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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! FEBRUARY 2026**





3,844  
SQM  
LETTABLE SPACE

+550  
PAX  
CAPACITY

178  
SQM  
TERRACES

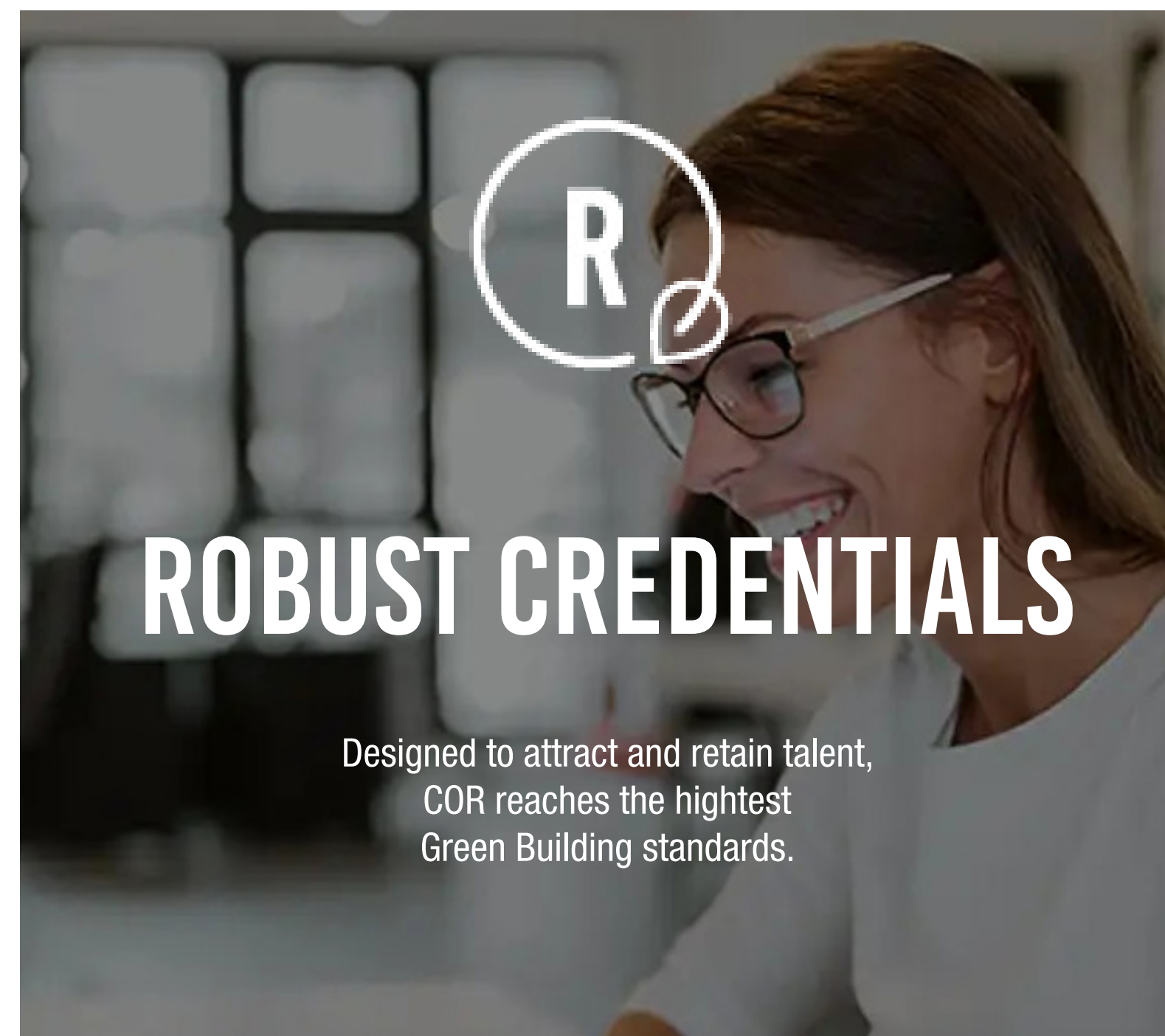
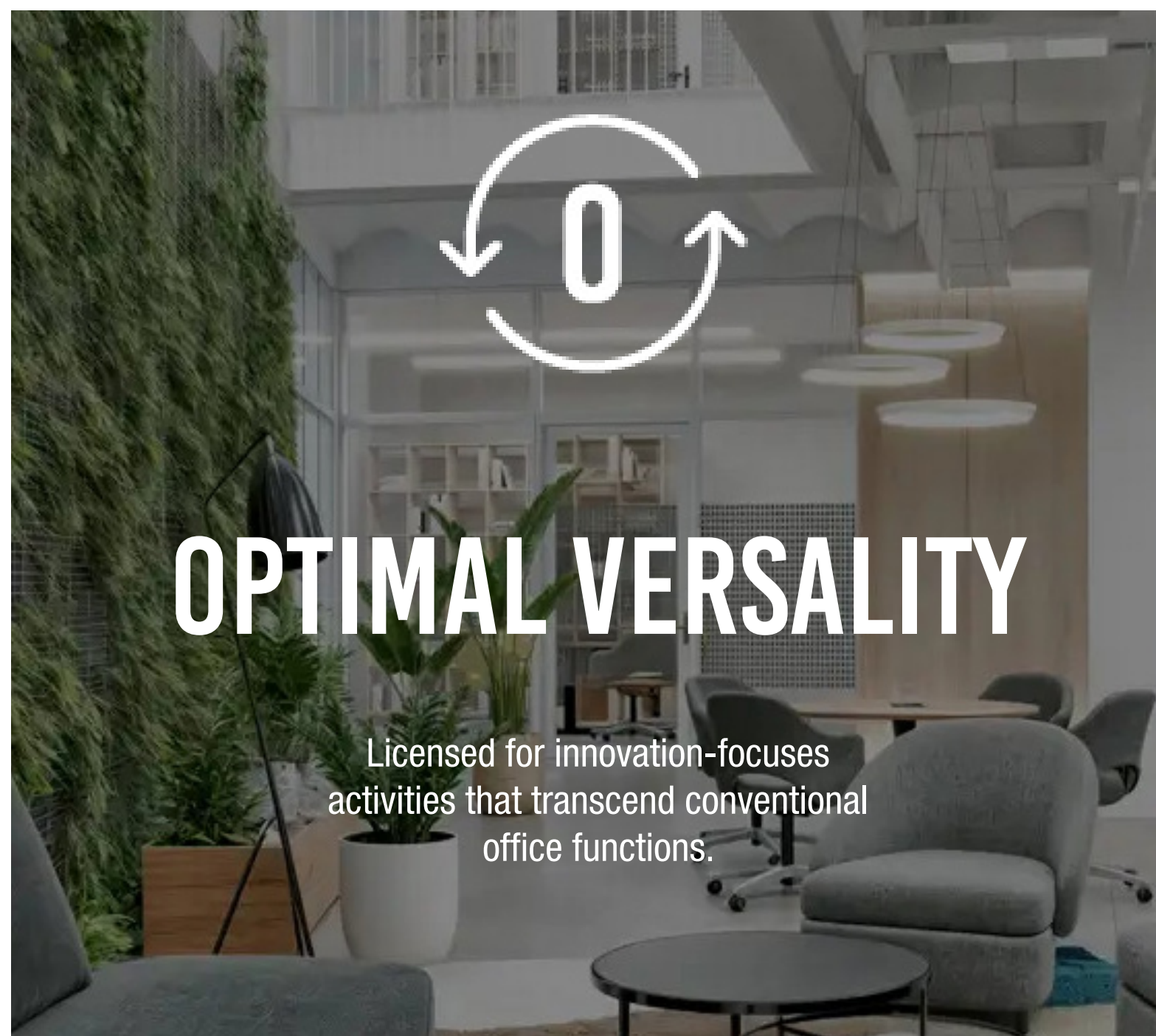
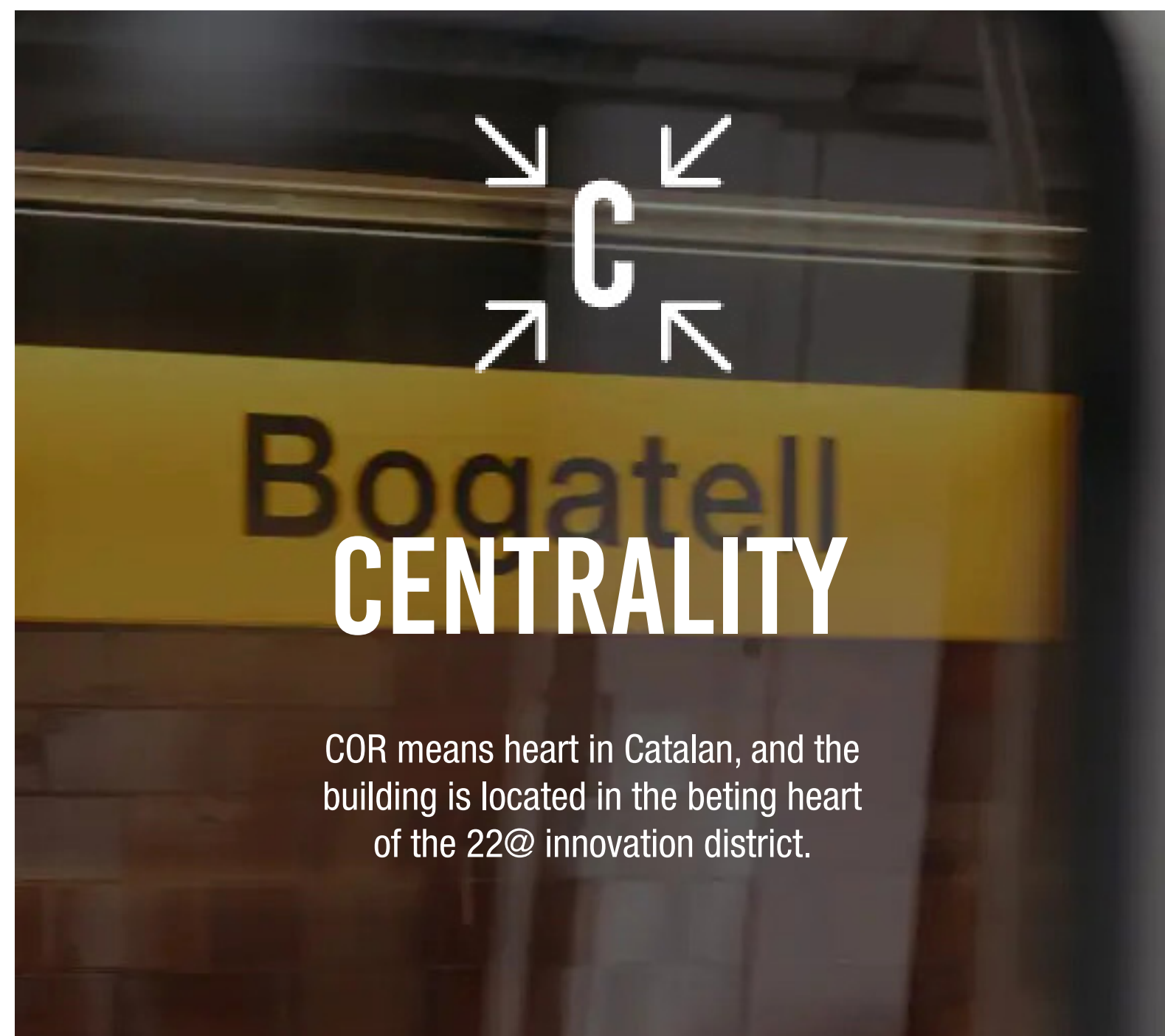
80  
BICYCLE  
PARKING



# 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

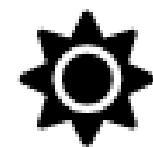
The communal rooftop terrace is a versatile forum – the perfect environment to meet, mingle, take breaks, share ideas or host informal meetings. Fresh air, greenery and great views set the scene for inspiration every day.



# 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.



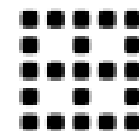
Terrace with gardens & views



Changing rooms & showers



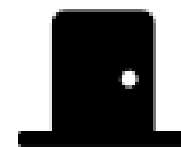
Bicycle parking



Multi-purpose area



Flexible lounge



Smart lockers



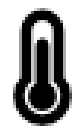


# AMENITIES

## HIGHLY SPECIFIED WORKSPACE



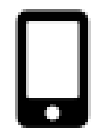
Healthy and adaptive lighting



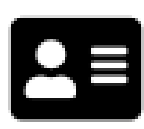
Thermal Comfort and Ventilation



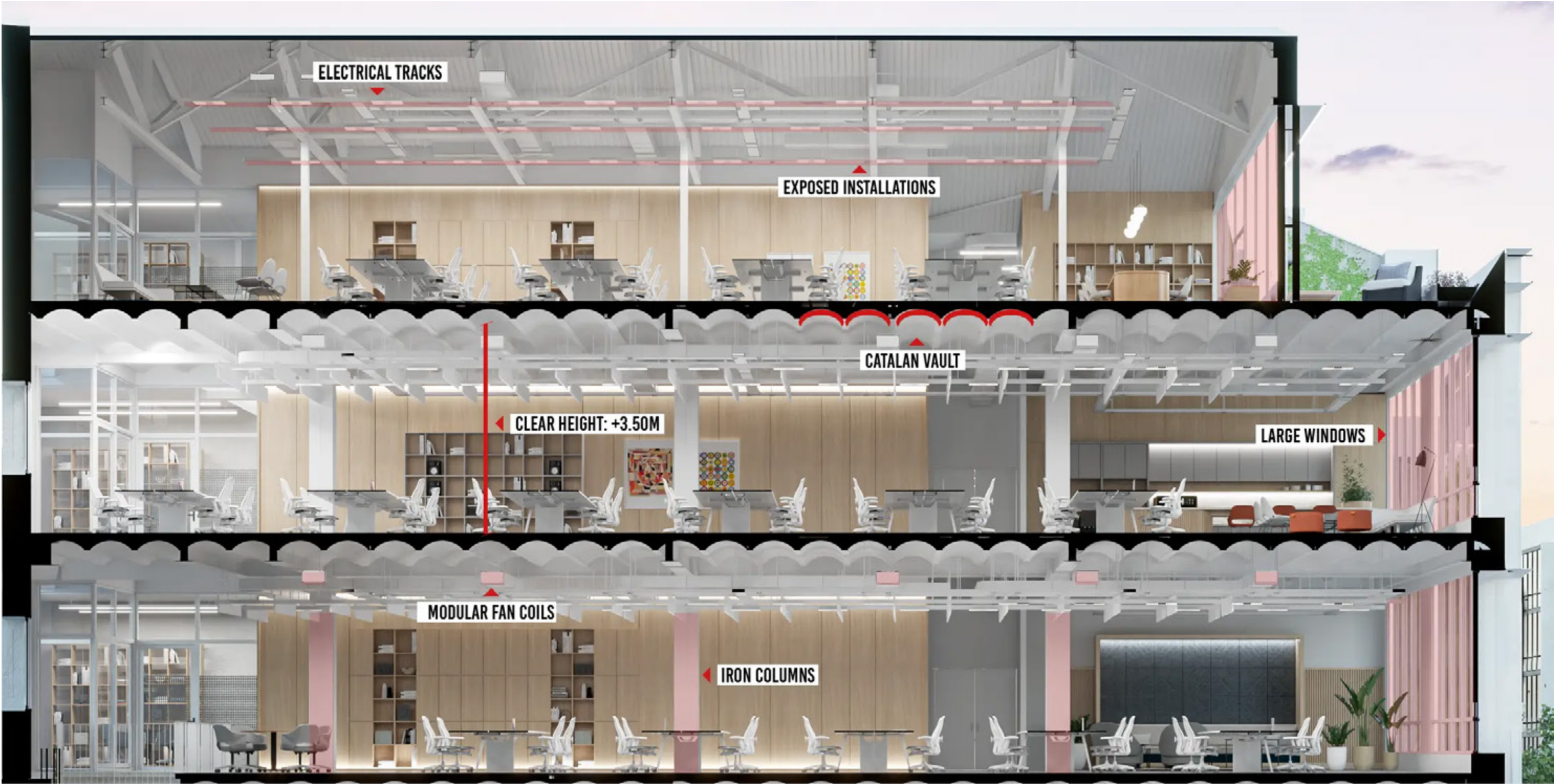
High acoustic efficiency



Access and Room Management



QR code visitor passes





# 22@ INNOVATION DISTRICT

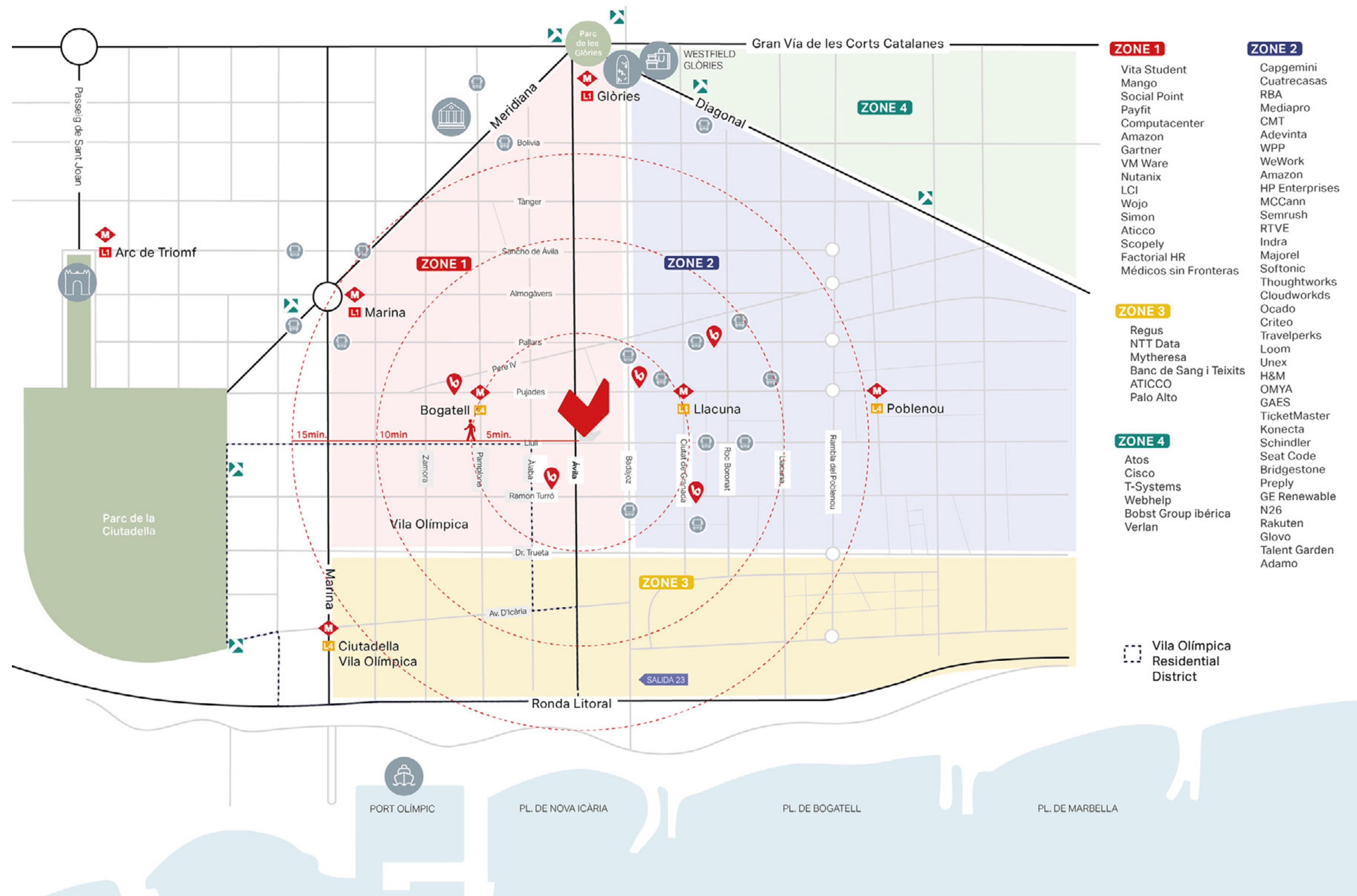
The 22@ innovation district is now firmly established as Barcelona's most prestigious hub of growth, enterprise and entrepreneurship. Leading global firms in tech and other dynamic sectors have set up their headquarters here, creating a cluster of creativity that is fed by a thriving startup scene.





## 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.



**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

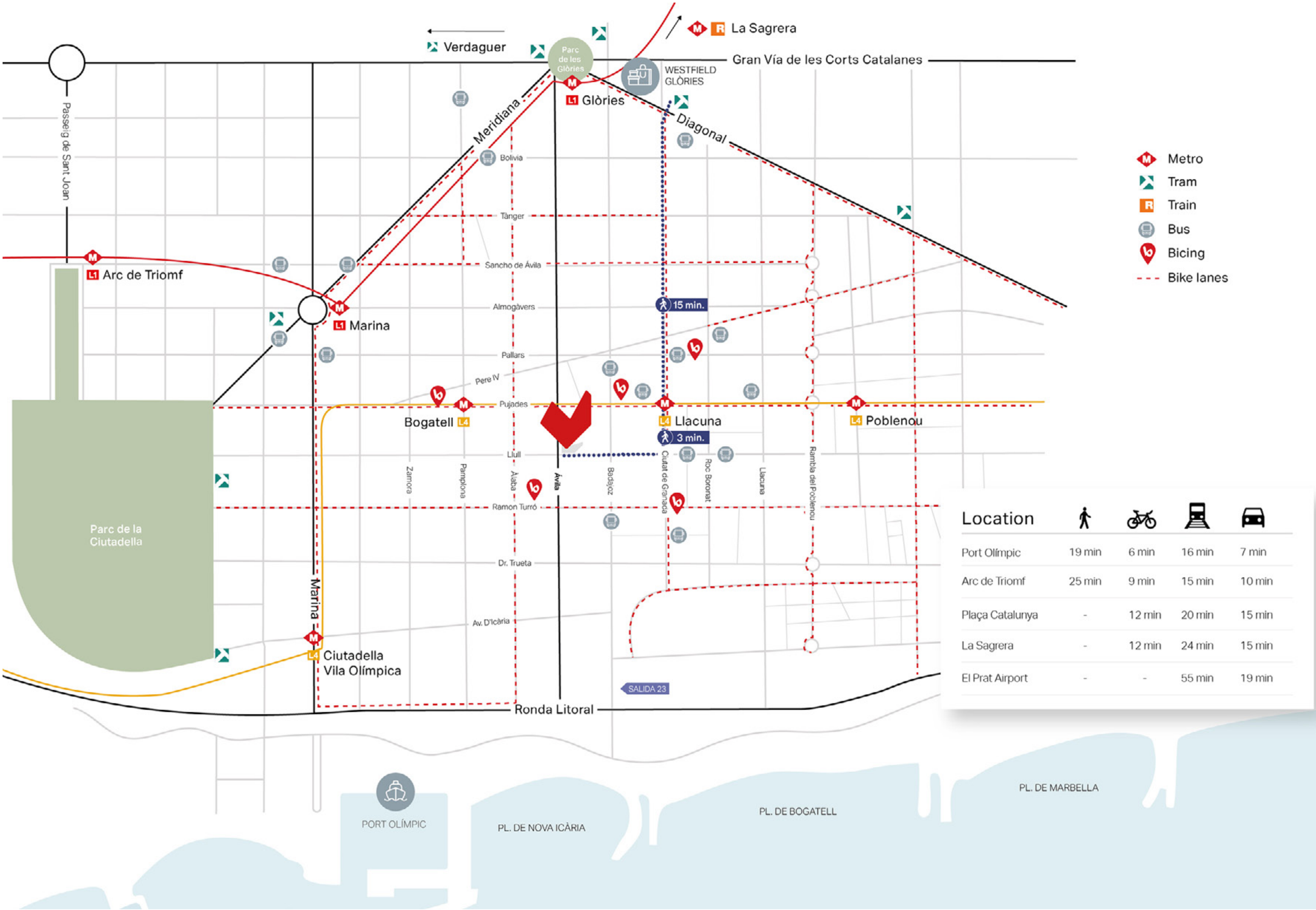
The recently expanded Tram network now connects Glòries as far as Verdaguer.



**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.

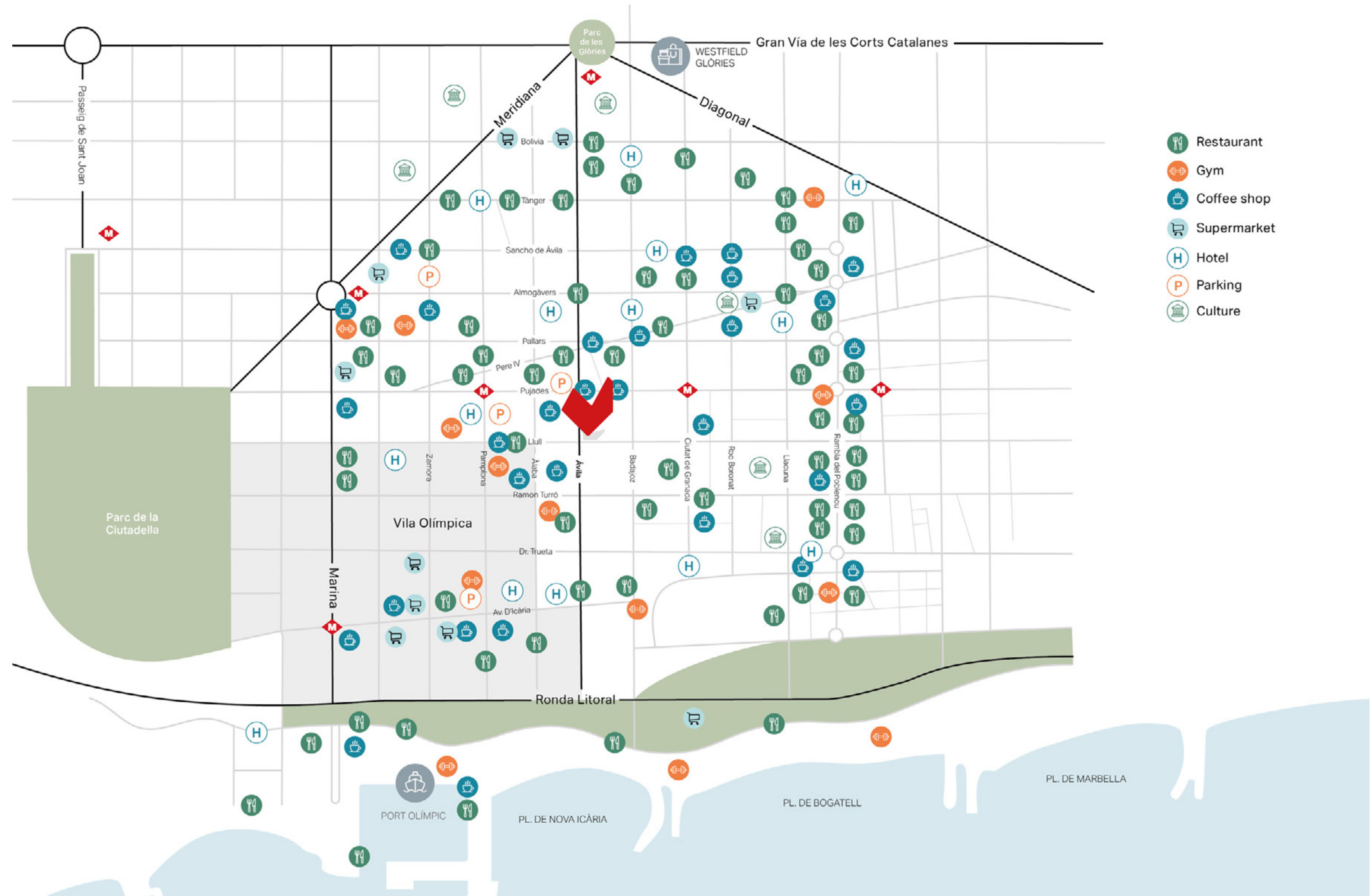




# CONVENIENCE

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.



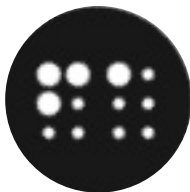
### 30% ENERGY SAVINGS

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.

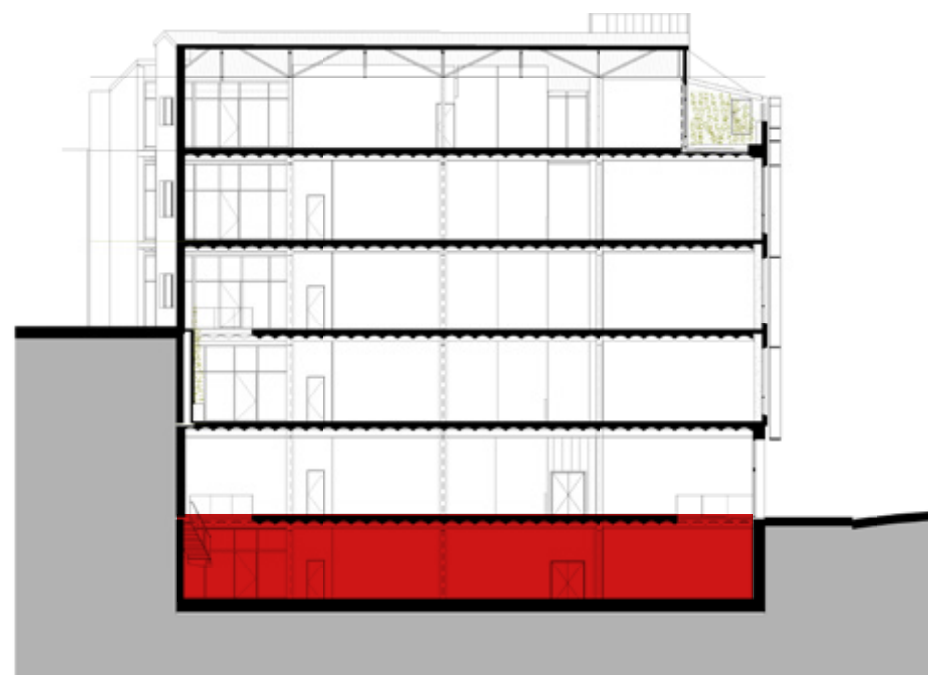
COMING SOON! FEBRUARY 2026




FLOOR	LETTING AREA	EXTERIOR AREA	AVAILABILITY
4 <sup>th</sup> Floor	460 sqm	51.17 sqm (private terrace) 3.27 sqm (balcony)	Available
3 <sup>rd</sup> Floor	798 sqm	3.43 sqm (balcony)	Available
2 <sup>nd</sup> Floor	761 sqm	3.44 sqm (balcony)	Available
1 <sup>st</sup> 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

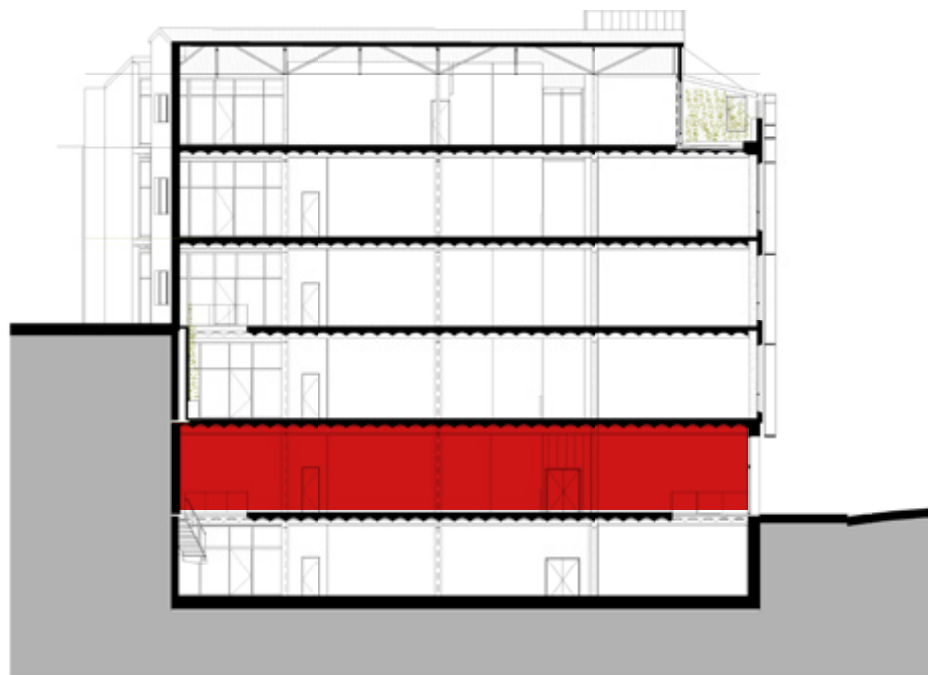
\*Capacity up to 1/5



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

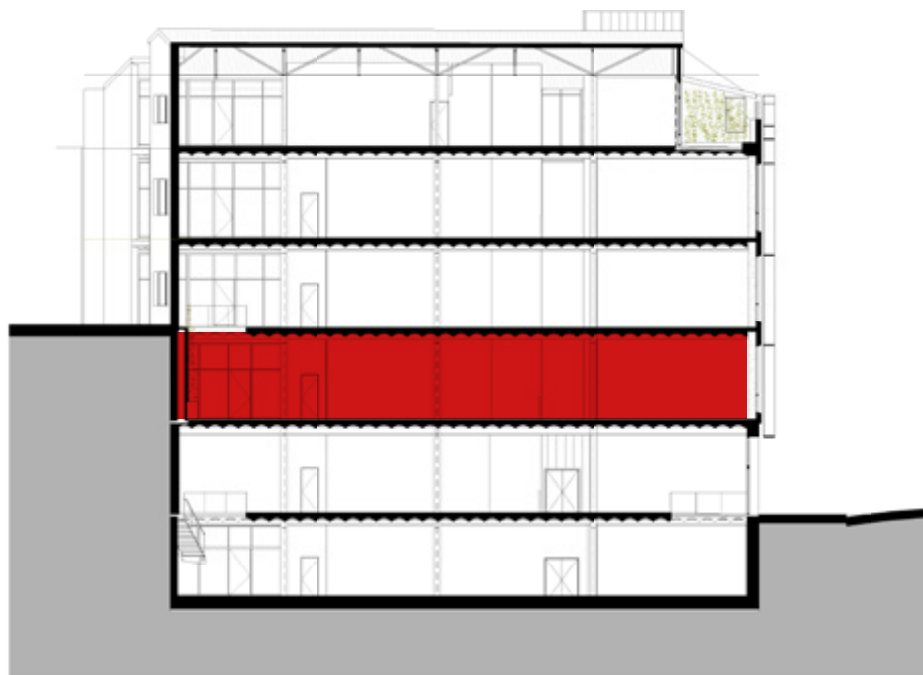
\*Capacity up to 1/5



Carrer d'Llull

Carrer d'Àvila





## 1<sup>ST</sup> FLOOR

GLA: 806 sqm

1/7 occupancy ratio\* (115 people)

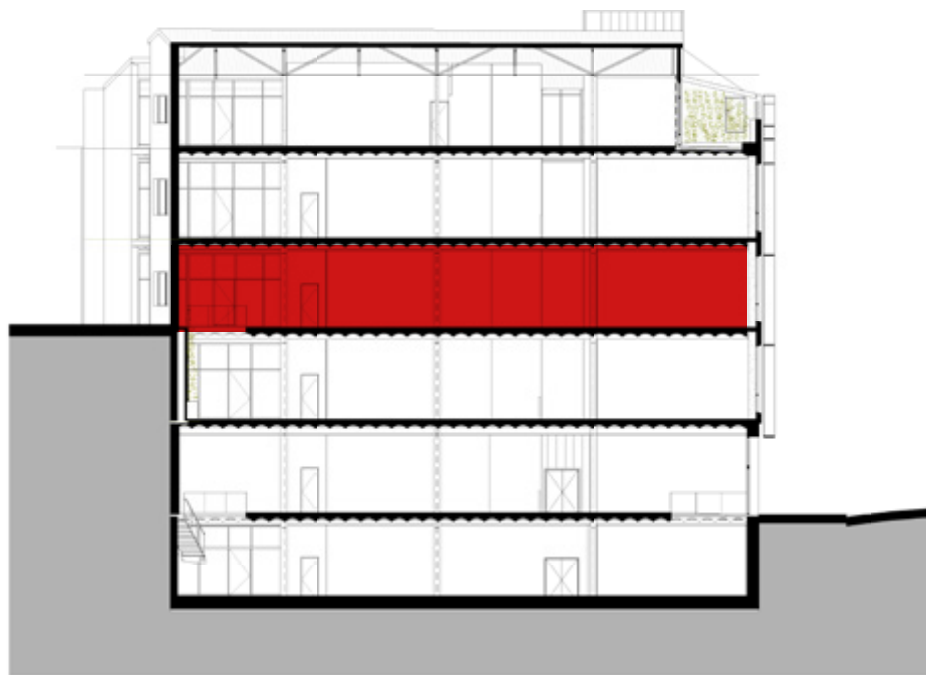
Possibility of splitting the space in two sites

4.16 m free standing

\*Capacity up to 1/5







# 2<sup>ND</sup> FLOOR

GLA: 761 sqm

1/7 occupancy ratio\* (115 people)

Possibility of splitting the space in two sites

4.11 m free standing

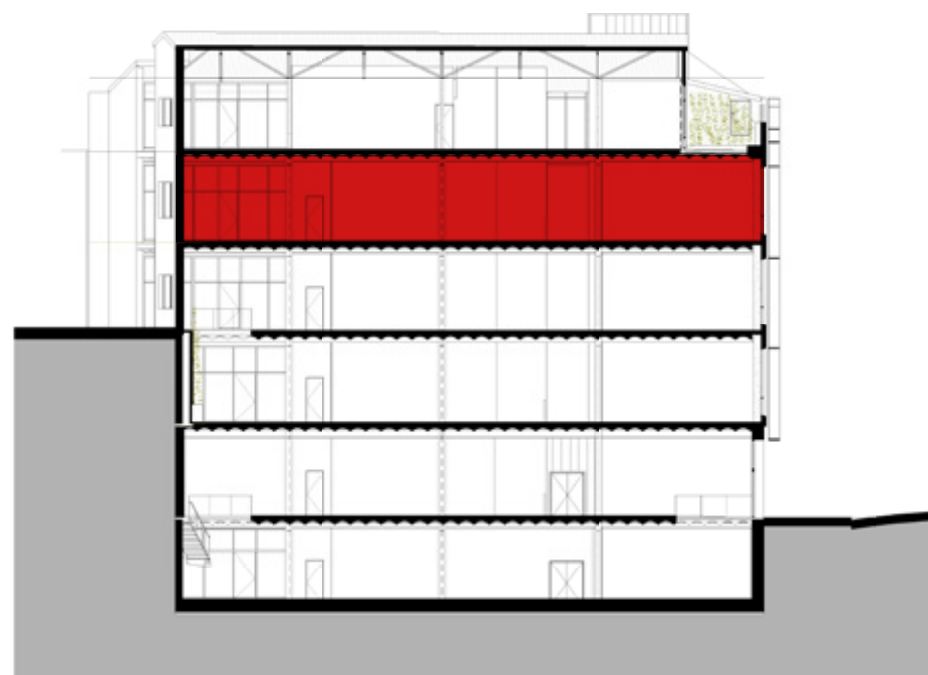
\*Capacity up to 1/5



Carrer d'Àvila

Carrer d' Llull





## 3<sup>RD</sup> FLOOR

GLA: 798 sqm

1/7 occupancy ratio\* (115 people)

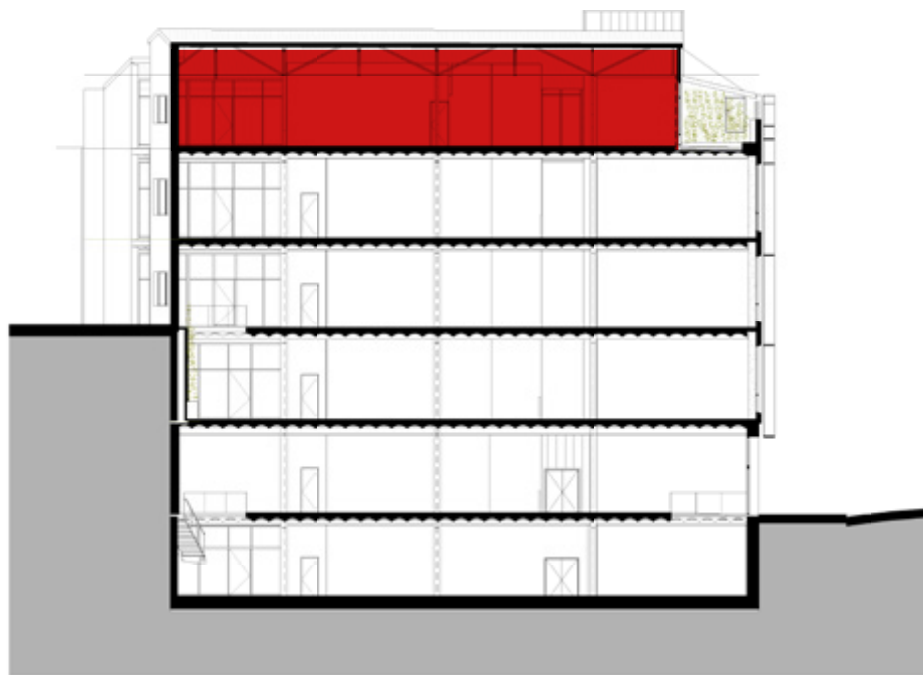
Possibility of splitting the space in two sites

4.15 m free standing

\*Capacity up to 1/5







## 4<sup>TH</sup> 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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