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COR

INNOVATION FACTORY



READY FOR THE FUTURE. ROOTED IN THE PAST.

Today, the 22@ district is the heart of innovation and high-tech business growth in Barcelona. But in the 19th century, it was a hive of manufacturing activity.

COR Innovation Factory builds on the authentic character of this industrial heritage to create a timeless yet contemporary workspace of outstanding versatility.

Imbued with peerless personality and embedded in its neighbourhood, COR brings the past alive at the pinnacle of modern workspace and sustainability standards.

COMING SOON! NOVEMBER 2025



3,844
SQM
LETTABLE SPACE

+550
PAX
CAPACITY

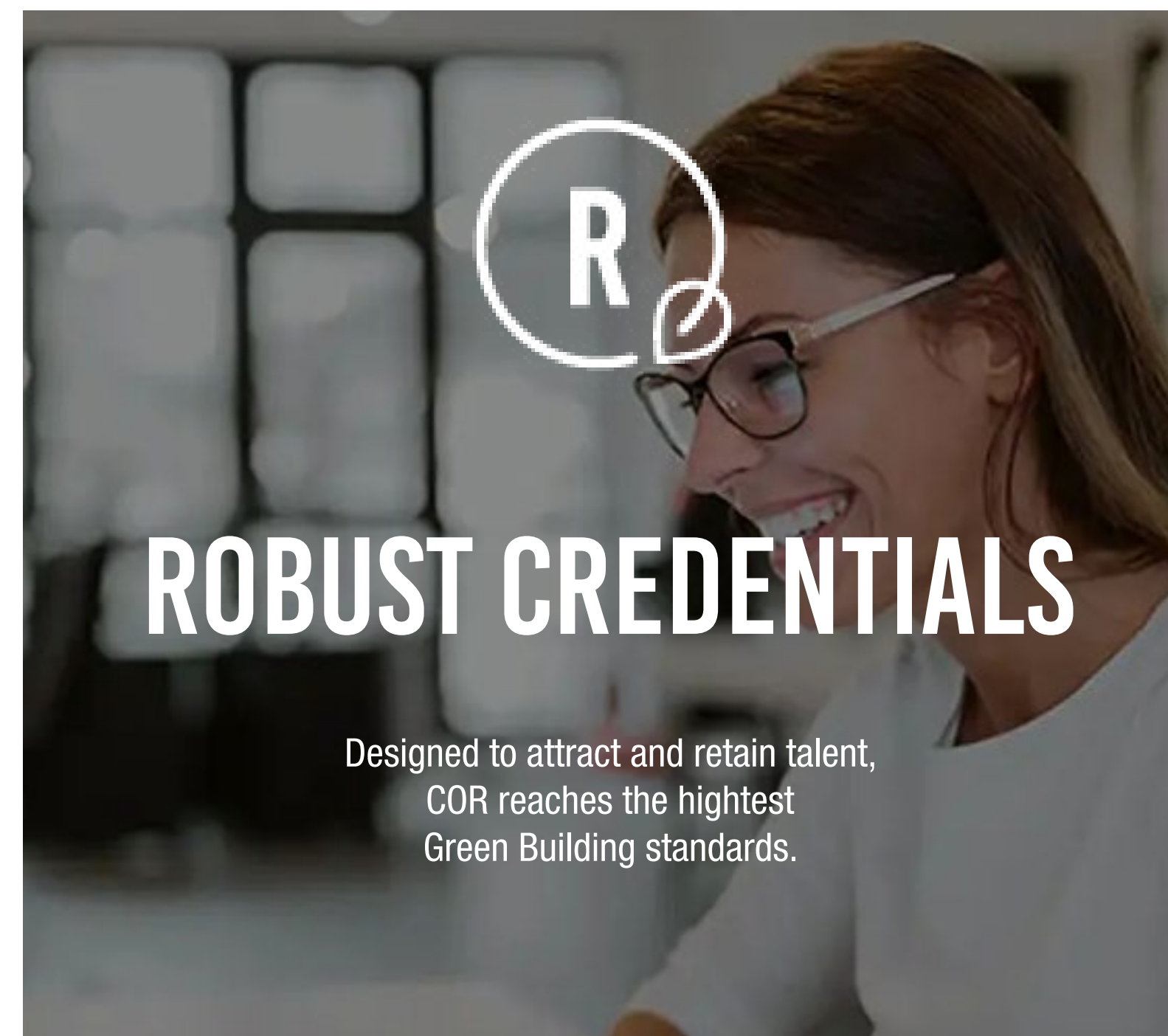
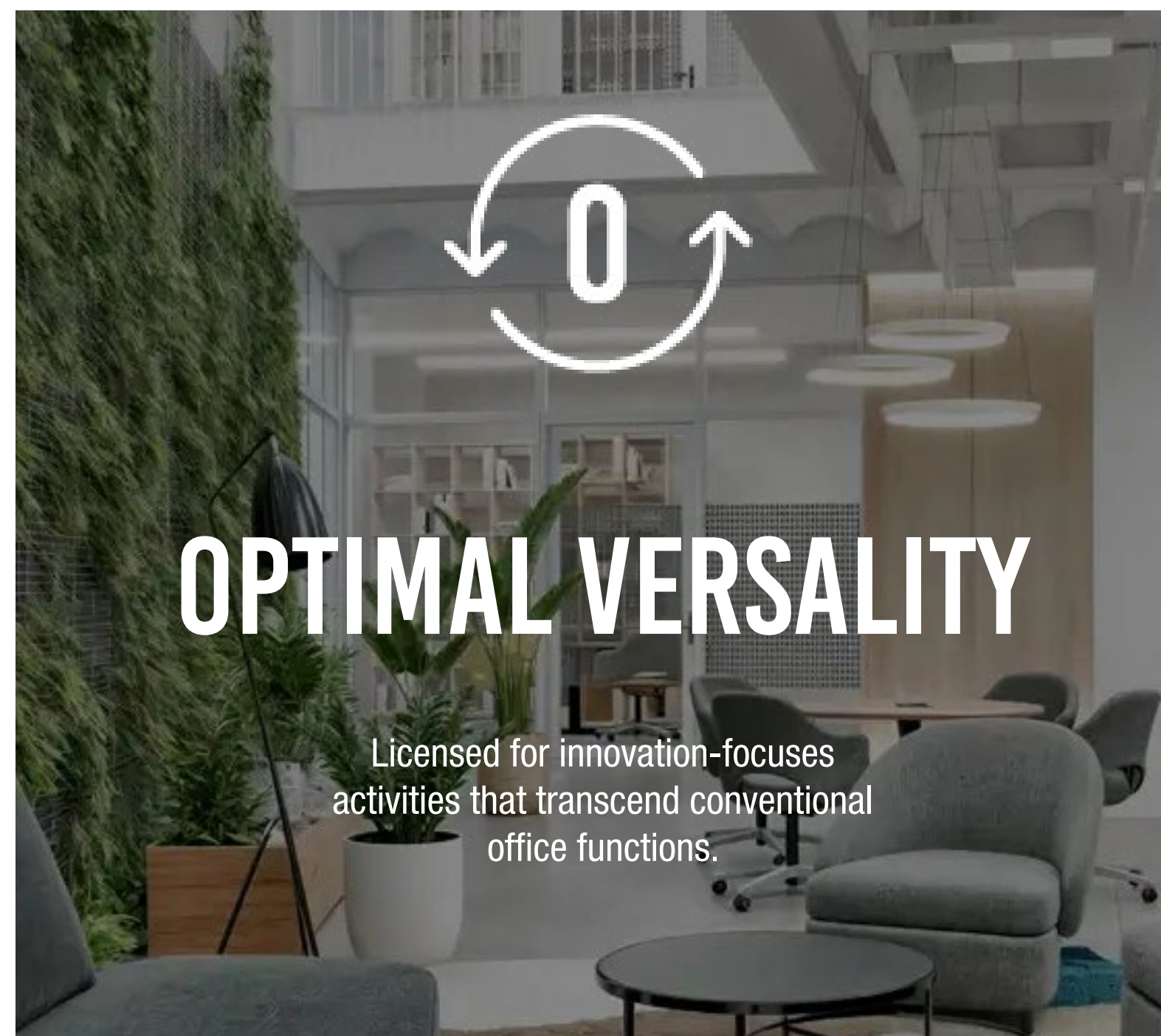
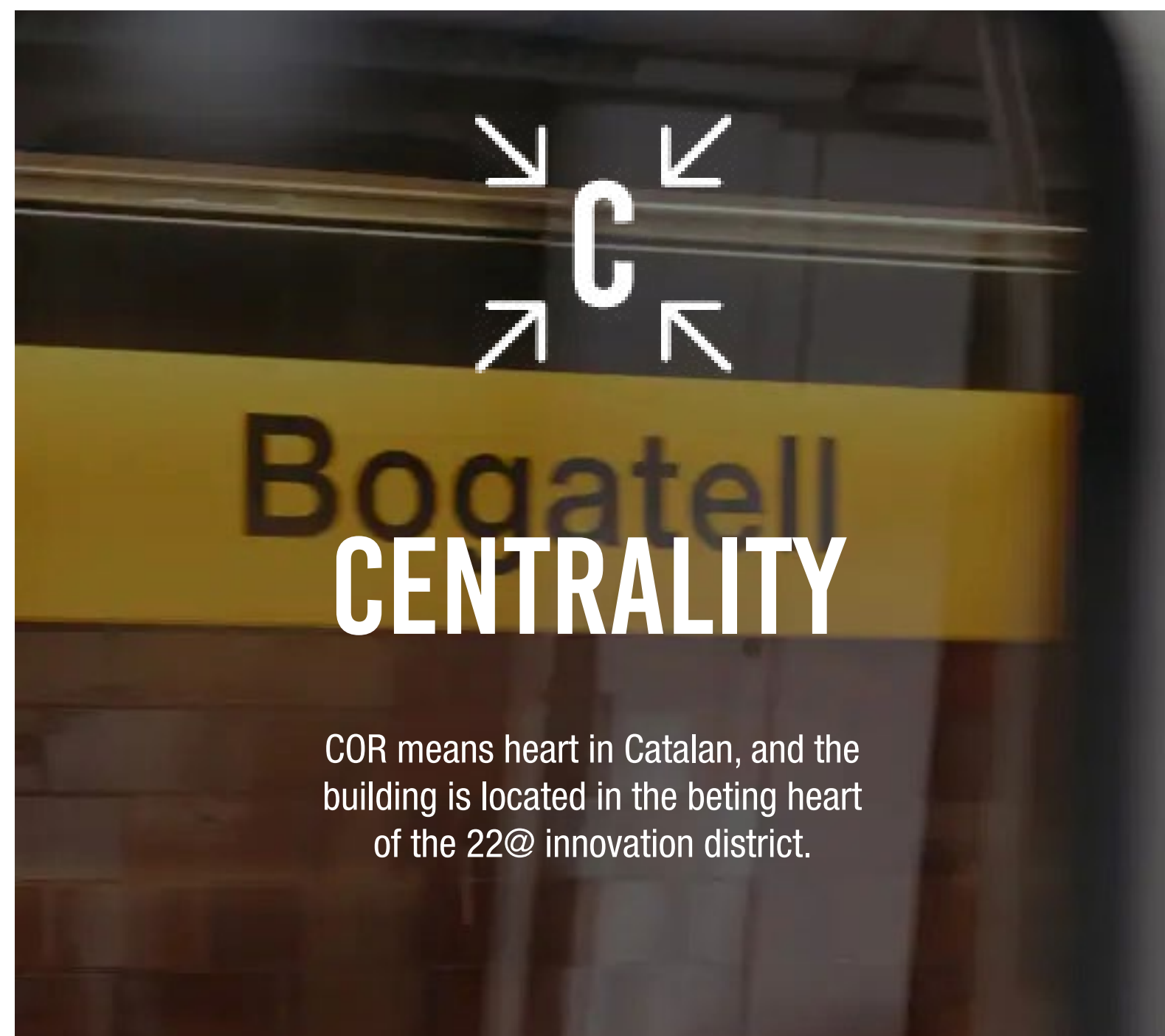
178
SQM
TERRACES

80
BICYCLE
PARKING

REBORN FOR INNOVATION

COR's original loft-like features are now the foundation for state-of-the-art workspace thanks to a historic transformation process.

Natural light floods in to reveal wrought-iron columns supporting soaring, 4m—high ceilings, iron columns and walls patinated with the district's manufacturing past. Double stairwells lead to a green rooftop, with outdoor views and open outdoor space to support everyday wellness at work





✓ FAÇADE

Natural light and contact with outdoors are COR fundamentals.

The building's corner façade faces South and South-East to make the most of Barcelona's warm Mediterranean climate, with all-day natural light in winter plus sunlight during summer afternoons and evenings.



LOBBY

The welcoming, glass-walled lobby creates a harmonious connection between indoors and outdoors with comfortable meeting areas and stepped seating, ideal for corporate presentations and events. Access controls facilitate safe and secure 24/7 usability while elevators and a dedicated exterior bicycle lift maximise accessibility.



WORKSPACE

The industrial-heritage charm of COR flows through its diverse and highly flexible workspaces, which feature high, exposed ceilings and abundant natural light.



DUPLEX BASEMENT SPACE

The interconnected, double-height basement space is bright with natural light, creating a unique and aspirational work area with infinite possibilities.



✓ FOURTH FLOOR

A range of distinguishing features elevate the fourth floor to an exceptional standard, from exposed period ceiling iron trusses extending to a private terrace. This flexible space with superb views is further complemented by a communal rooftop terrace.



✓ ROOFTOP

The communal rooftop terrace is a versatile forum – the perfect environment to meet, mingle, take breaks, share ideas or host informal meetings. Fresh air, greenery and great views set the scene for inspiration every day.

AMENITIES

QUALITY LIFE AT WORK

COR Innovation Factory offers a suite of amenities for wellness and quality of life at work, including basement-level bicycle parking connected to a dedicated lift with an exterior ground-level exit, plus showers and changing rooms.



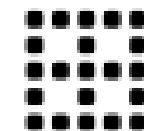
Terrace with gardens & views



Changing rooms & showers



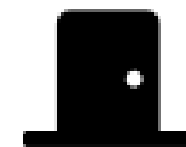
Bicycle parking



Multi-purpose area



Flexible lounge



Smart lockers

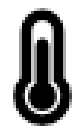


AMENITIES

HIGHLY SPECIFIED WORKSPACE



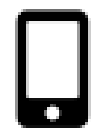
Healthy and
adaptive lighting



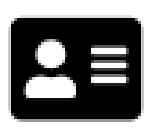
Thermal Comfort
and Ventilation



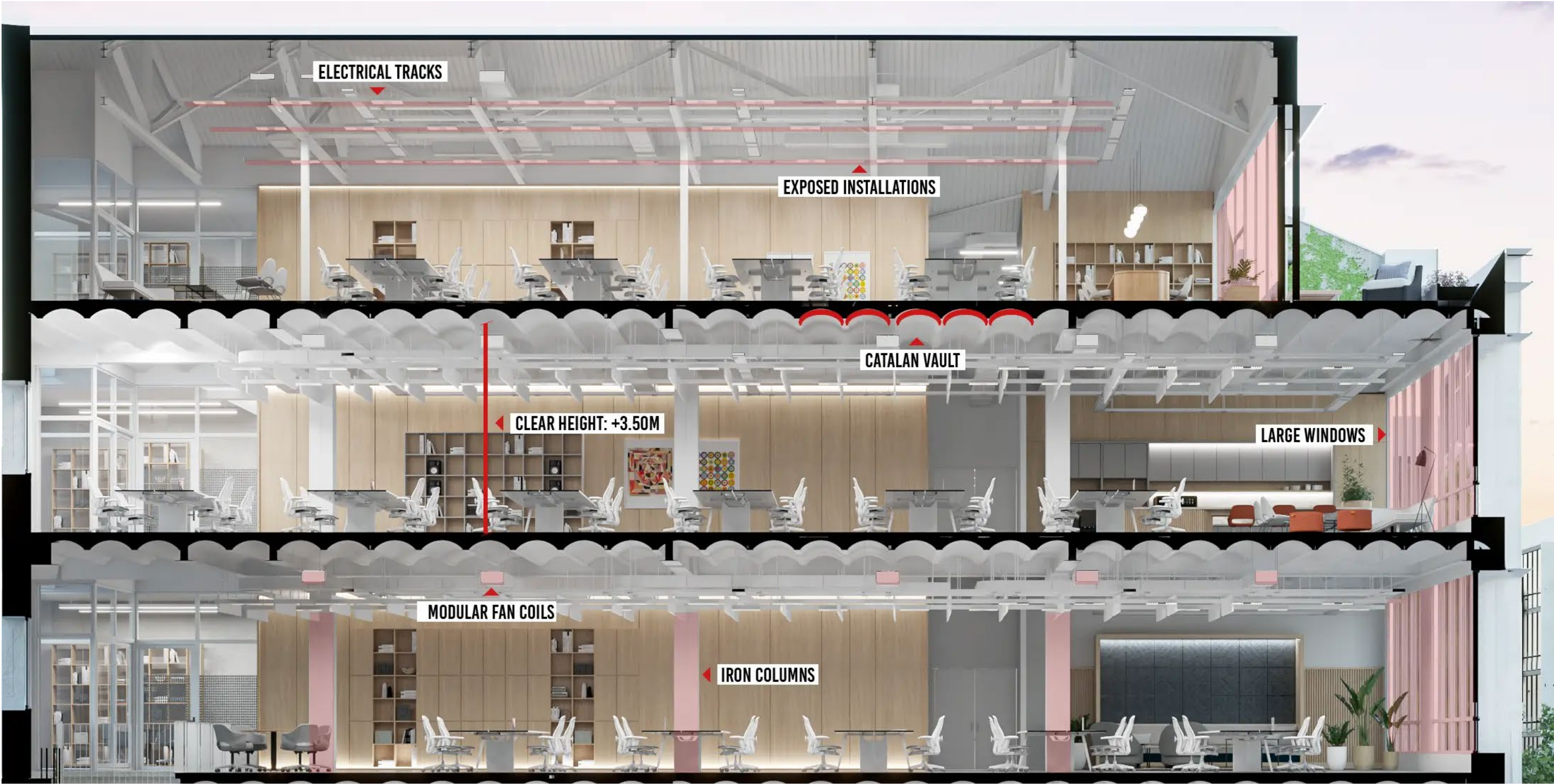
High acoustic
efficiency



Access and Room
Management



QR code
visitor passes



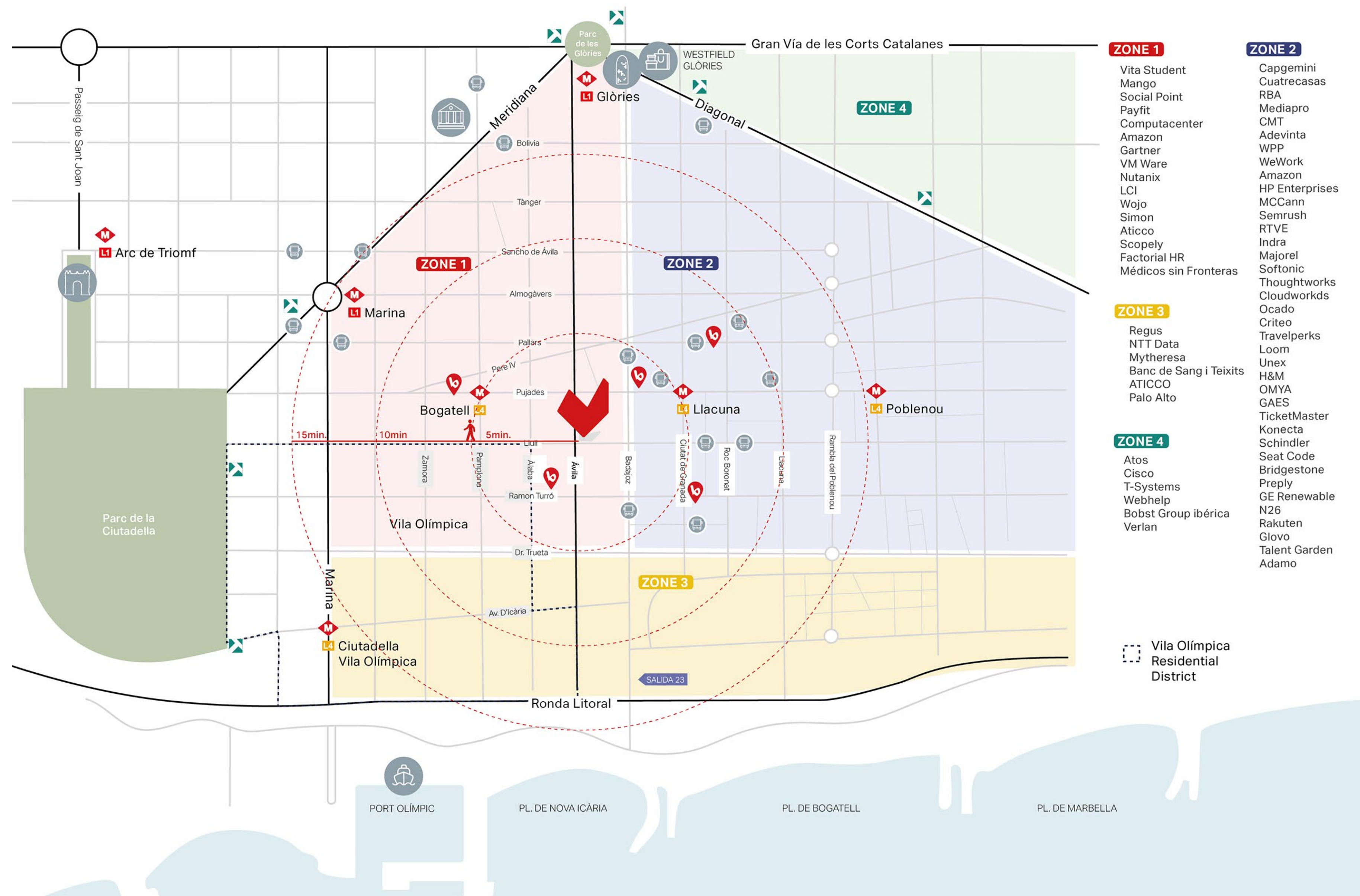
22@ INNOVATION DISTRICT

The 22@ innovation district is now firmly established as Barcelona's most prestigious hub of growth, enterprise and entrepreneurship. Leading global firms in tech and other dynamic sectors have set up their headquarters here, creating a cluster of creativity that is fed by a thriving startup scene.



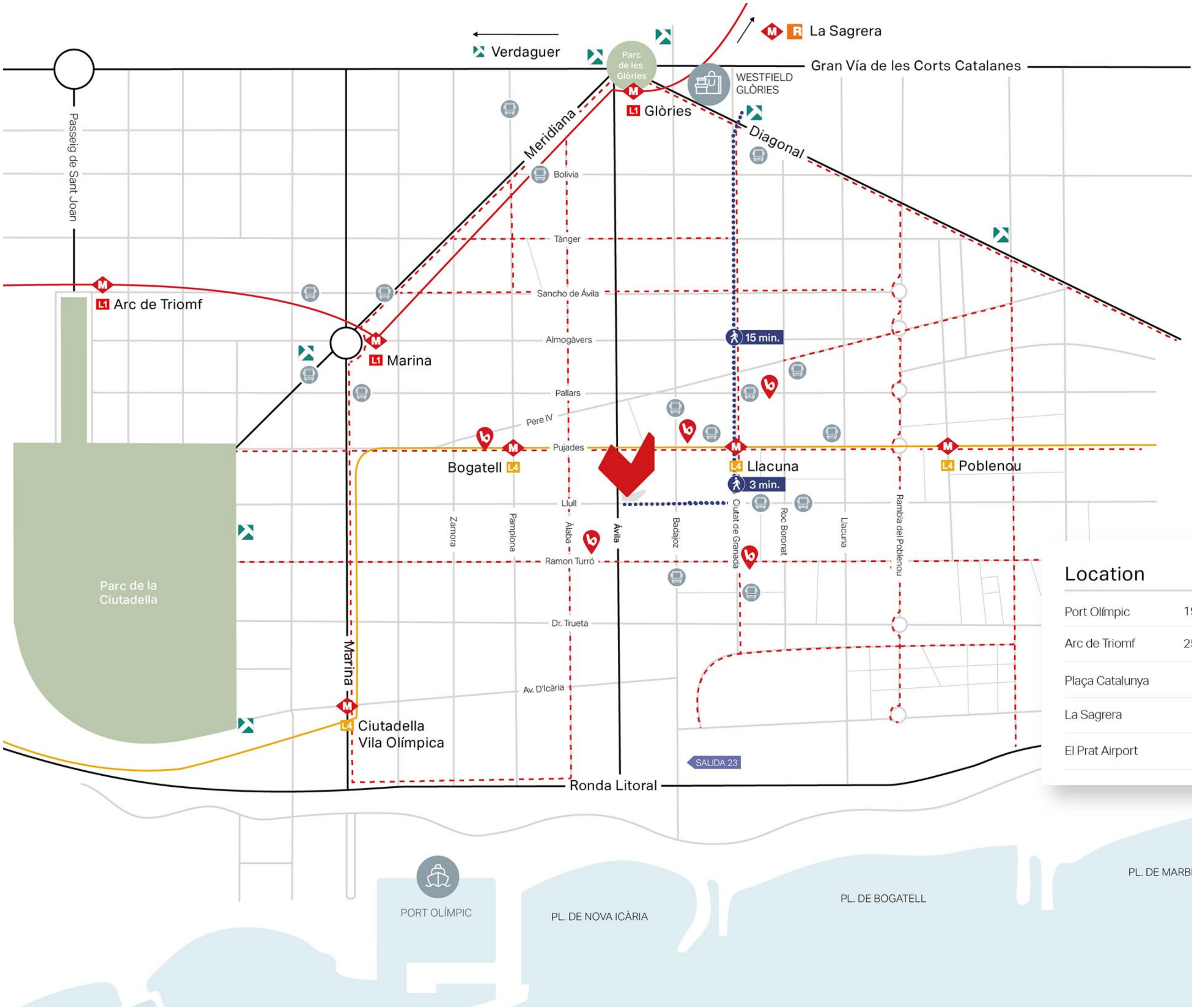
LOCATION

COR enjoys a central location at the beating heart of the 22@ innovation district, at the junction of the dynamic Àvila and Llull streets and within walking distance of Barcelona's beaches, the cafes and restaurants of Rambla de Poblenou as well as the Villa Olímpica residential neighbourhood and retail offer.



CONNECTIVITY

COR is designed for sustainable mobility. It offers high-quality parking exclusively for bicycles and electric scooters, helping people arrive at work faster and feeling more relaxed. This support for sustainable transport benefits everyone travelling to COR and contributes to a cleaner, healthier planet for all of us.



- Metro
- Tram
- Train
- Bus
- Bicing
- Bike lanes

Location				
Port Olímpic	19 min	6 min	16 min	7 min
Arc de Triomf	25 min	9 min	15 min	10 min
Plaça Catalunya	-	12 min	20 min	15 min
La Sagrera	-	12 min	24 min	15 min
El Prat Airport	-	-	55 min	19 min

BICING

3 min. to Ramón Turró

The public bicycle-sharing network offers stations of electric and non-electric bikes across the city.

BUS

5 min. to Badajoz-Pujades

Fully integrated with the Metro system, more than 100 bus lines offer eco-friendly transport to every part of Barcelona.

METRO

5 min. to Bogatell and Llacuna (L4)

The city's 12 underground lines span the city and its suburbs, providing fast and efficient transit.

TRAIN

24 min. to Clot

Local, national and AVE (high-speed inter-city) rail services connect Barcelona to other parts of Catalonia and Spain.

TRAM

15 min. to Glòries

The recently expanded Tram network now connects Glòries as far as Verdaguer.

ROAD

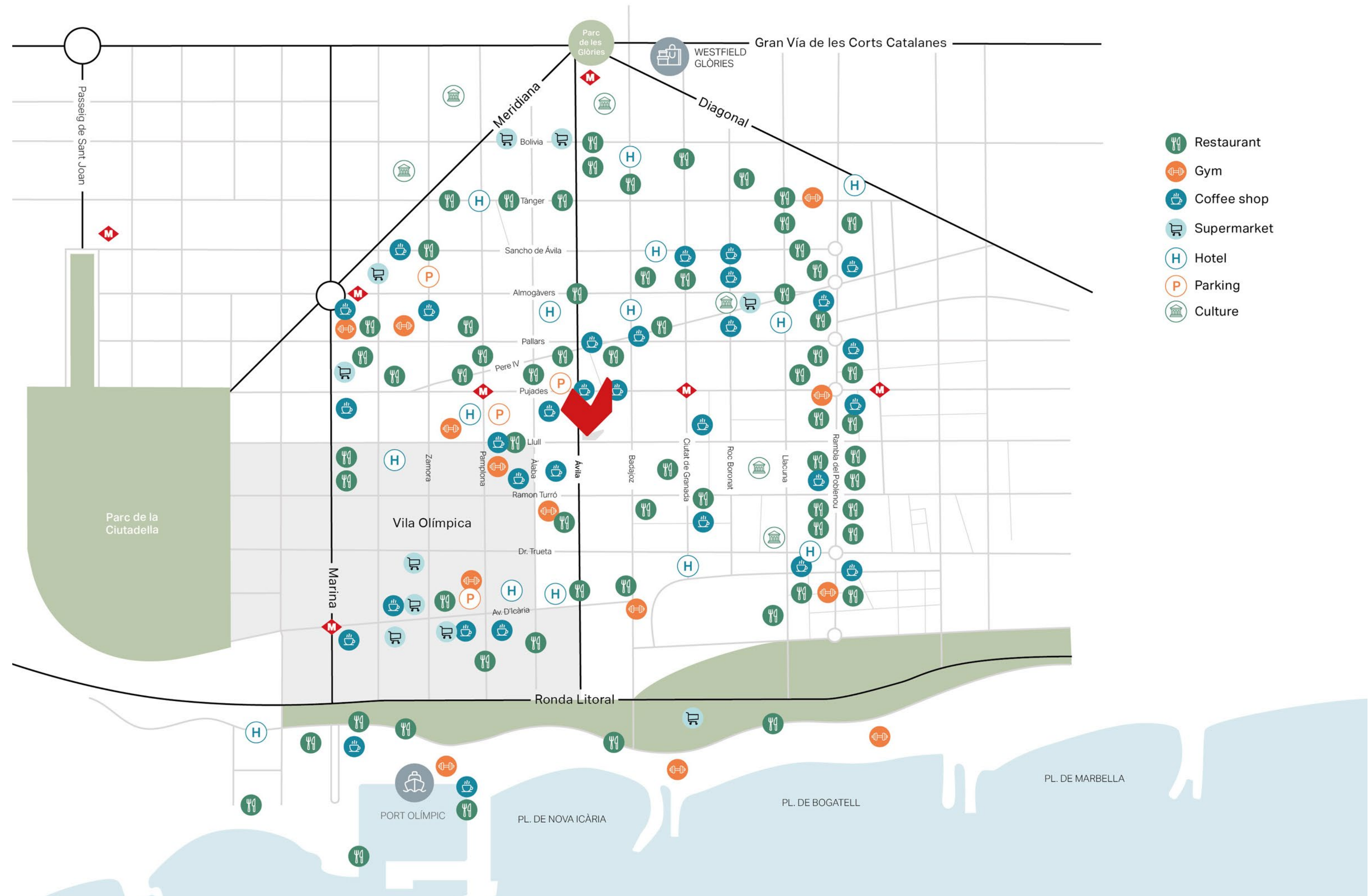
12 min. to Ronda Litoral

COR connects directly with major cross-city routes and ring roads, making it easy to travel by taxi or private vehicle.

CONVENIENCE

The surrounding area offers more than just superb business synergies. In this living neighbourhood, a diverse range of services enrich everyday life. Close to COR are hotels, cultural venues, gyms and sports clubs.

Restaurants and cafés offer space to enjoy lunch or unwind after work – and the beach is only a few city blocks away.



SUSTAINABILITY

CERTIFICATES & BENEFITS

Breathing new life into an existing building, COR Innovation Factory reaches the highest Green Building standards through an architectural transformation process with sustainability embedded at every stage. This delivers real and measurable benefits for users in terms of reduced utility bills, a lower carbon footprint and healthier more productive workforce. COR is designed with the health of both people and the environment in mind—a sustainable workspace that enhances the wellbeing of its users.



ENERGY EFFICIENCY
Renewable Energy.
Solar panels in rooftop.



NATURAL LIGHT
80% of the workspaces
benefit from natural light.



WATER EFFICIENCY
Savings in water consumption,
with the collection, storage,
and reuse of rainwater.



BIOPHILIC DESIGN
Incorporation of organic
design elements and finishes.



AIR QUALITY
Improvement of air quality through
photocatalytic surfaces and the
presence of natural vegetation
indoors and in outdoor garden.



MOBILITY
Bicycle parking replaces all
vehicle parking spaces to
promote micro-mobility.



LEED PLATINUM
Together, these sustainability elements contribute to COR's
LEED (Leadership in Energy and Environmental Design) Platinum rating —
the maximum certification awarded by the U.S. Green Building Council.

PERFORMANCE

TANGIBLE BENEFITS

At COR, high performance is not just a concept—it is a commitment. The building delivers tangible benefits in terms of cost optimization, with every aspect designed to deliver a workspace with maximum comfort, low environmental impact, and intelligent resource utilization.



INCIDENT MANAGEMENT & MAINTENANCE

Incident management platform with messaging and tracking.



40% INCREASED EFFICIENCY

40% time savings and increased operational efficiency are achievable with an intelligent (BMS) building control system.



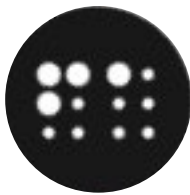
30% ENERGY SAVINGS

30% energy savings are achieved with the installed photovoltaic system, which boasts an annual production of 43.07 MWh.



62% WATER SAVINGS

62% water savings are possible with a combined vertical garden and rainwater harvesting system, which also captures up to 20,000 litres annually.



OCCUPANCY MONITORING

Detects available workspaces.

AVAILABILITY

FLEXIBLE WORKSPACE

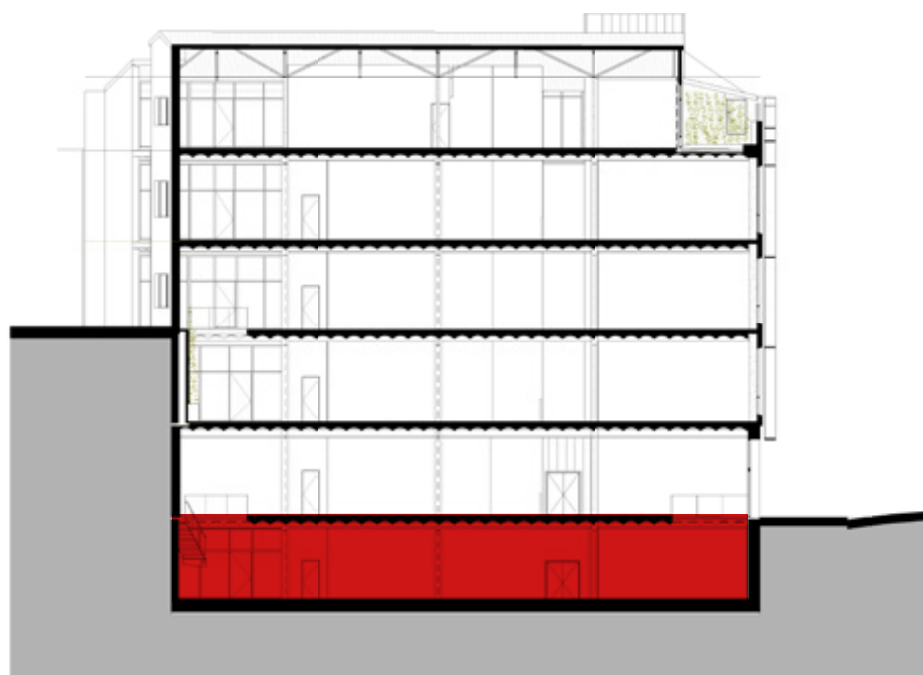
COR Innovation Factory offers bright, healthy, highly flexible and diverse workspaces distributed over Basement and Ground floors, and floors 1,2,3 and 4.

COMING SOON! NOVEMBER 2025



FLOOR	LETTING AREA	EXTERIOR AREA	AVAILABILITY
4 th Floor	460 sqm	51.17 sqm (private terrace) 3.27 sqm (balcony)	Available
3 rd Floor	798 sqm	3.43 sqm (balcony)	Available
2 nd Floor	761 sqm	3.44 sqm (balcony)	Available
1 st Floor	806 sqm	-	Available
GF	440 sqm	-	Available
Basement	534 sqm	-	Available

TOTAL LETTABLE: 3,844 sqm



BASEMENT - 1

GLA: 534 sqm

Facilities: technical room | envac room | elevators

 80 parking spaces

Multipurpose space: 102 sqm

Dress room: 25 sqm

1/7 occupancy ratio* (78 people)

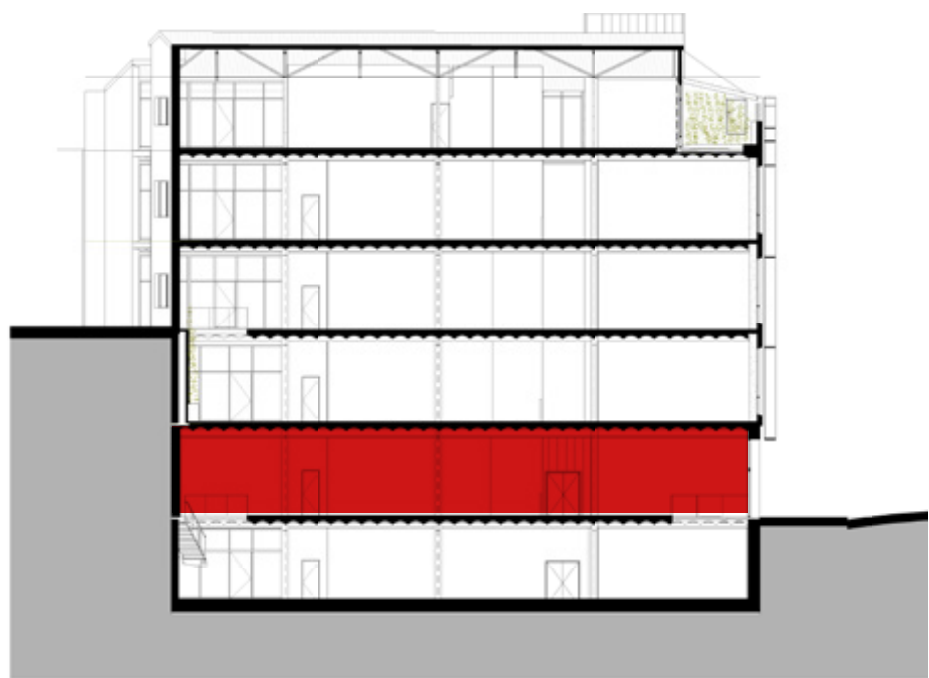
4.05 m free standing

*Capacity up to 1/5



Carrer d'Àvila

Carrer d'Liull



GROUND FLOOR

GLA: 440 sqm

Flexible Lobby: 156,66 sqm

Facilities: 33 sqm

1/7 occupancy ratio* (67 people)

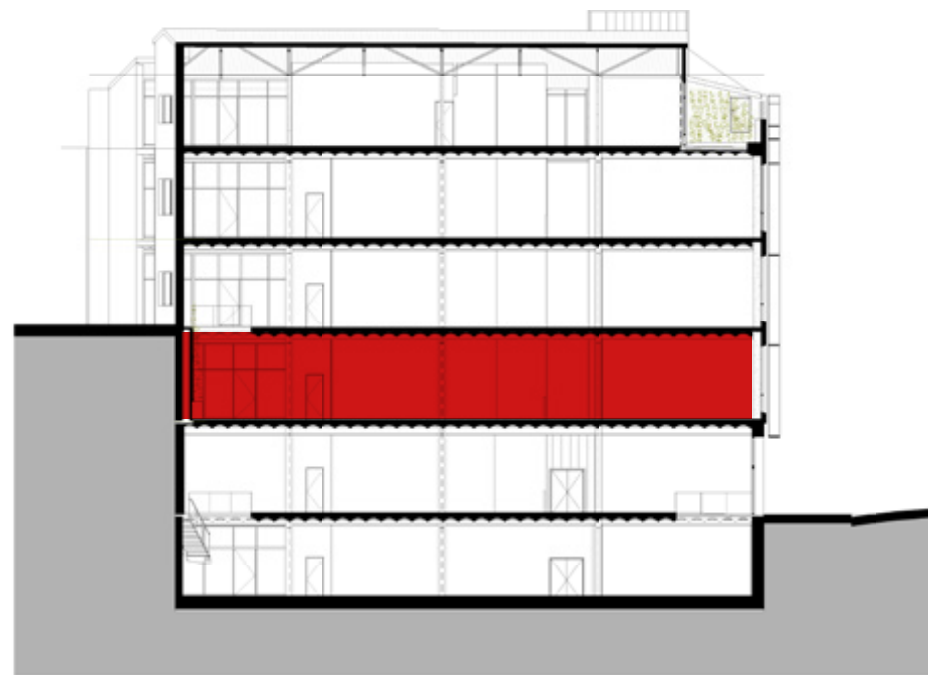
4.24 m free standing

*Capacity up to 1/5



Carrer d'Llull

Carrer d'Àvila



1ST FLOOR

GLA: 806 sqm

1/7 occupancy ratio* (115 people)

Possibility of splitting the space in two sites

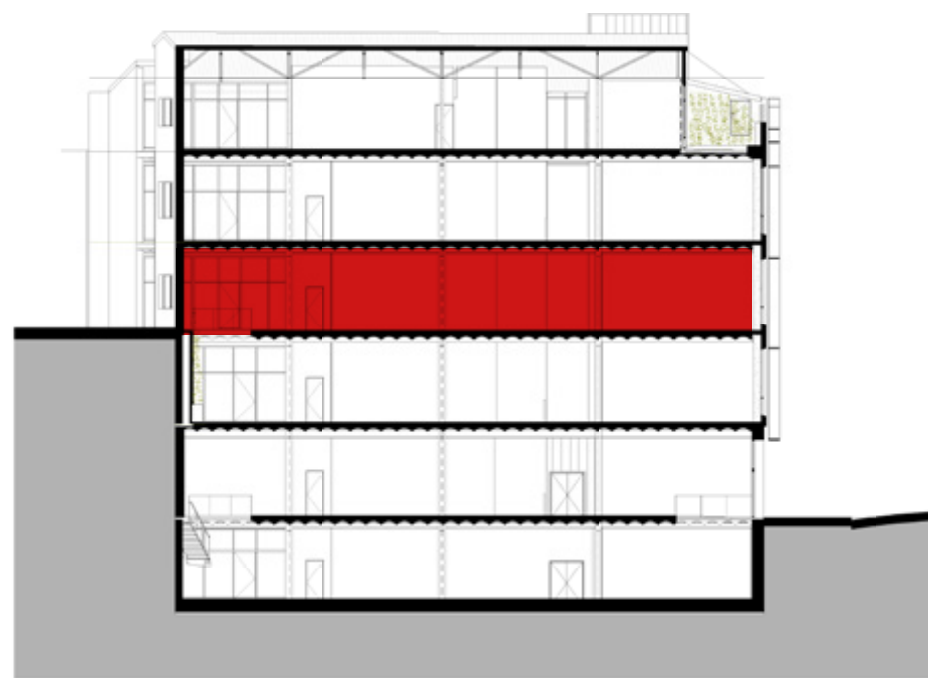
4.16 m free standing

*Capacity up to 1/5



Carrer d' Llull

Carrer d'Àvila



2ND FLOOR

GLA: 761 sqm

1/7 occupancy ratio* (115 people)

Possibility of splitting the space in two sites

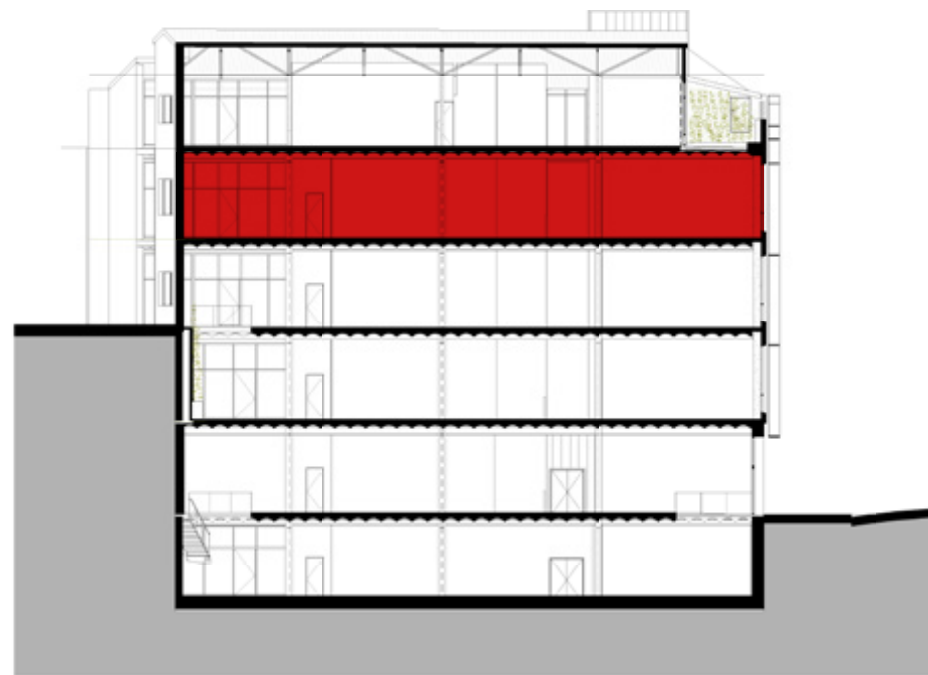
4.11 m free standing

*Capacity up to 1/5



Carrer d'Liull

Carrer d'Àvila



3RD FLOOR

GLA: 798 sqm

1/7 occupancy ratio* (115 people)

Possibility of splitting the space in two sites

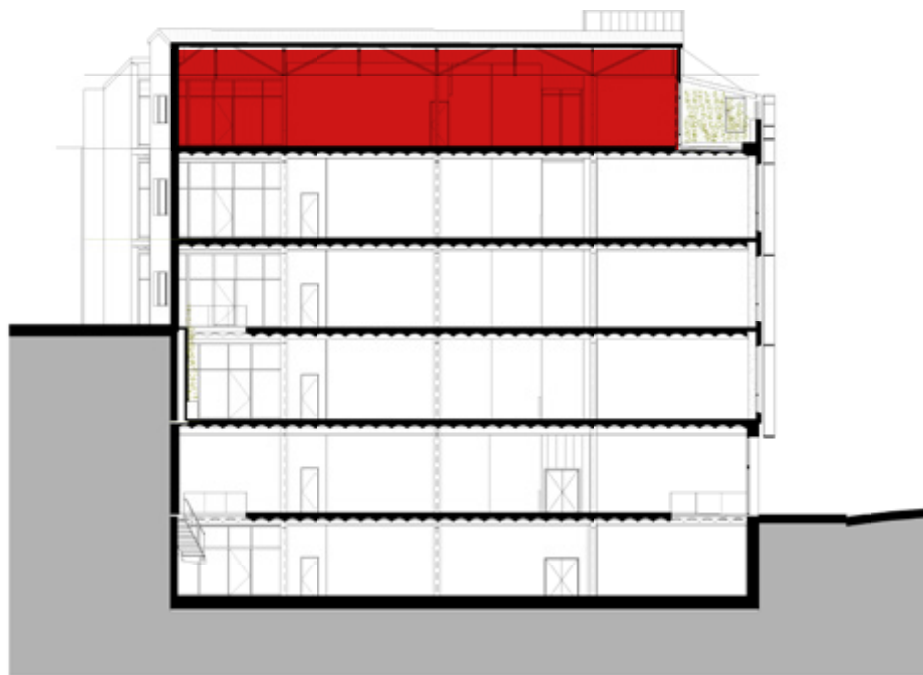
4.15 m free standing

*Capacity up to 1/5



Carrer d' Llull

Carrer d'Àvila



4TH FLOOR

GLA: 460 sqm
Private Terrace: 51,17 sqm
Multipurpose room: 27 sqm
Communal Terrace: 127 sqm

1/7 occupancy ratio* (66 people)
3.39 m free standing

*Capacity up to 1/5





Let's talk.

Our technical team is on hand to assist you at this stage and advise you on the design of your fit-out, ensuring the space perfectly matches your needs.

Contact us and we will be in touch shortly.

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