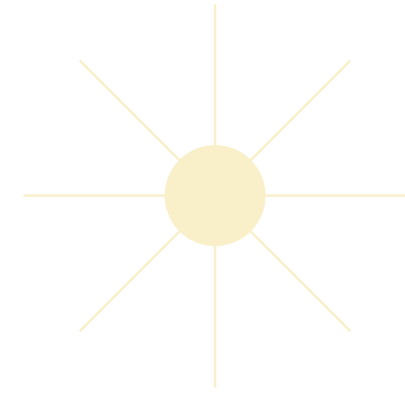
## Location

# Where nature, innovation, and the beach meet

Located at **Carrer del Marroc 33**, One Parc Central is designed to stand out as a benchmark in the 22@Barcelona innovation district. Facing the iconic Parc Central del Poblenou and just a 12-minute walk from the sea, **One Parc Central** blends the energy of the 22@Barcelona innovation district with the Mediterranean lifestyle. Surrounded by global companies, green spaces, and excellent public transport links, it is the ideal place for businesses looking to grow in an inspiring environment.

Discover all the amenities close to **One Parc Central**.





## The Project

# A place where the Mediterranean inspires your work



### Concierge

A personalised service available daily to welcome visitors and assist tenants.



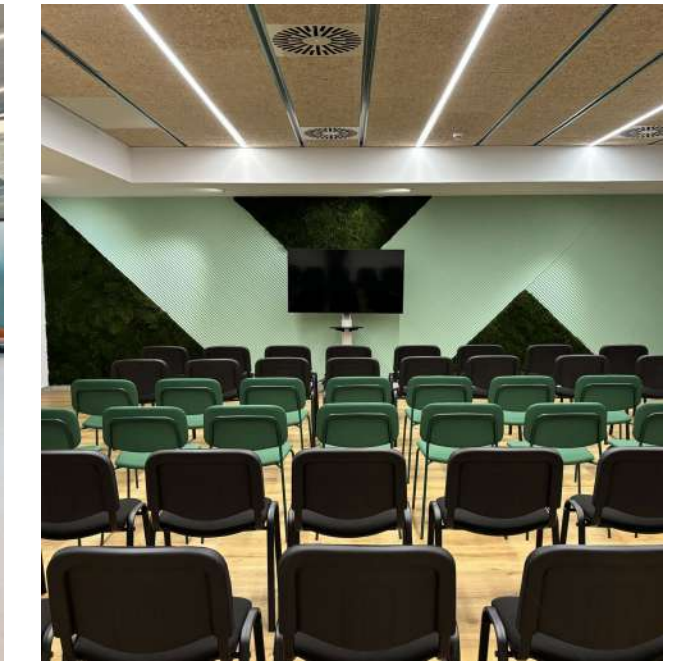
### Open-plan lobby with coworking space

A modern area to receive guests or work in a dynamic setting.



### Atrium (Coworking Café)

A perfect place to relax, socialise, or hold informal meetings in a cosy atmosphere.



### Auditorium

Fully equipped for high-level presentations, events, and conferences.

**One Parc Central** redefines modern workspaces. With premium features such as private terraces, a coworking café, and a fully equipped auditorium, this building offers an environment that enhances productivity, well-being, and connection to its surroundings.

The project includes a range of exclusive services and spaces designed to enhance the work experience and foster collaboration:



### Multi-use room

Ideal for activities such as yoga, sports, or creative workshops.



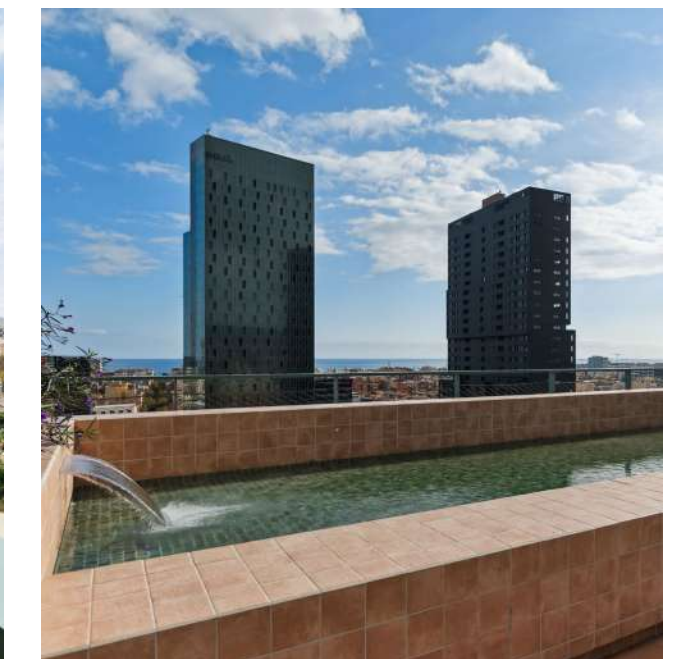
### Meeting rooms

Functional spaces with advanced technology to facilitate teamwork.



### Private outdoor areas

Available on each floor, offering views of Parc Central del Poblenou or the Barcelona skyline—perfect for outdoor meetings or moments of relaxation.

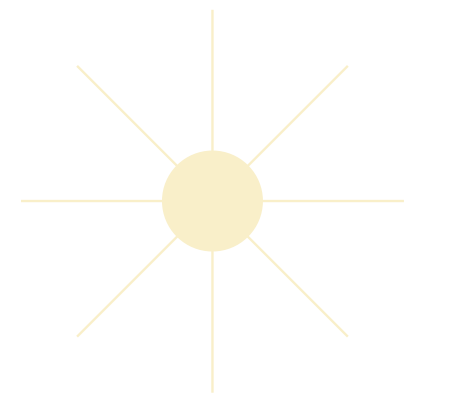


### Rooftop terrace

Enjoy the most impressive views from our rooftop, a space where comfort and fun await you.



Spacious lobby with coworking area

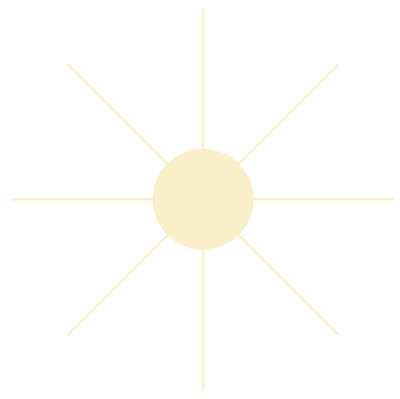


The Project

# Office space with a Mediterranean soul

This next-generation building combines modern design with high-quality materials that reflect its Mediterranean and sustainable character. From its bright lobby to the private outdoor terraces, every detail is designed to create a functional and welcoming environment.

[Watch video](#) 



## Exceptional design and materials

The building incorporates carefully selected materials:



### Wood

Elegant and warm, adding a natural touch.



### Marble

Sophisticated and durable finishes.



### Glass

Large windows maximising natural light and views.



### Steel

Modernity and structural strength throughout the design.



**One Parc Central** is redefining workplace standards in Barcelona.

Designed to meet the needs of businesses seeking an inspiring, sustainable, and fully equipped environment.



Discover **One Parc Central**



















Open-plan office with private terrace

## Floor plans & Layouts

# Offices tailored to your needs

With 12 office floors available for rent, **One Parc Central** offers spaces designed to accommodate businesses of all sizes. The private terraces on each floor create a unique connection with the surroundings, whether overlooking Parc Central, Poblenou, or the vibrant Barcelona skyline.



Floor	Offices (includes sqm of terraces)	Terraces
13 <sup>th</sup> Floor	N/A	 531.00 sqm
12 <sup>th</sup> Floor	1,847.88 sqm	 419.86 sqm
11 <sup>th</sup> Floor	2,062.51 sqm	 163.98 sqm
10 <sup>th</sup> Floor	2,058.85 sqm	 156.67 sqm
9 <sup>th</sup> Floor	2,055.20 sqm	 149.36 sqm
8 <sup>th</sup> Floor	2,051.54 sqm	 142.04 sqm
7 <sup>th</sup> Floor	2,046.24 sqm	 131.45 sqm
6 <sup>th</sup> Floor	2,044.21 sqm	 127.38 sqm
5 <sup>th</sup> Floor	2,040.54 sqm	 120.04 sqm
4 <sup>th</sup> Floor	2,036.87 sqm	 112.70 sqm
3 <sup>rd</sup> Floor	2,033.19 sqm	 105.35 sqm
2 <sup>nd</sup> Floor	2,029.52 sqm	 98.00 sqm
<b>Ground Floor</b>	Restaurant Lobby	Parcel Room Nursing Room
		Coffee corner  Parking bikes: 124
<b>Basement -1</b>	Wellness room Vending machines Meeting rooms Multi-use room	Changing room Lockers Bike workshop Medical room
		Parking  Cars: 136  Electric cars: 12  Motorbikes: 181

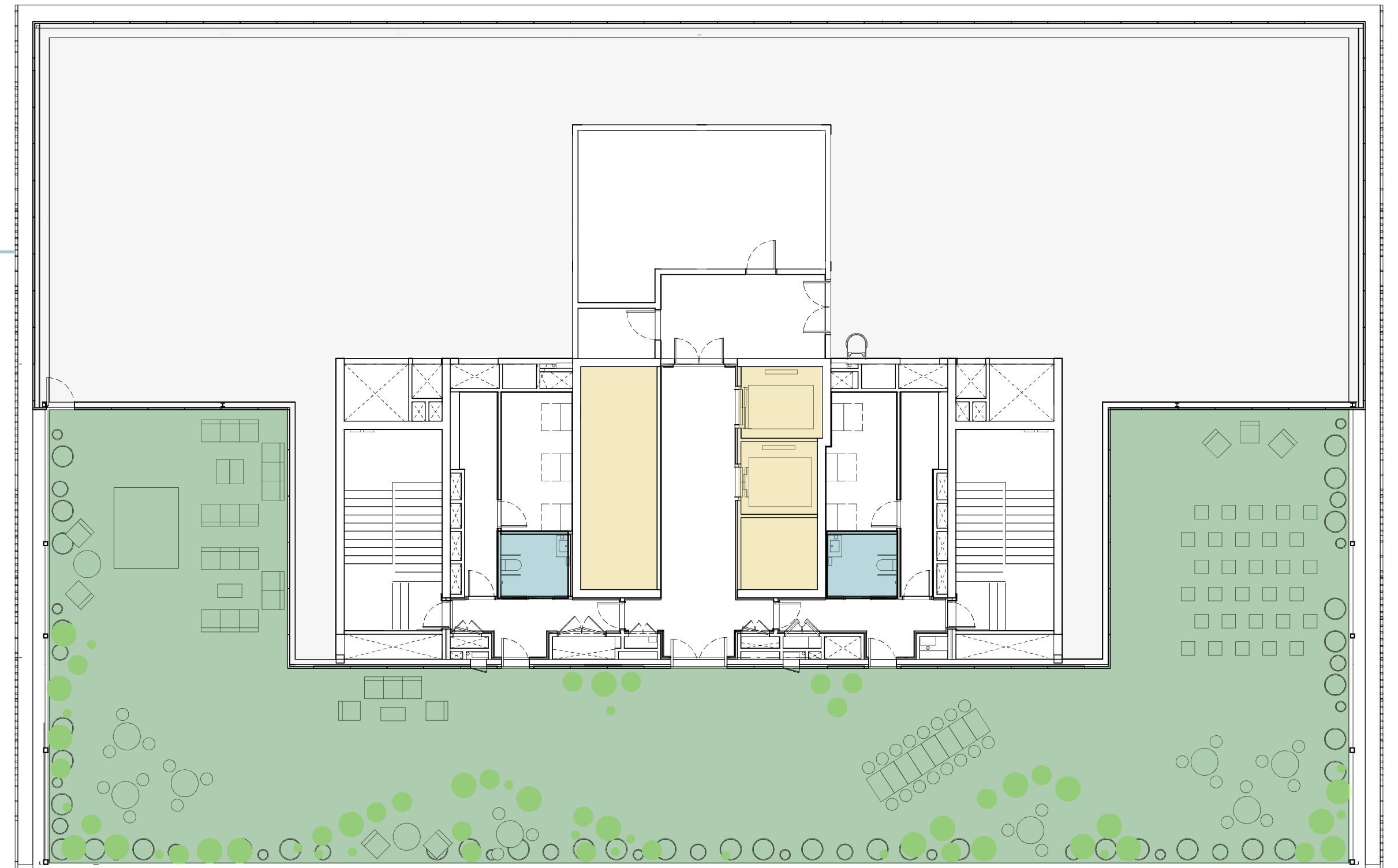
## Floor plans & Layouts

# 13<sup>th</sup> Floor

Rooftop   
531 sqm




 Lifts  WC  Terrace



## Floor plans & Layouts

# 12<sup>th</sup> Floor

Offices  
1,847.88 sqm

Private terrace   
419.86 sqm



 Lifts  WC  Terrace  Offices



## Floor plans & Layouts

# 11<sup>th</sup>-2<sup>nd</sup> Floors

Offices

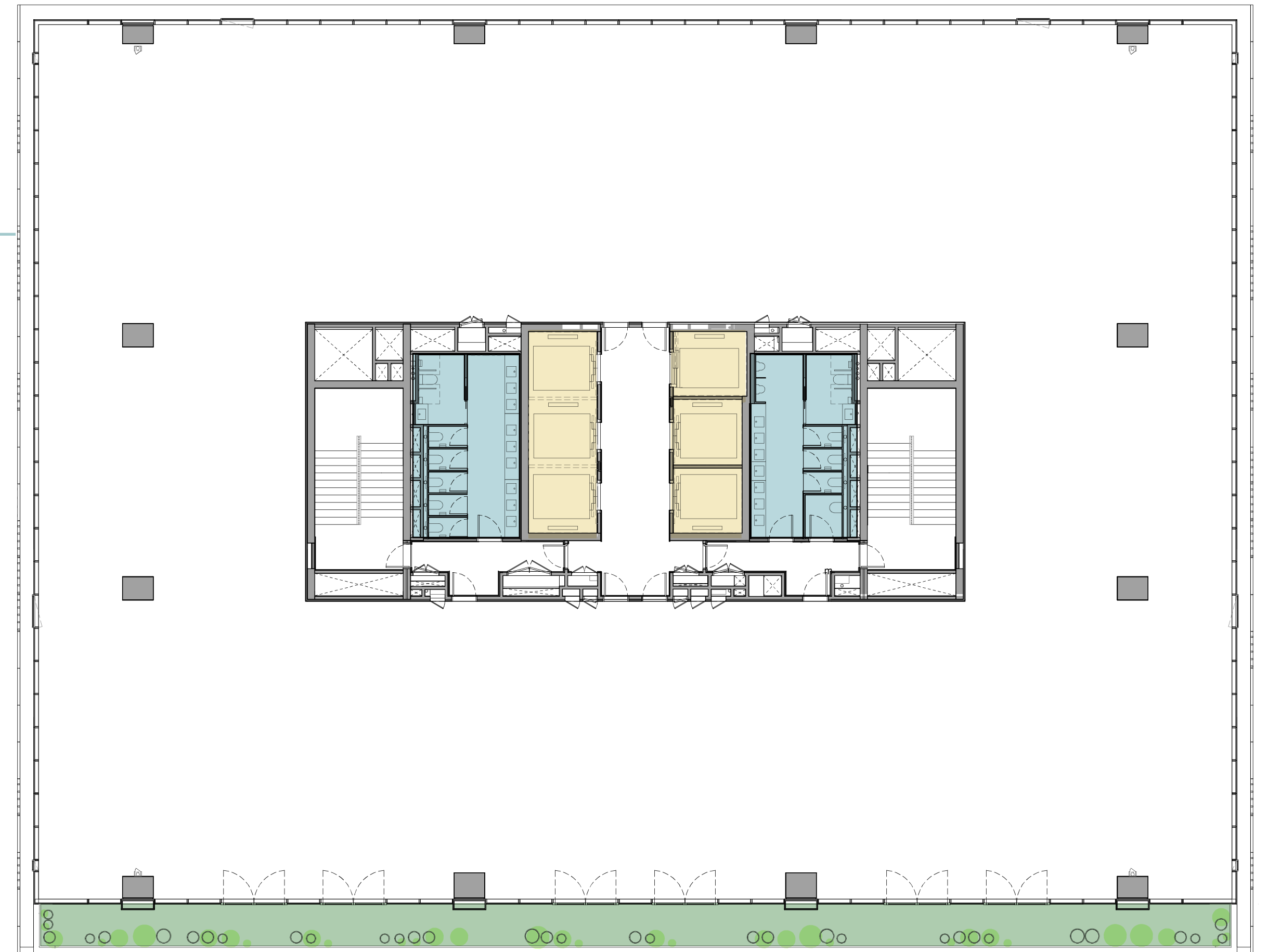
2,029.52 sqm - 2,062.51 sqm

Private terrace 

98 sqm - 163.98 sqm



 Lifts  WC  Terrace  Offices



- Lifts
- WC
- Coffee corner
- Lobby
- Parcel room
- Nursing rooms
- Atrium (coworking café)

## Floor plans & Layouts

# Ground Floor

Atrium (coworking café)

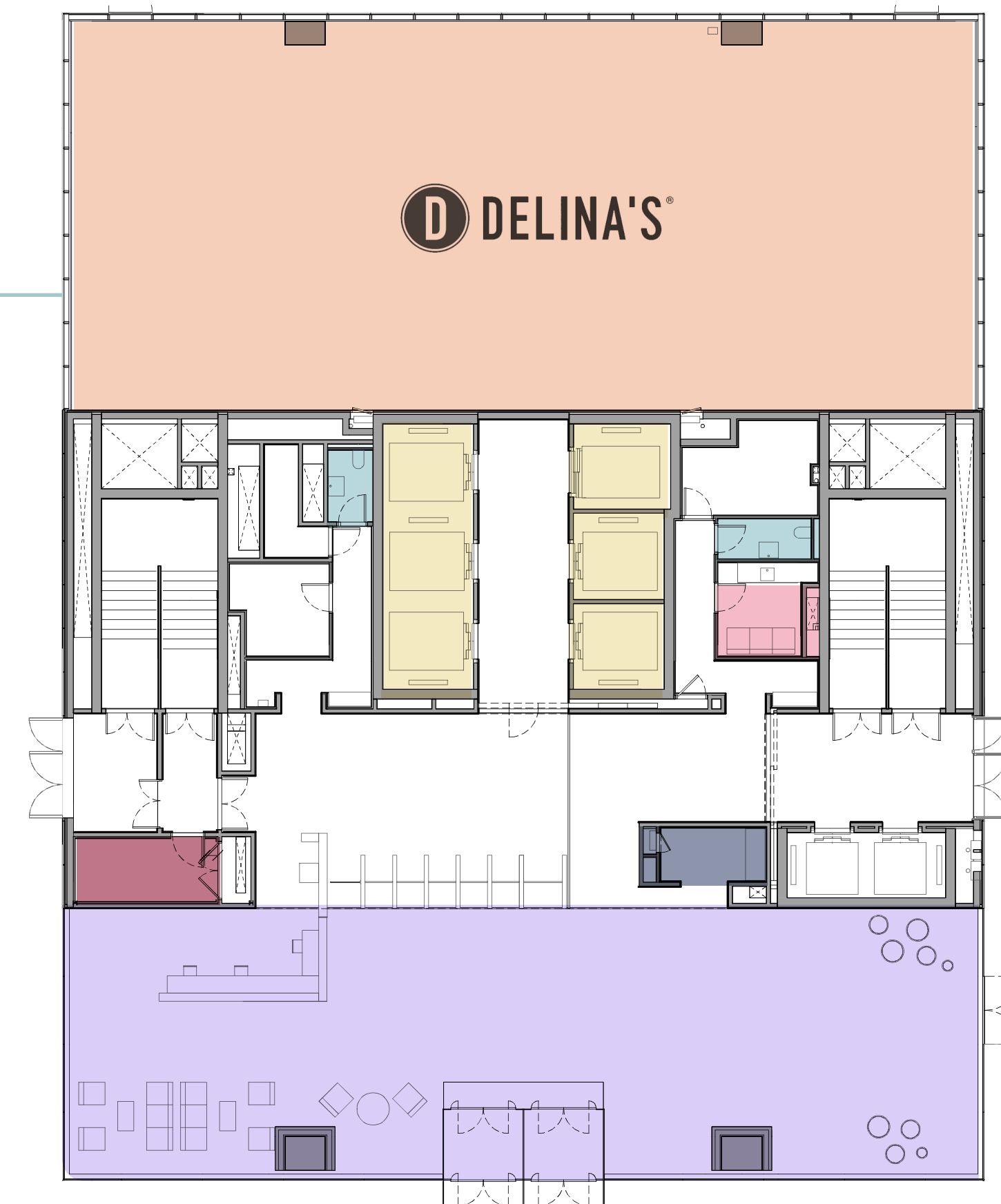
Parcel room

Nursing room

Lobby

Coffee corner

Parking



Acceso

C/ del Marroc

- Lifts
- WC
- Changing rooms + Lockers
- Wellness zone
- Medical room
- Bike workshop
- Meeting rooms
- Multi-use room
- Parking

## Floor plans & Layouts

# Basement -1

Wellness room + vending machines

Meeting rooms

Medical room

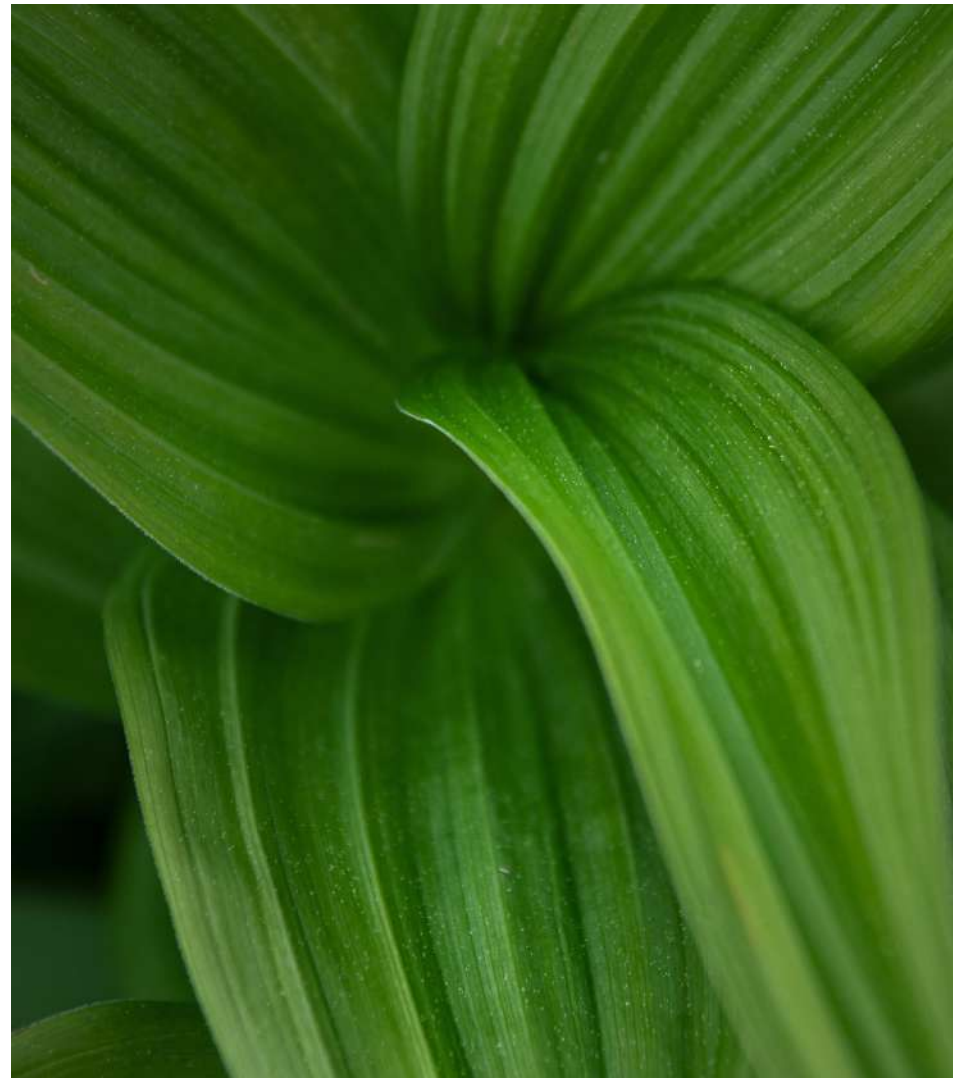
Changing room + Lockers

Bike workshop

Parking 🚗 ⚡ 🚲

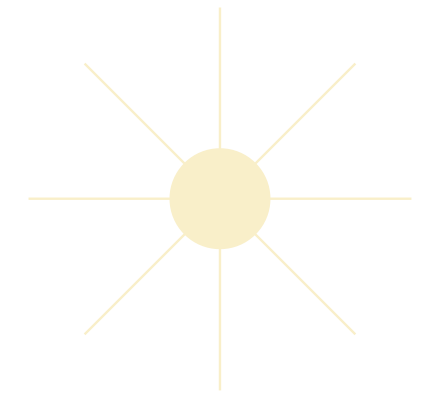






Well-being & Sustainability

# Well-being and sustainability as core pillars



Lobby and bike parking

**One Parc Central** ensures a healthy and sustainable environment. The building's design maximises natural light, reduces resource consumption, and prioritises occupant comfort. Discover all the benefits for your business.



## Health, efficiency, and environmental responsibility

LEED Platinum certification recognises the highest sustainability standards, focusing on energy efficiency, water savings, and low environmental impact.



## Well-being and productivity in harmony

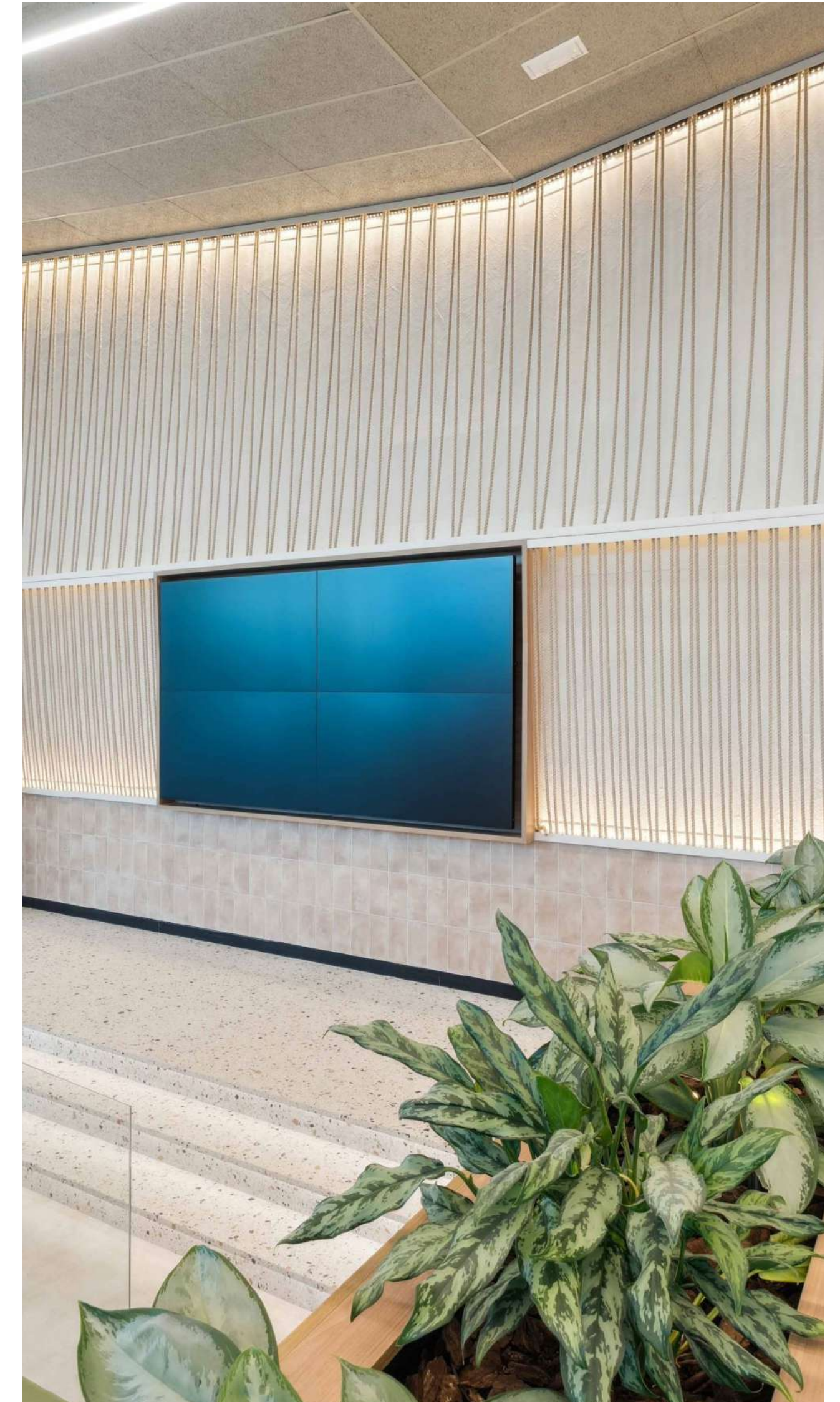
WELL Platinum certification ensures spaces that prioritise health and well-being, optimising air, light, water, and indoor environmental quality.



**WiredScore**  
SILVER

## Connectivity that drives your business forward

WiredScore Silver guarantees high-quality digital infrastructure, ensuring reliable and future-ready connectivity.



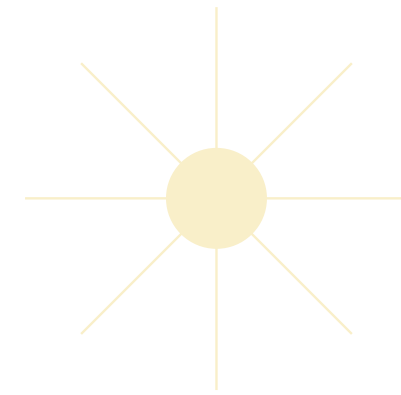
Atrium (coworking café) interior



Lift lobby and access to the Atrium (coworking café)

Technical specifications

# Technical information



## BMS

Smart control of lighting, climate, air quality, water, etc.



## Smart lighting

Adjusts according to light intensity for energy savings.



## Climate control

Water supplied by Districlima, a centralised district system reducing the building's carbon footprint and improving efficiency.



## Air quality

Freesi system monitors indoor air quality in real time, maintaining optimal conditions within regulatory limits.



## Blinds

Motorised blinds system for solar protection.



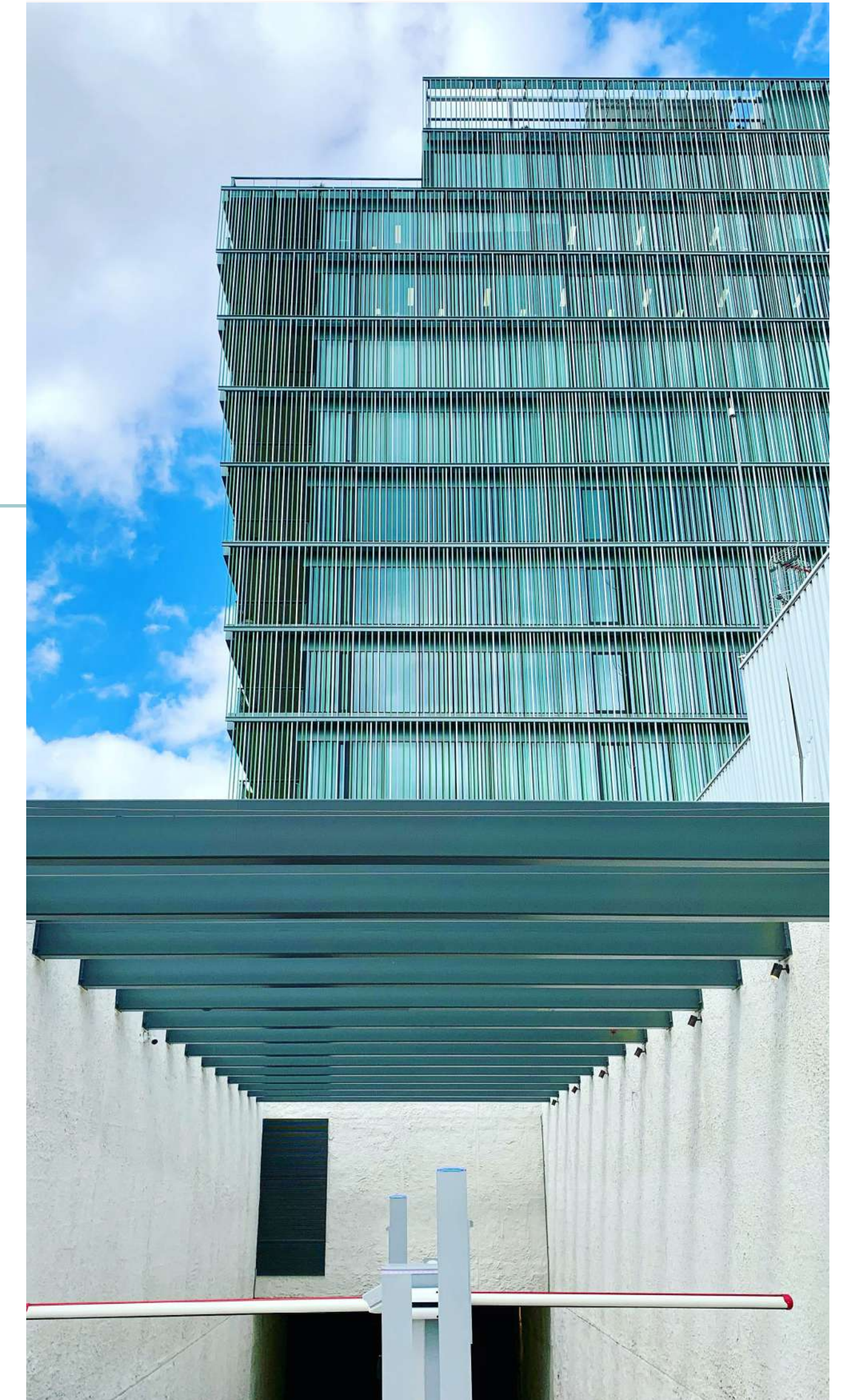
## Solar panels

Energy production reinvested into common areas.



## Technical floors

Open-plan floors without columns, featuring raised floors, private terraces, and abundant natural light.



Façade and parking access

The teams

# The experts behind the success

**One Parc Central** has been developed by leading professionals who combine experience and vision:



## Investment

An international investment company specialising in real estate, with nearly half a century of experience in the sector and a key player in the development of 22@.



## Commercialisation

Founded in the United Kingdom in 1855 and with more than 30 years in Spain, Savills is one of the world's leading real estate consultants.

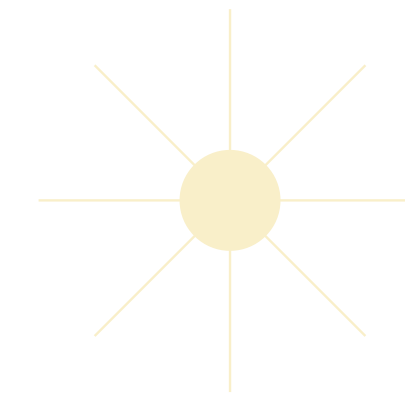


## Management & Customer Experience

Experts in all dimensions of the real estate sector, working to unlock the potential of clients, professionals, and partners by creating the real estate solutions of the future.





Rooftop 13<sup>th</sup> floor



Contact

# Get in touch with us

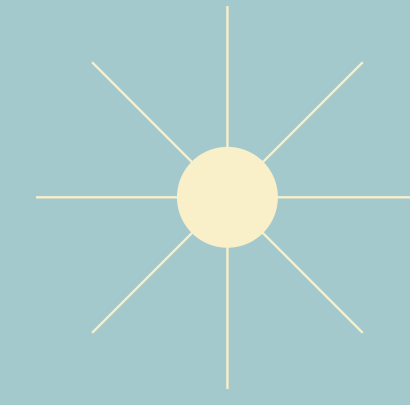
  @oneparcentral  
[www.oneparcentral.com](http://www.oneparcentral.com)

Leasing



93 439 54 54  
[peticionesweb.oficinas@savills.es](mailto:peticionesweb.oficinas@savills.es)

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