

ADEQUA BUSINESS PARK

Avenida de Burgos 89, Madrid

GLA (sqm): 123,830 (including excess buildability)

Parking slots (#): ~3,000

Tenants (#): 12

Large class A business park with the closest location to Madrid CBD, strategically nestled within the best tranche of the A-1 corridor, one of the most consolidated office markets in Madrid

The asset, one of the largest of its kind in Spain, benefits from an excellent visibility from both A-1 and M-30, main accesses to the north of the metropolitan area and to the airport

It is composed of six class-A office buildings (two pending development) and one service building with an aggregate GLA of >120,000 sqm

It serves as Técnicas Reunidas HQ; leading multinational company specialized in turnkey project for the Oil and Gas industry, and holds one of the largest Audi's dealerships

 Location



Paseo de la Castellana, 257
28046 Madrid
+34 91 769 19 00
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ARTURO SORIA PLAZA

Arturo Soria 126, Madrid

GLA (sqm): ~7,000 (~6,000 MERLIN)

Parking slots (#): 550

Retail units (#): 79

Prime urban shopping center in Arturo Soria, high-end residential area, and excellent connections to the A2 and the busy M30/M40 highways

This 79 retail units asset, which enjoys a 100% occupancy rate, is a Spanish leader in terms of retail sales per square foot

The asset has just experienced a deep re-do of common areas and accesses, including a total makeover of the terrace and parking, further boosting tenant sales

The focus point of this intervention is the outstanding terrace, which has been provided of a top-notch dining area, rapidly becoming a meeting point for the affluent neighborhood

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CASTELLANA 85

Paseo de la Castellana 83-85, Madrid

GLA (sqm) 15,254

Parking slots (#) 271

Tenants (#) n.a.

Prime office building with ground floor + 11 and two underground parking levels located in Azca, in the Nuevos Ministerios area, **at the heart of Madrid business district**

The property benefits from outstanding connections including three Metro lines, the airport express, local trains and bus routes

It has been the historical headquarters of Sacyr, a Spanish leading engineering and building company

The asset has recently been vacated in order to carry out the Landmark I value creation plan which aims to transform Class B buildings in A locations into Class A buildings. Castellana 85 is currently under refurbishment with expected delivery in 2020

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RIBERA DEL LOIRA

Ribera del Loira 60, Madrid

GLA (sqm): 54,960

Parking slots (#): 1,253

Tenants (#): 1

This asset, besides being one of the largest office buildings in Spain, is also one of the **most emblematic structures in the NBA Campo de las Naciones**. The complex, composed of two five-story office blocks, is distributed around a main covered atrium and a central services area

The asset is conveniently located on the M-40 ring road with quick access to the city center and the Fair and Congress Centre. Besides, it also benefits from the proximity to the airport (5km)

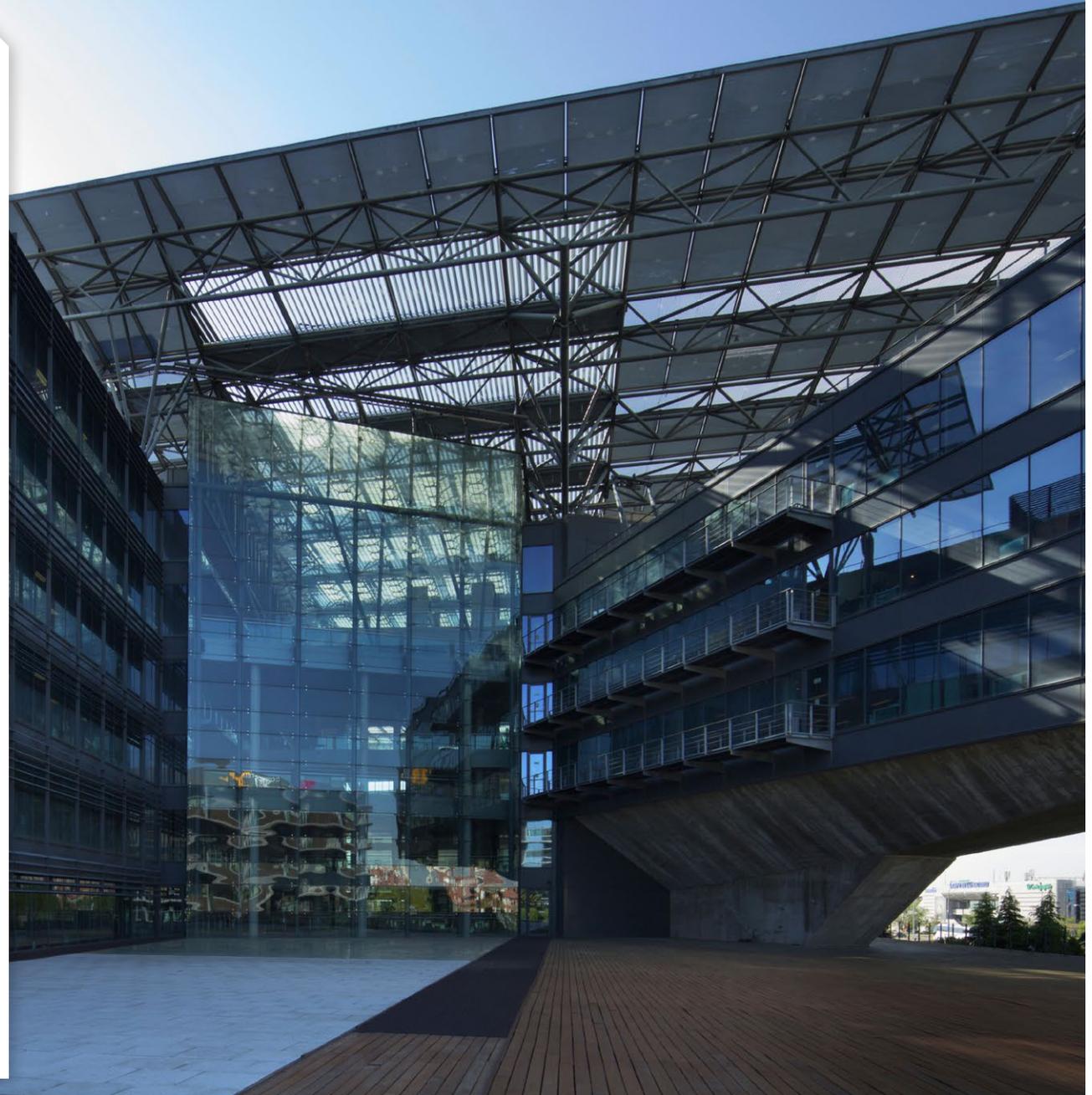
Ribera del Loira 60, conceived by the prestigious architect Rafael de la Hoz designer of the HQ of both Telefonica and Repsol, the 2 largest Spanish firms by revenue

The asset currently holds Endesa's HQ, a € 20bn business Spanish power utility

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LOOM SALAMANCA

Don Ramón de la Cruz 38, Madrid

GLA (sqm): 1,930

Desks (#): 270

Tenants (#): n.a

Salamanca, the sixth flex-space solution provided by **MERLIN's co-working subsidiary**, is poised to become LOOM's flagship upon its opening in September 2019

Centrally located within the Salamanca neighborhood, **the city's most affluent residential district**; this asset is the first and only flex-space in the area built in a historical industrial facility. The premises will include a state-of-the-art events area, unique in the district, with versatile solutions and capacity to host 250 pax, as well as 270 dedicated desks and 6 meeting rooms

Besides, it will be the first sensorised flex-space with PoE technology (Power over Ethernet) a result of the partnership between MERLIN, Signify (Phillips Lighting), Cisco, Powernet and Comscore

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PRÍNCIPE DE VERGARA 187

Príncipe de Vergara 187, Madrid

GLA (sqm): 10,732

Parking slots (#): 165

Tenants (#): 1

Prime office building, with Ground Floor + 12 located in **Madrid CBD**, next to the Paseo de la Castellana. The building therefore benefits from excellent communications by road and access to the city's public transport system

The asset, designed by Eleuterio Población and refurbished by Rafael de la Hoz stands out thanks to its aesthetics and outstanding views

The building was built in 1984 as Endesa's HQ, Spanish national power company. When, after two decades occupying the building, Endesa announced their intention to move to a 5x larger facility, the premises were immediately rented to the most prestigious Spanish law firm and #6 firm in Continental Europe by revenue (Uría Menendez)

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