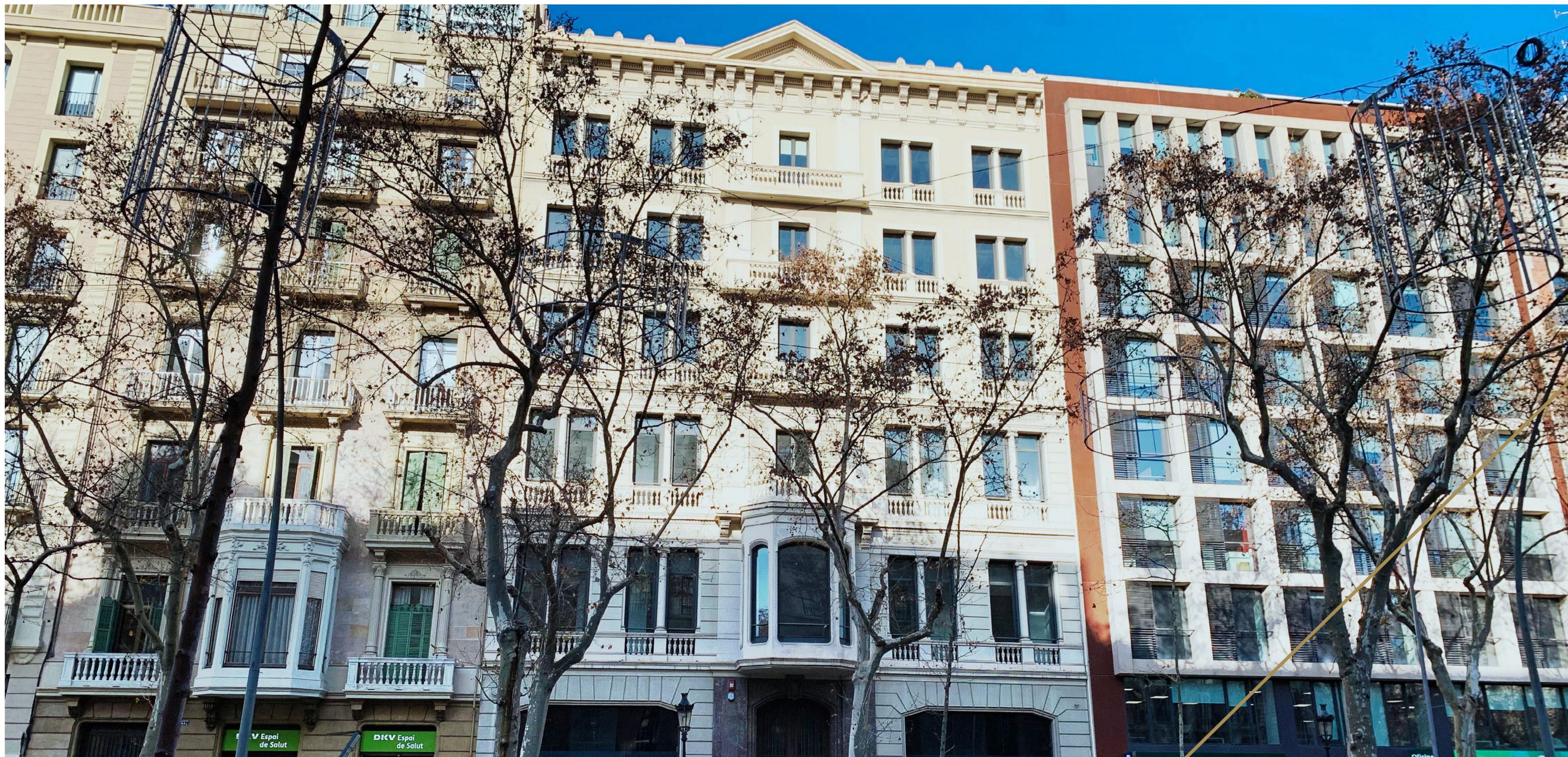


 GRAN  
VIA 639

#WorkInBarcelonaCity

Built in 1878.  
Restored in 2022.





Façade Gran Via 639

- / 01
- / 02
- / 03
- / 04
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- / 08



Cutting-edge entrance lobby

# Where the past seamlessly blends with the future.

Gran Vía 639 re-emerges to inspire a new generation of offices. This architectural gem in the heart of Barcelona has been masterfully restored to create a cutting-edge workspace.



**WiredScore**  
Under Certification



 **GV639**

**6 FLOORS**  
of offices and services

**4,671.80 sqm**  
of landmark headquarters space

**2 TERRACES**  
and landscaped areas

A leading light for both well-being and sustainability



Gran Vía 639 is located in the heart of Barcelona, just a 6-minute walk from Paseo de Gracia.



Right in the beating heart of Barcelona.



Gran Vía 639 lies at the heart of Barcelona's old town, within striking distance of the world-renowned Paseo de Gracia and some of the city's most treasured examples of Catalan modernism.

02. Location



# A cosmopolitan city right on your doorstep.



The property is located at 639 Gran Via de les Corts Catalanes, one of the city's main thoroughfares. A vibrant, tree-lined avenue boasting an extensive offering of retail and services that cannot be found anywhere else in this part of the city.

# An impressive line-up of corporate neighbours



- |                                       |                               |                                       |
|---------------------------------------|-------------------------------|---------------------------------------|
| <b>1</b> Ràdio Barcelona - Cadena SER | <b>10</b> Generali            | <b>19</b> Cocunat                     |
| <b>2</b> B the travel brand           | <b>11</b> BCN DATA            | <b>20</b> Consorci d'Educació Bcn     |
| <b>3</b> Inetum                       | <b>12</b> Ocaso Seguros       | <b>21</b> Ekman                       |
| <b>4</b> Mutua Madrileña              | <b>13</b> IMCD España         | <b>22</b> ElectryConsulting           |
| <b>5</b> Bosch i Bages - Notarí       | <b>14</b> PF Concept Spain    | <b>23</b> Fr. Meyer's Sohn            |
| <b>6</b> Editorial Cruïlla            | <b>15</b> Grupotel            | <b>24</b> El Terrat Gestiones XXI S.L |
| <b>7</b> fedeQuim                     | <b>16</b> Attitud group       | <b>25</b> eDreams ODIGEO              |
| <b>8</b> Odigeo Connect               | <b>17</b> Fundació Vila Casas | <b>26</b> Century Auditores S.A       |
| <b>9</b> Plexus Tech                  | <b>18</b> SeproTec            | <b>27</b> Aigues de Barcelona         |





Original marble staircase

# A century-old historical treasure.



An archive photograph of Gran Vía de les Corts Catalanes with GV639 in the background

Gran Vía 639 was one of the first properties to be built in the Barcelona designed by planning mastermind Ildefons Cerdà. A stately property boasting six above-ground floors and serving as the finest example of quality and excellence.

Façade Gran Vía 639



GV639

The building is listed as part of the city's architectural heritage by the Barcelona City Council.



Photograph of Gran Vía de les Corts Catalanes in 1920



	GLA
Rooftop	26.21 sqm
Floor 5	658.91 sqm
Floor 4	658.91 sqm
Floor 3	655.91 sqm
Floor 2	658.91 sqm
Floor 1 with terrace	810.25 sqm
Ground floor	775.19 sqm
Entrance floor	427.52 sqm

# A forward-looking renovation.

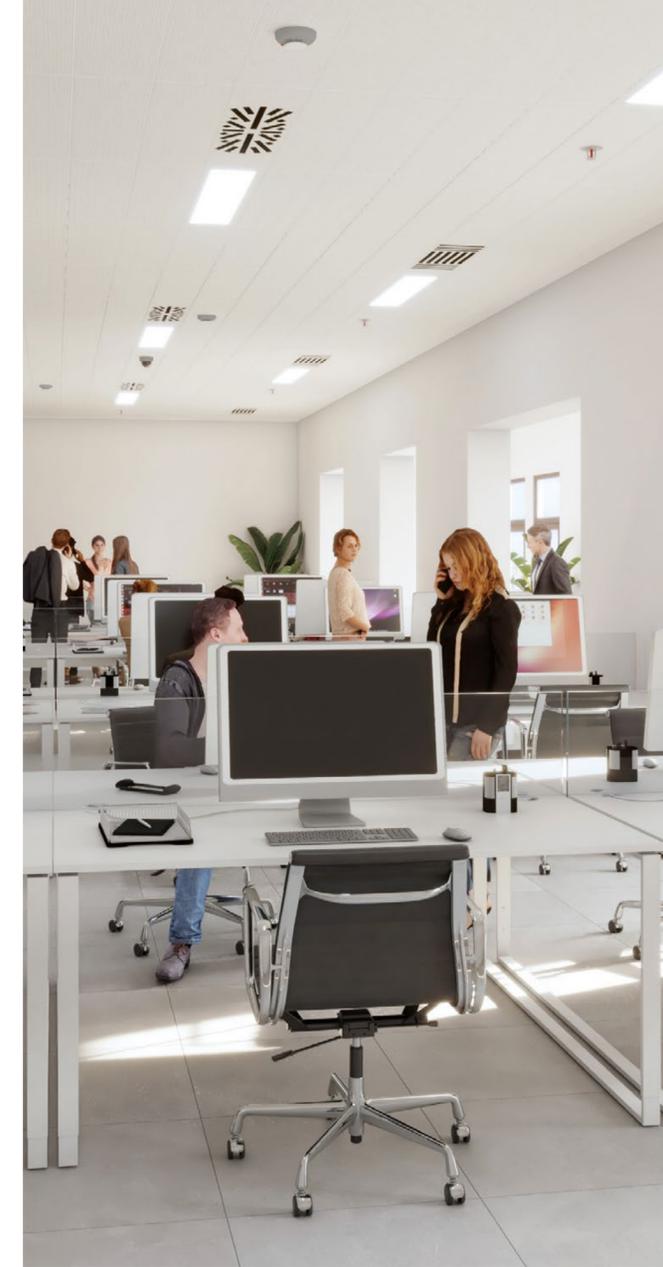
The project restores the property to its original splendour to create a truly unique workspace. A meticulous restoration completed by the highly-acclaimed Batlleiroig studio and incorporating the latest in comfort and technology.

Total area  
**4,671.80 sqm**

# Offices tailored to your new way of working.



Façade Gran Vía 639



Versatile, light-filled spaces ready to drive talent in your team and how they work.



Spectacular terrace on the first floor

# A discerning mix of age-old heritage and forward-looking flair.



Versatile floor plates tailored to suit your every need

The first few floors – previously the most stately part of the building – seamlessly combine period features with the latest in modern office design to create generous workspaces with a free height of 4 metres and direct access to the terrace.

# Workspaces that drive collaboration.

Floors 1 to 5 offer welcoming offices with capacity for up to 70 people and fully-equipped with state-of-the-art technology.



Take in the spectacular views from the rooftop terrace.



Spacious rooftop terrace

# An office that brings historic charm and so much more.

GV639



Generous reception area



Entrance lobby



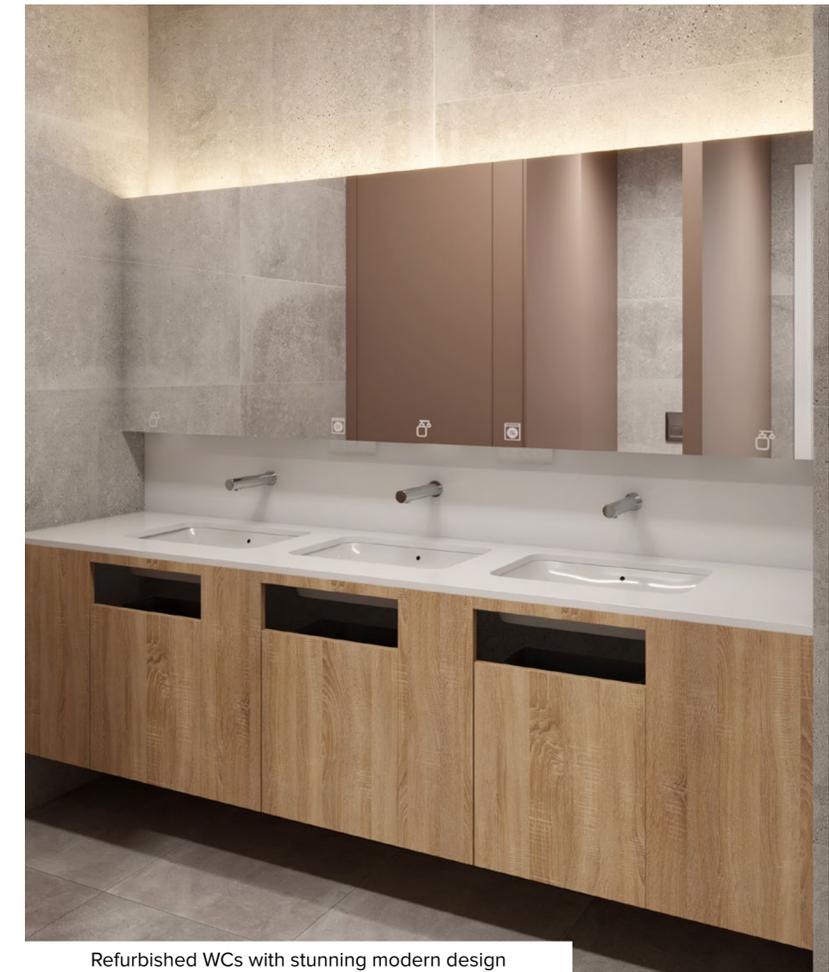
## WELCOME

An elegant lobby brimming with historical detail and featuring a reception, access control system and two independent side entrances.



## PARKING FACILITIES AND CHANGING ROOM

Make use of the bike parking facilities and changing rooms and navigate your way across the city along the more than 200 km of cycle lanes.

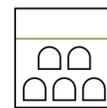


Refurbished WCs with stunning modern design



View from the light-filled central courtyard

Thanks to the innovative design of the shared spaces at Gran Via 639, the property offers a full suite of modern-day comforts that go far beyond what could be expected of the workspace in itself.



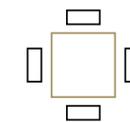
#### MULTI-PURPOSE ROOM

Organise a whole host of corporate activities and events without stepping foot outside the building in this spectacular multi-purpose space.



#### TERRACES

Take a moment to unwind, work in the fresh air or hold a last-minute meeting on the terraces located on the first floor and the rooftop.

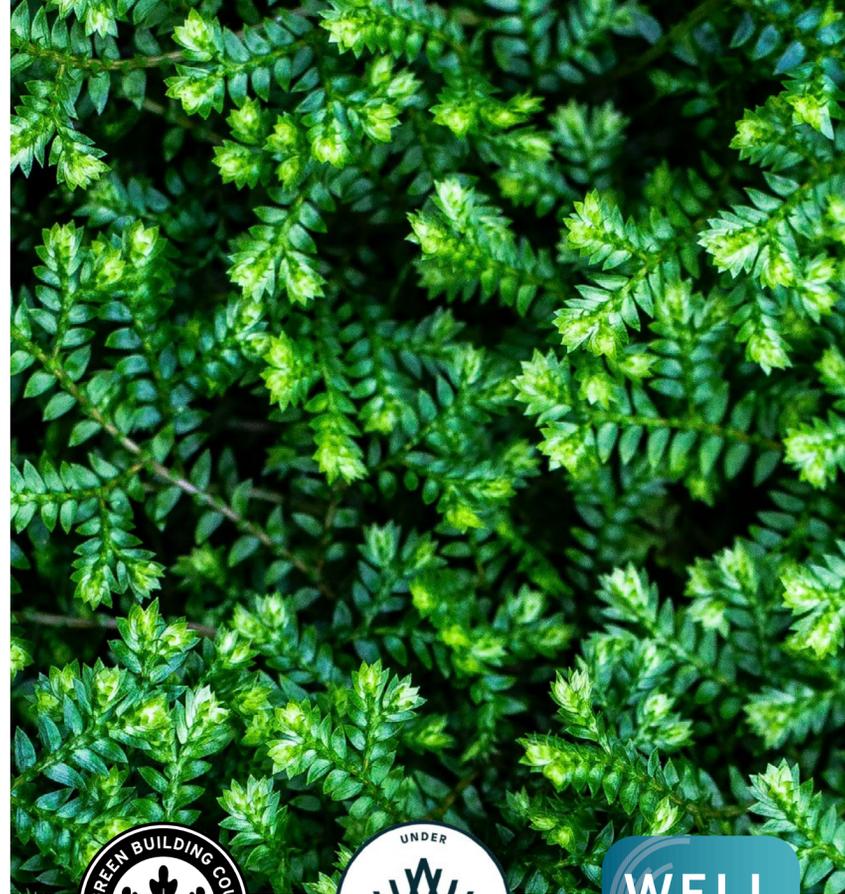


#### MEETING ROOMS

Take full advantage of the magnificent meeting rooms benefitting from direct access to the rooftop terrace on Floor 6.

# A building designed with people and planet in mind.

Gran Vía 639 has also been refurbished to become a leading light in comfort, efficiency, sustainability and connectivity, all of which are endorsed by its LEED Gold, WELL Silver and WiredScore pre-certifications.



**WiredScore**  
Under Certification

## DRIVING PRODUCTIVITY

Suspended ceilings, raised flooring, an advanced HVAC system and views out over the city all make for the most productive of work settings.

## BIOPHILIC DESIGN

Every corner of Gran Vía 639 exudes a true sense of calm and well-being, boasting refreshing greenery both on its terraces and throughout its interiors, and giving pride of place to natural textures such as wood.

## SUSTAINABLE MOBILITY

The property champions sustainable mobility thanks to the multiple public transport options within a stone's throw of the building.

## GREEN ENERGY

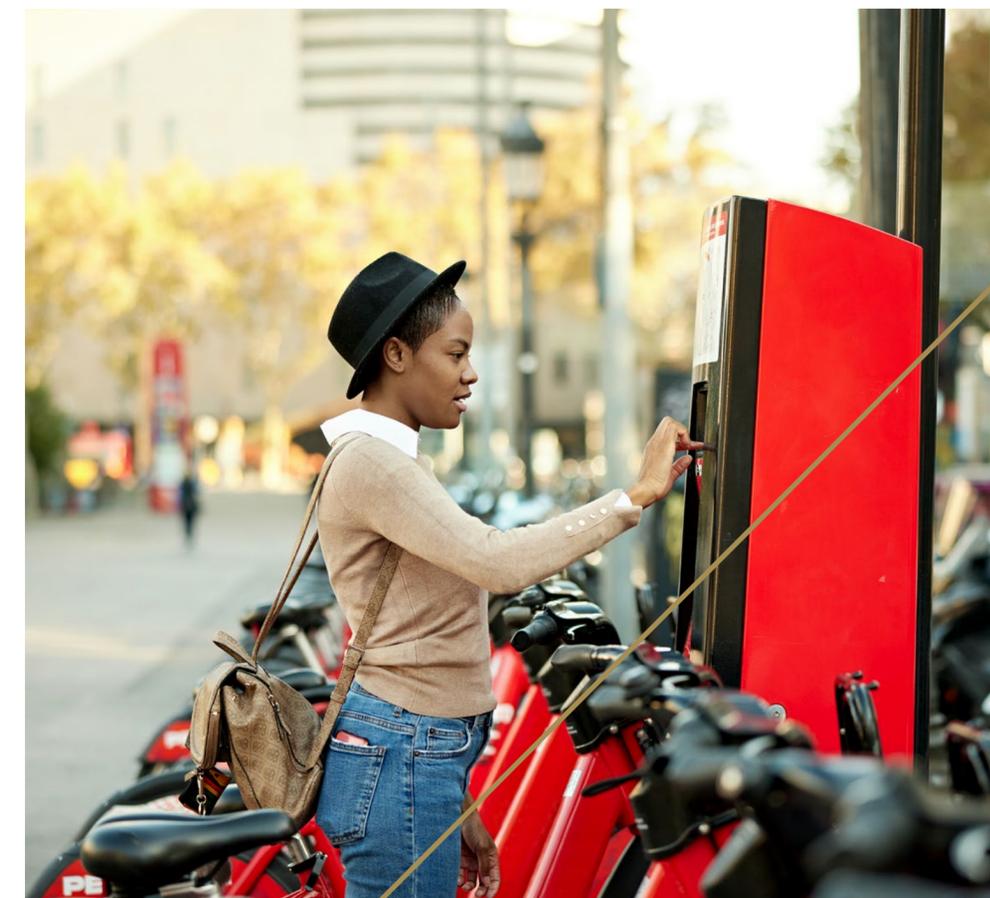
The building is powered by renewable energy sources such as solar panels.

## EFFICIENT CONSUMPTION

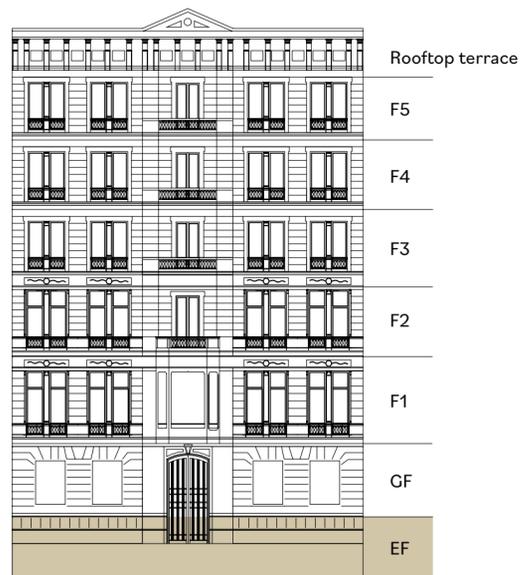
The project includes a whole host of measures to cut, control and optimise energy and water consumption.

## LIGHT-INFUSED WORKSPACES

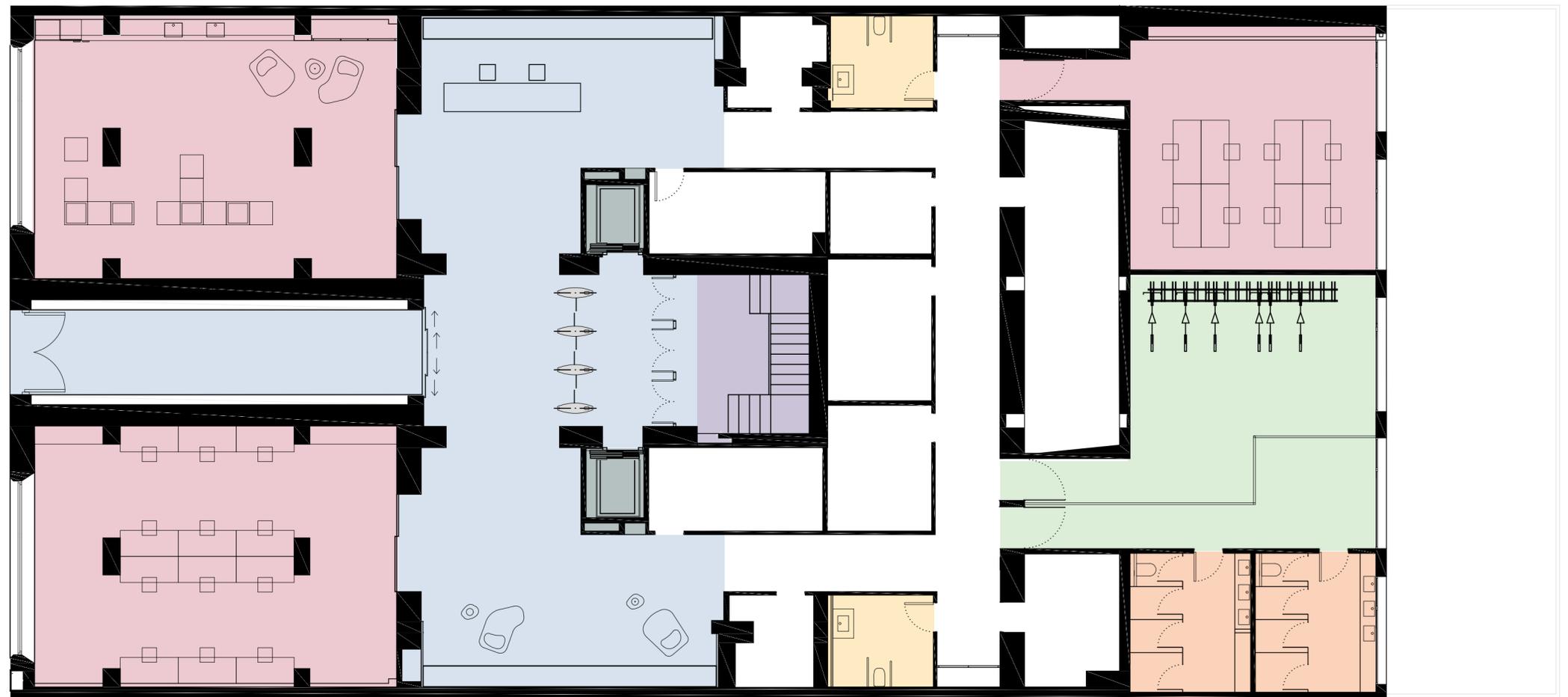
Light-filled offices thanks to the façades, courtyards and bespoke lighting.



# Entrance floor / 427.52 sqm

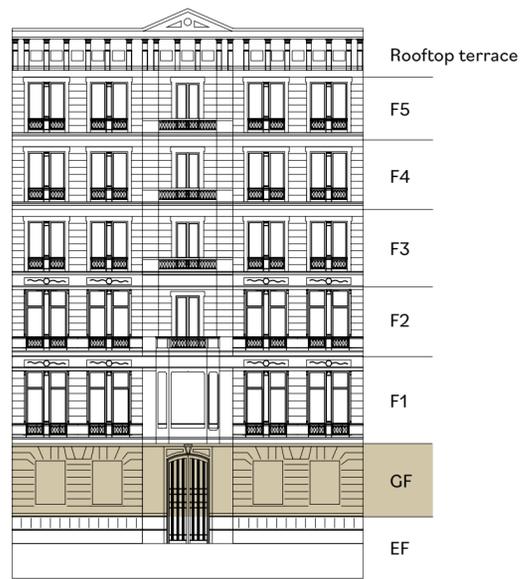


Gran Via de Les Corts Catalanes

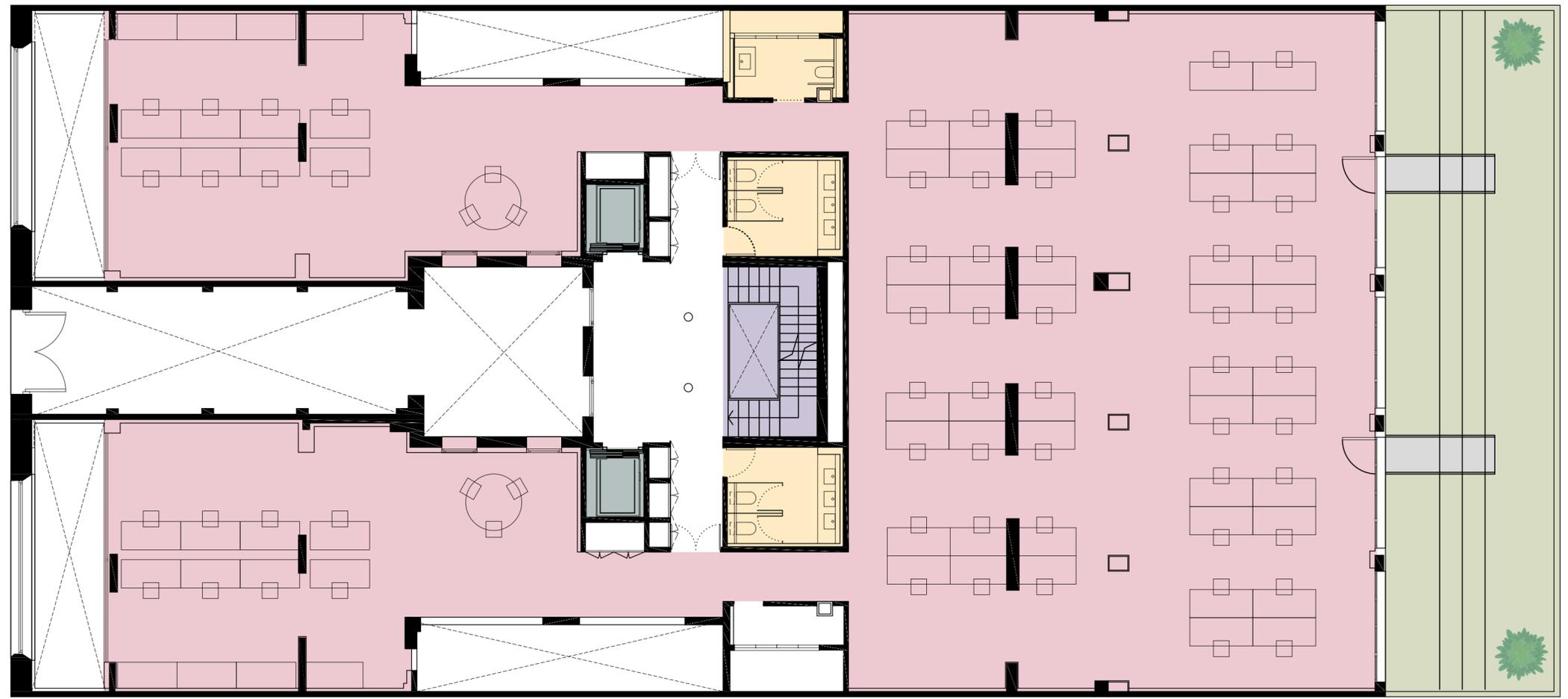


- Entrance and reception
- Stairs
- Lifts
- WCs
- Offices
- Changing rooms
- Bicycle parking

# Ground floor / 775.19 sqm



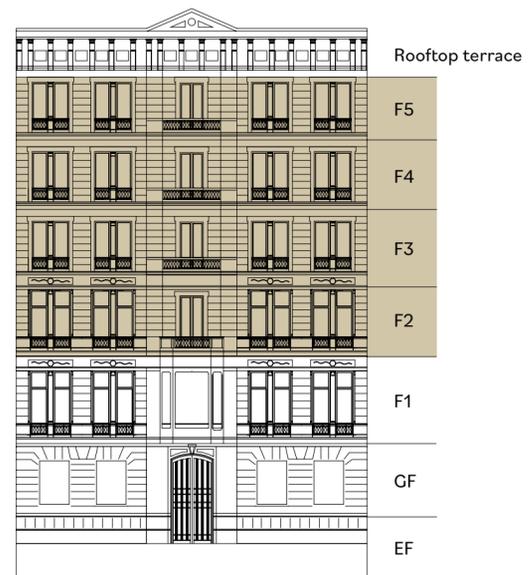
Gran Via de Les Corts Catalanes



# Floor 1 with terrace / 810.25 sqm



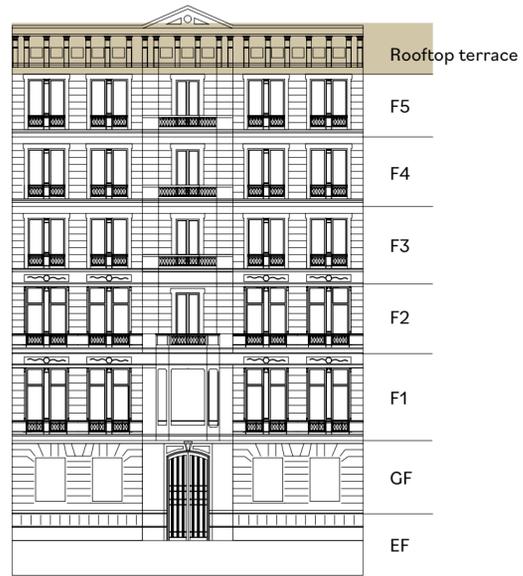
# Standard floorplate F2-F5 / 658.91 sqm



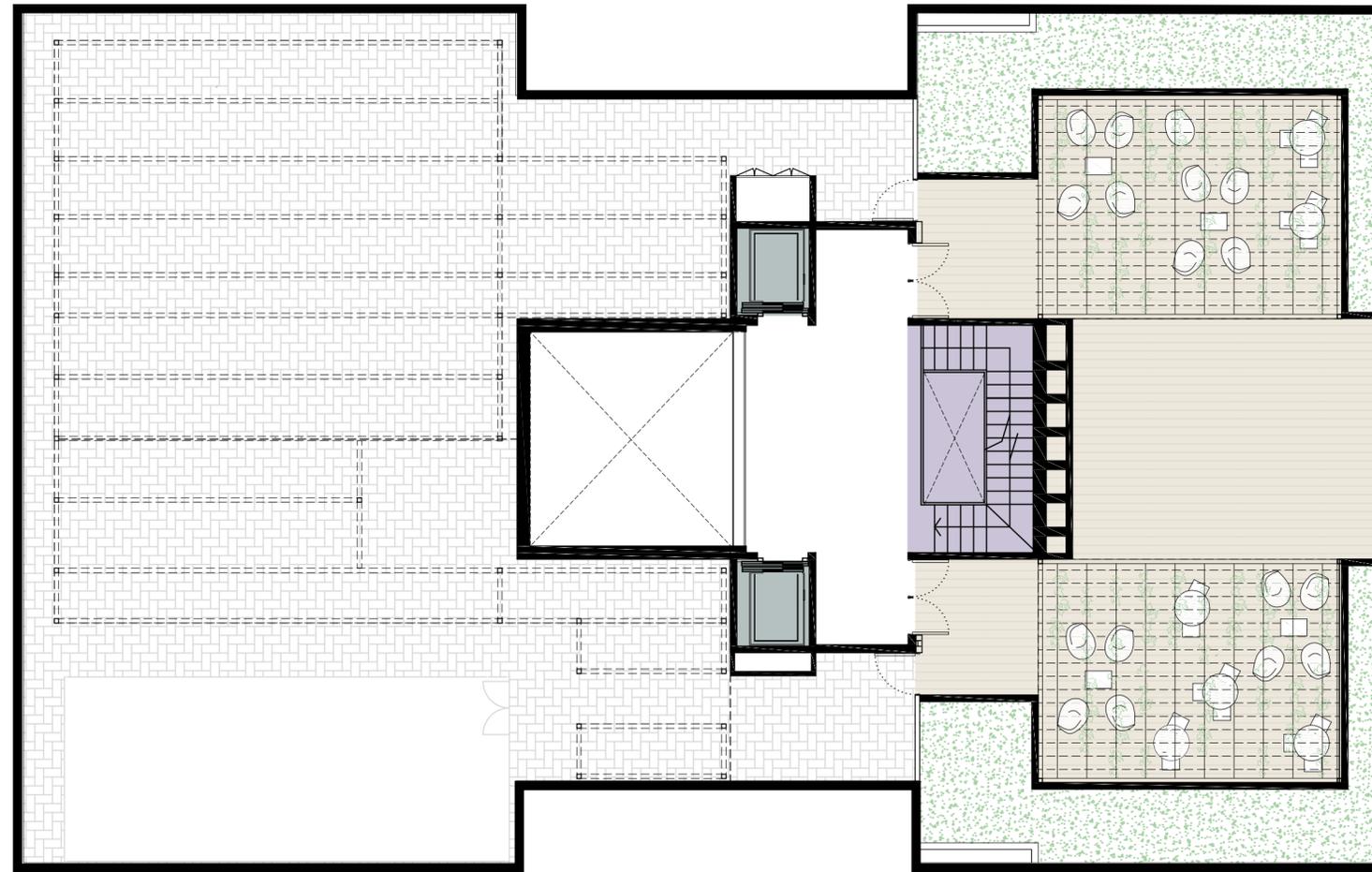
Gran Via de Les Corts Catalanes



# Rooftop / 26.21 sqm



Gran Via de Les Corts Catalanes



# Gran Vía 639 in all its splendour.

## FINISHES IN SHARED SPACES

A mix of high-quality ceramic and natural stone floor tiles depending on the area, along with wooden wall panelling.

## FINISHES IN OFFICE SPACES

Raised technical flooring and metal suspended ceilings with removable tiles.

## EXTERIOR JOINERY

Wooden joinery on the main façade and around courtyards, with steel joinery on the rear façade. Double-glazed windows with solar control glass.

## LIFTS

Two new lifts.



## OFFICE LIGHTING

Uniform lighting afforded by luminaires integrated into suspended ceiling, with a DALI control system to monitor occupancy and natural sunlight.

## SECURITY

Surveillance using cameras and motion detectors at access points.

## BMS

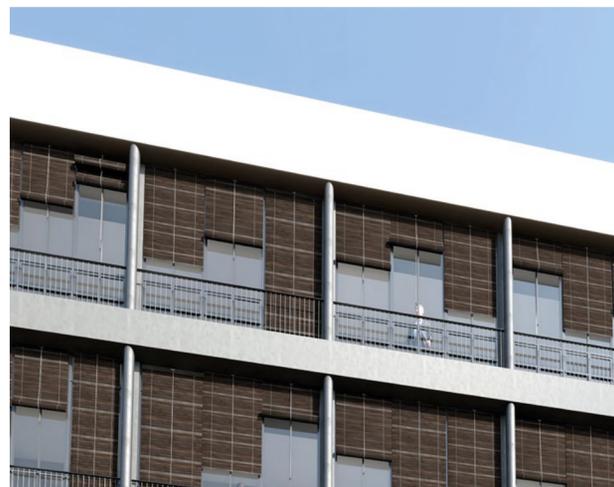
Lighting and climate control via BMS.

## TELECOMMUNICATIONS

Cabling on every floor for telephone and ISDN connection, as well as TV and FM ports.



Refurbished lift area



## 06. Floor plans and technical specifications

### ACCESS CONTROL SYSTEM

Office access via turnstiles with card readers.

### RECEPTION AND SECURITY

Reception desk on the first floor.

### ACCESS TO OFFICES AND SHARED SPACES

Card readers pre-installed at office entrances.

### ACCESS TO SHARED SPACES

Access via card reader.

### HVAC

Hybrid VRF direct expansion system with two outdoor units on each office floor. Enthalpy ERV system on each floor.



Entrance lobby



### FIRE PROTECTION

Fire detection and extinguisher systems in all spaces in compliance with current regulations.

### VENTILATION

Outside air used to prevent the build-up of pollutants and to control CO<sub>2</sub> and humidity levels.

### CLEAN ENERGY

Photovoltaic solar power generation.

### DHW

Hot water in changing rooms is heated using solar thermal panels.





# A project by a leading global company.

INVESTOR



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LETTING AGENT:



# Gran Vía 639 is one of the projects that will shape the new future of Barcelona's CBD.

This property is one of a series of iconic buildings in central Barcelona that have been converted to cutting-edge office spaces. This extensive refurbishment project offers unique office spaces for companies looking for a new way to live and work in the city.



[gv639.es](http://gv639.es)

Gran Vía de Les Corts Catalanes 639



[casateclasala.es](http://casateclasala.es)

C/ de Casp 24-26



[am3640.com](http://am3640.com)

C/ de Ausiàs March 36-40

# Find out more about Gran Vía 639.



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