

Built in 1878.

Restored in 2023.

#WorkInBarcelonaCity





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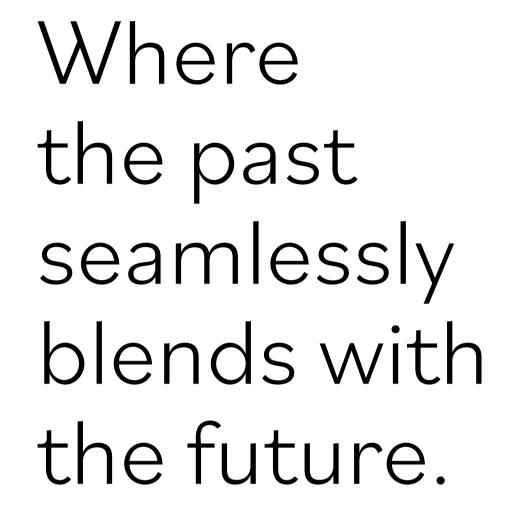
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Gran Vía 639 re-emerges to inspire a new generation of offices. This architectural gem in the heart of Barcelona has been masterfully

restored to create a cutting-edge

workspace.





of offices and services

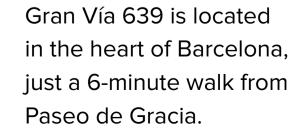
4,671.80 sqm of landmark headquarters space

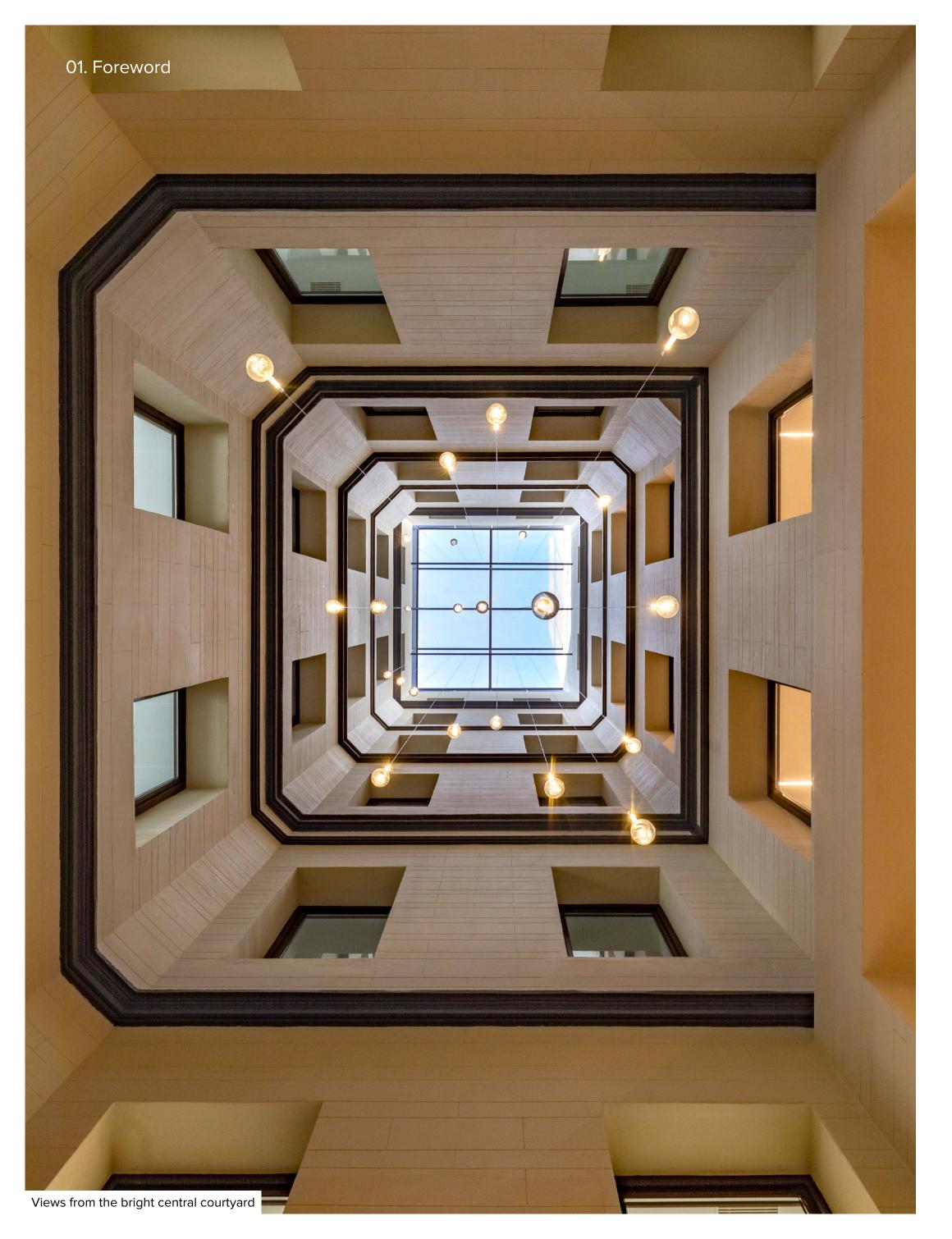
2 TERRACES and landscaped areas

A leading light for both wellbeing and sustainability

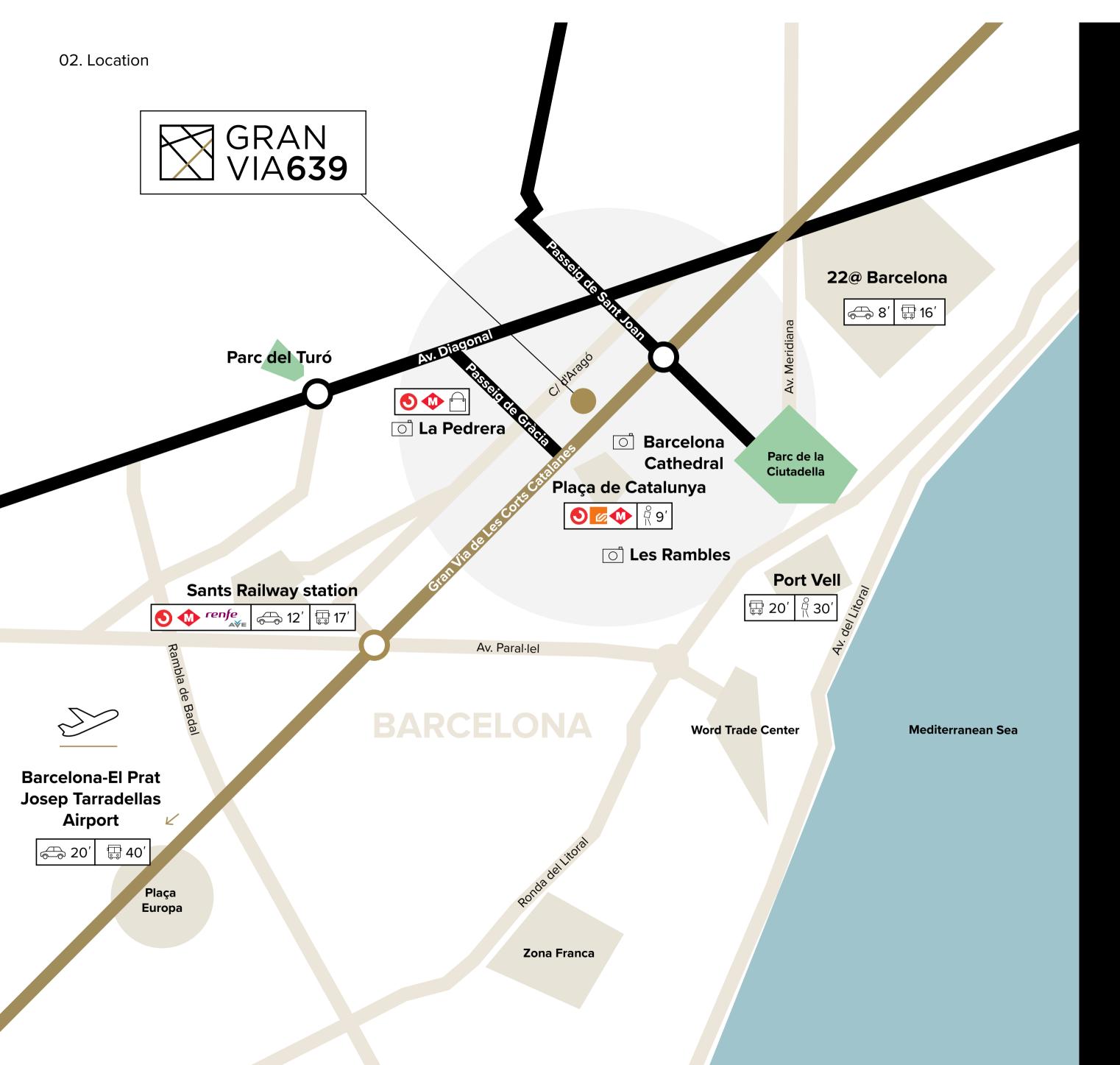












Right in the beating heart of Barcelona.



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.

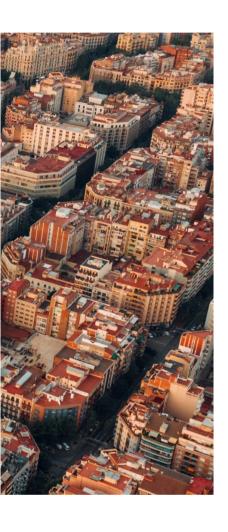
Arc de Triomf d'Urquinaona F&B options Plaça de Catalunya Bicing terminals

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



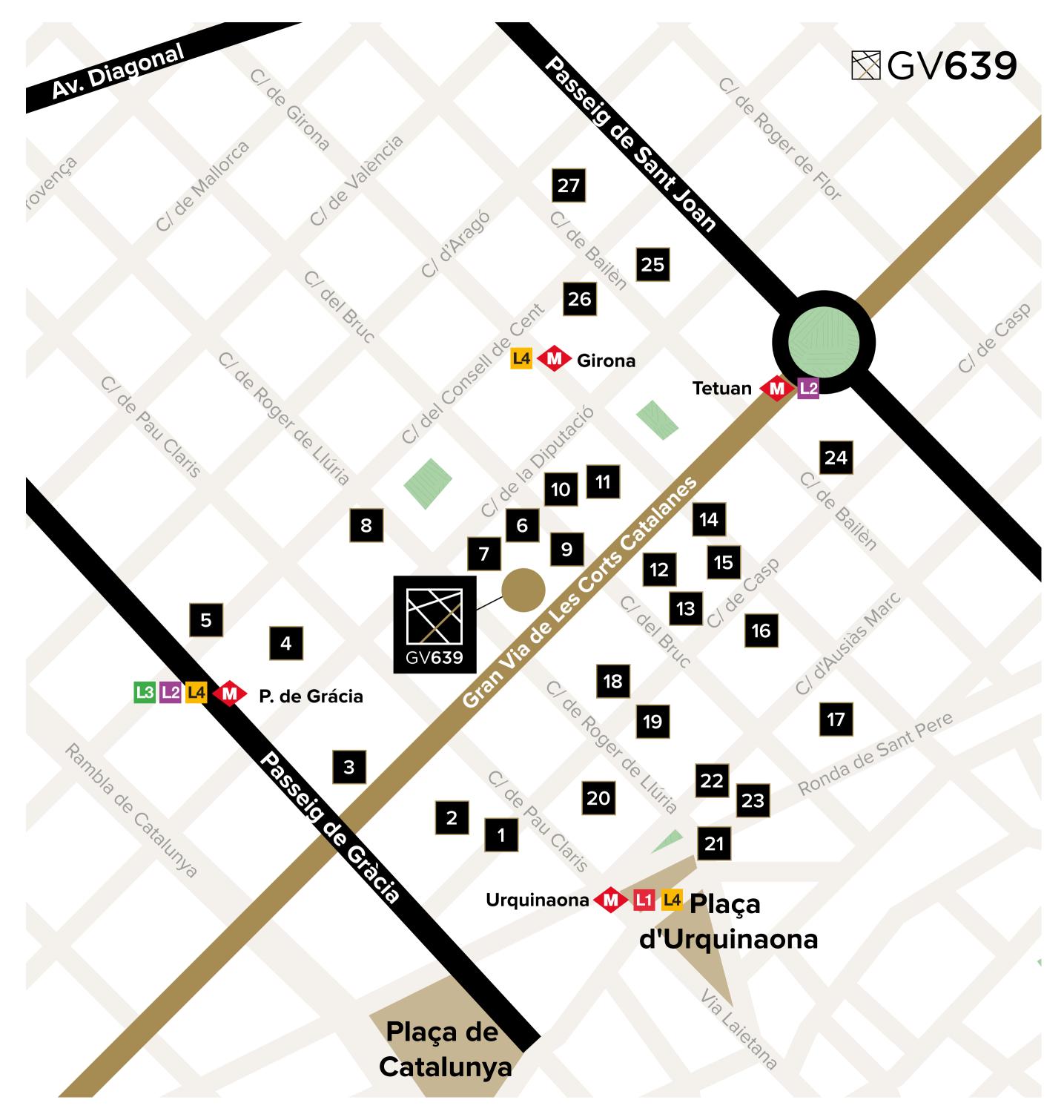
Plexus Tech



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

SeproTec

Aigues de Barcelona



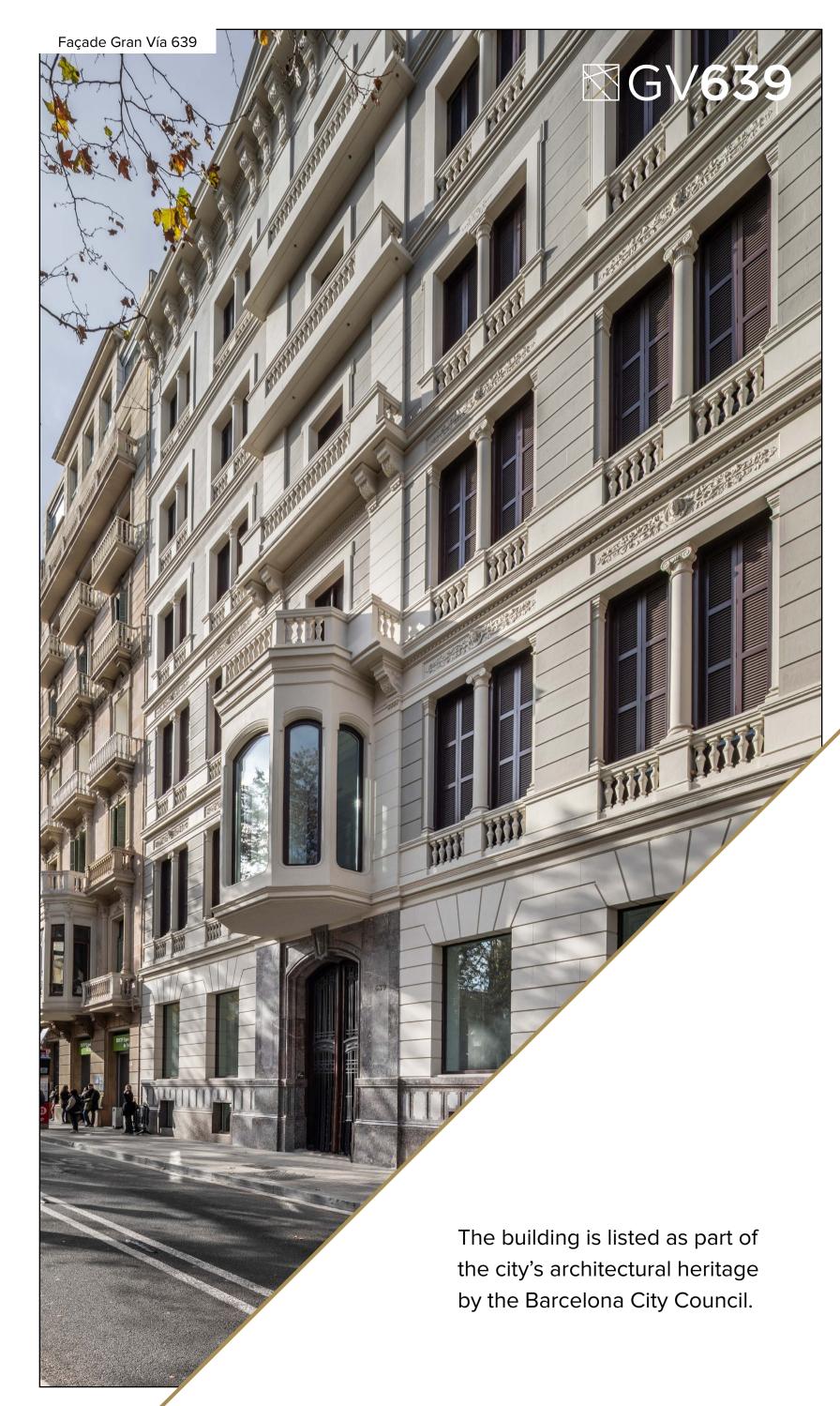


A century-old historical treasure.



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.





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

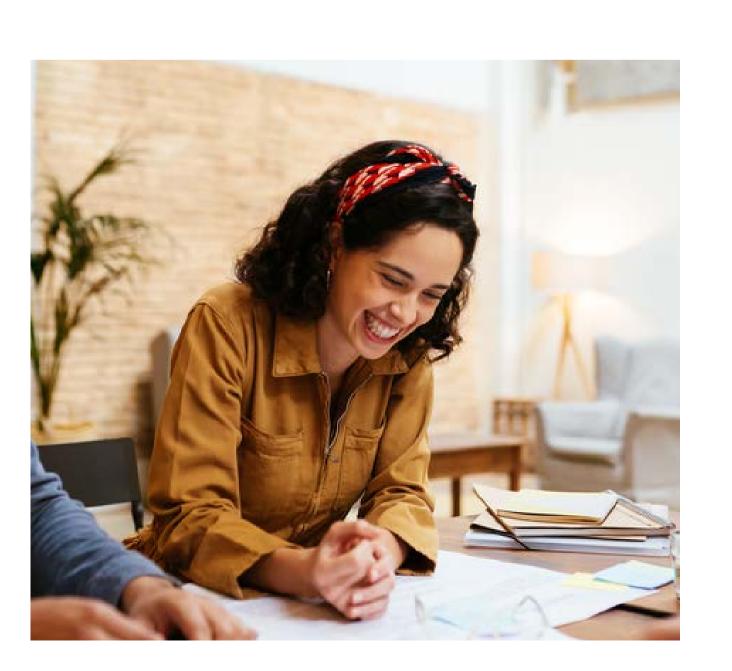
A forward-looking renovation.

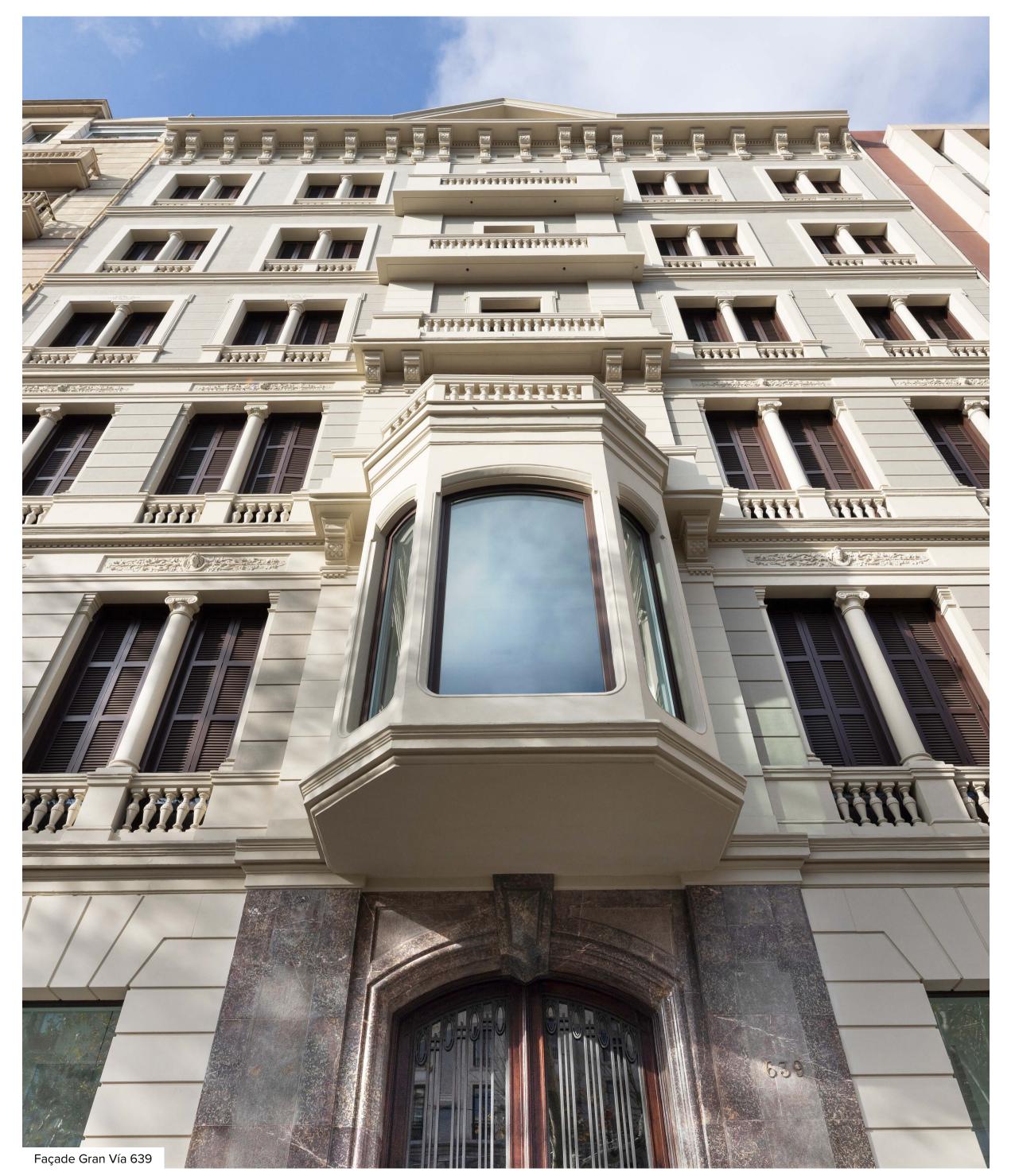
The project restores the property to its original splendour to create a truly unique workspace.

A meticulous restoration completed by the highly-acclaimed Batlleiroig studio and incorporating the latest in comfort and technology.

Total area 4,492.00 sqm

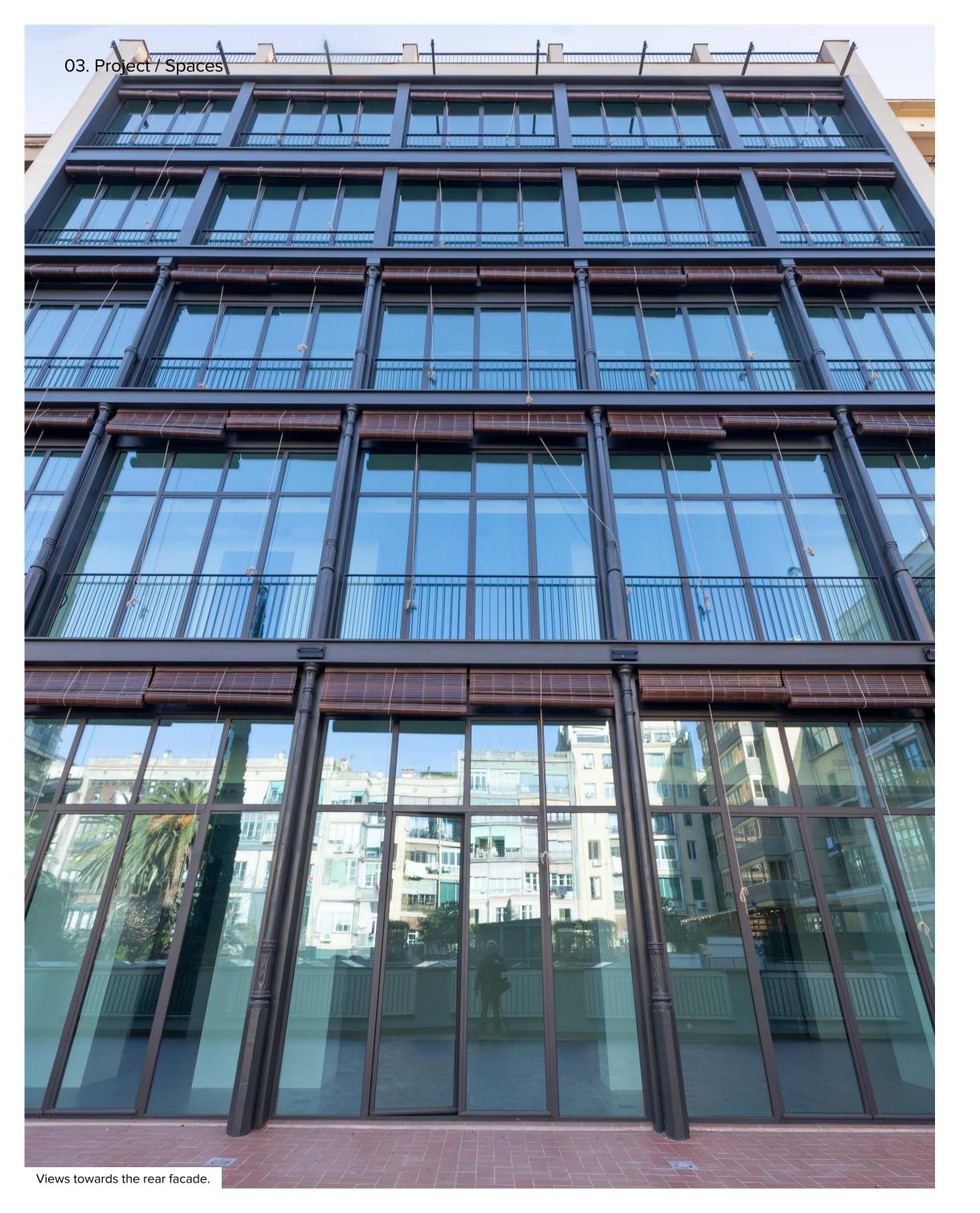
Offices tailored to your new way of working.



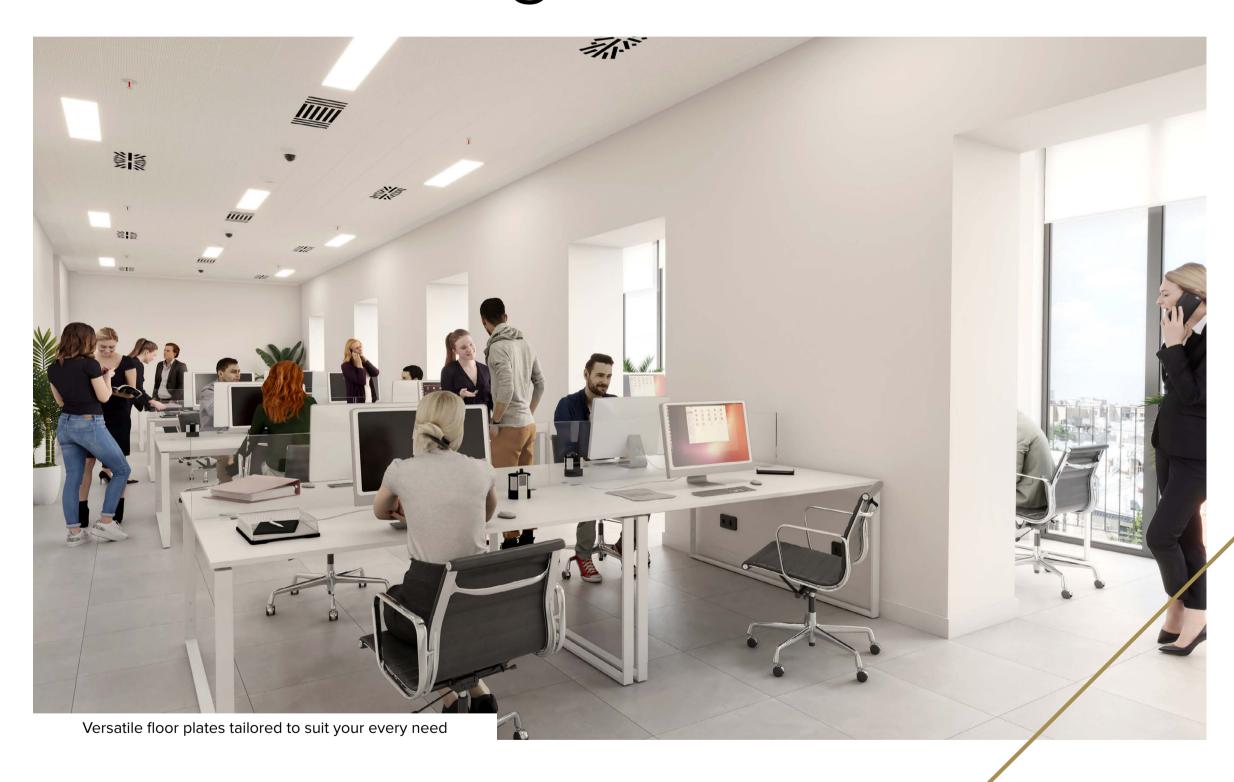




Versatile, light-filled spaces ready to drive talent in your team and how they work.



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



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.







Much more than a historic office.







WELCOME

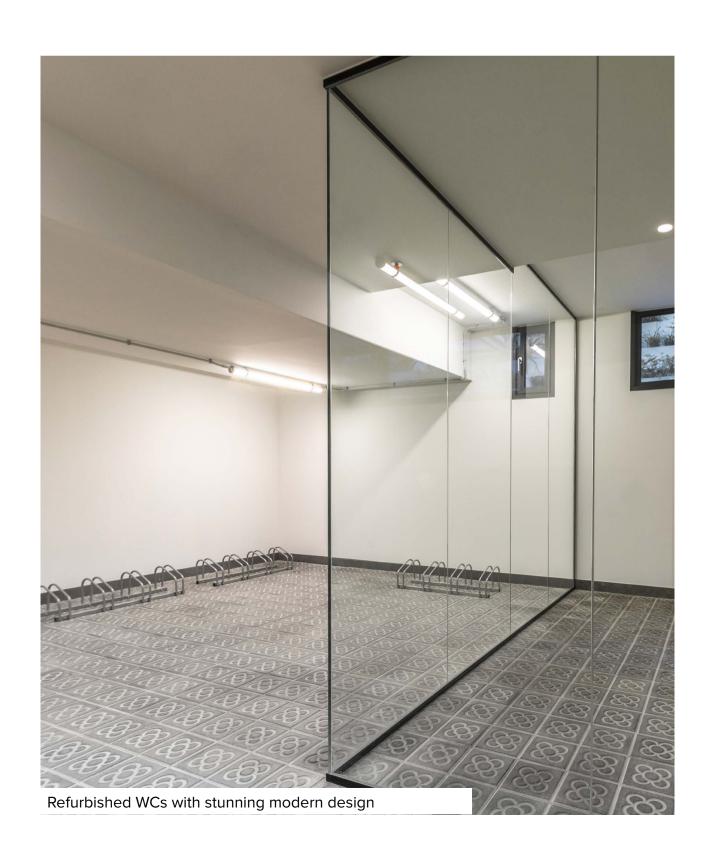
An elegant lobby of high historical value with reception, access control, and 2 independent side entrances.

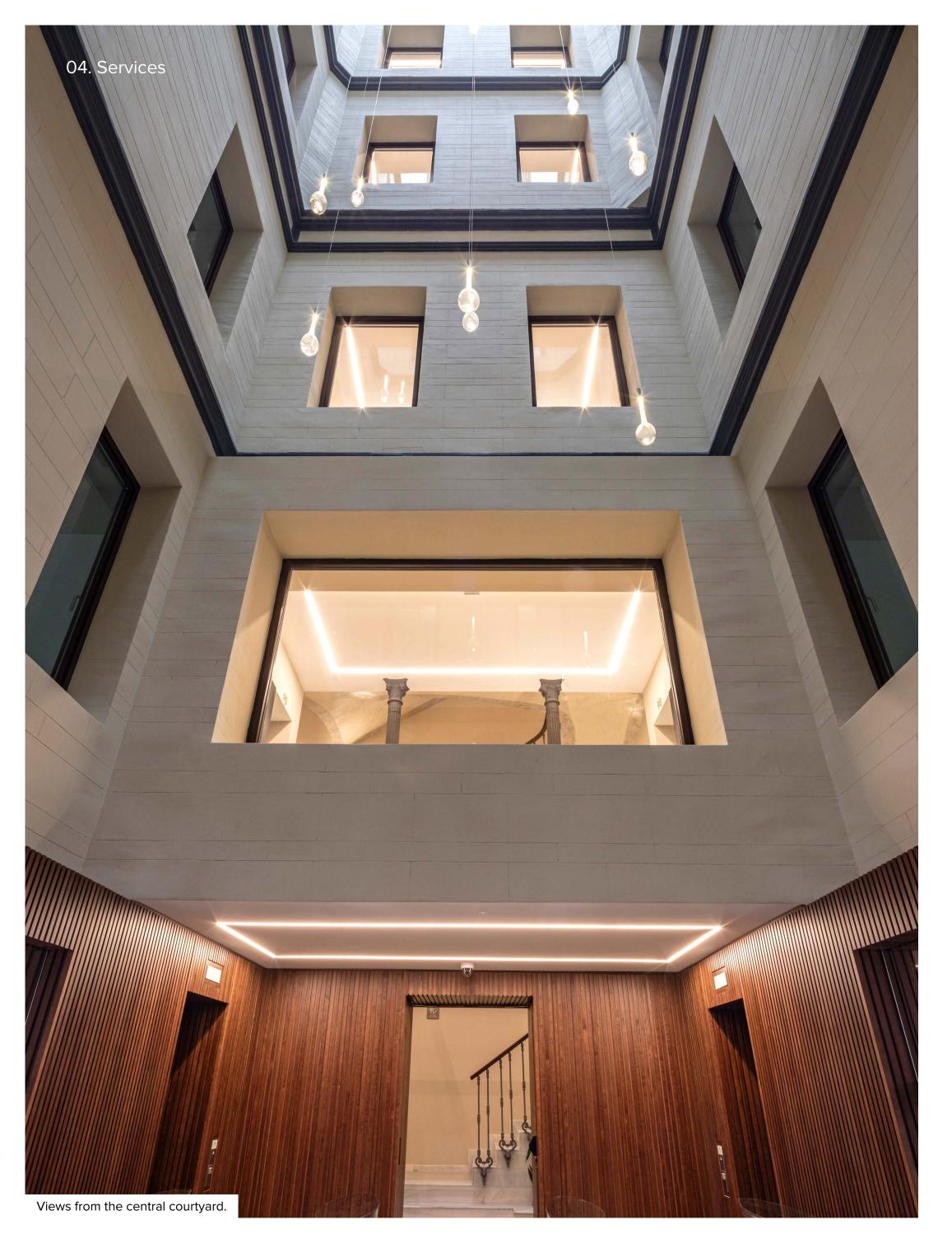




PARKING FACILITIES AND CHANGING ROOM

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.





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 multipurpose 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.



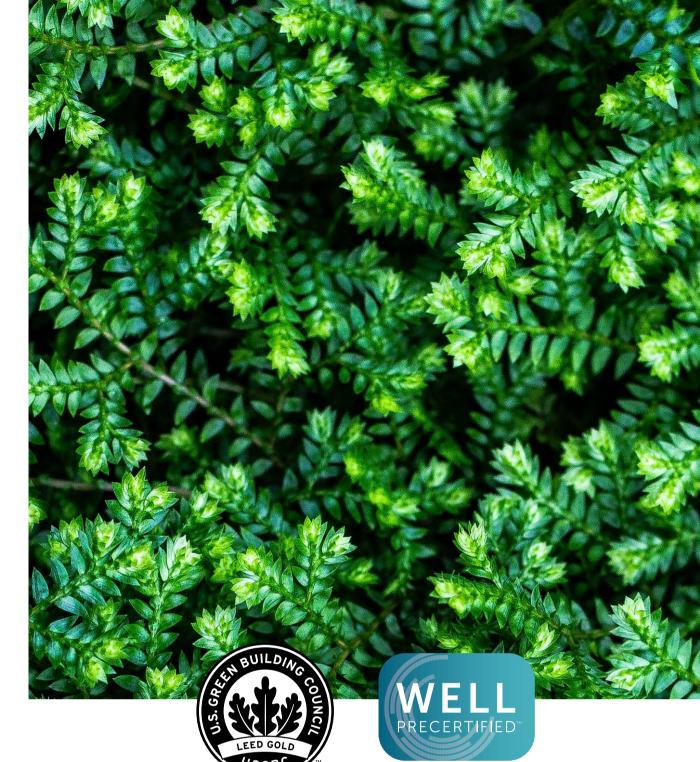
MEETING ROOMS

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 and WELL Silver pre-certifications.





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 building promotes sustainable mobility through numerous public transport options that surround it.

GREEN ENERGY

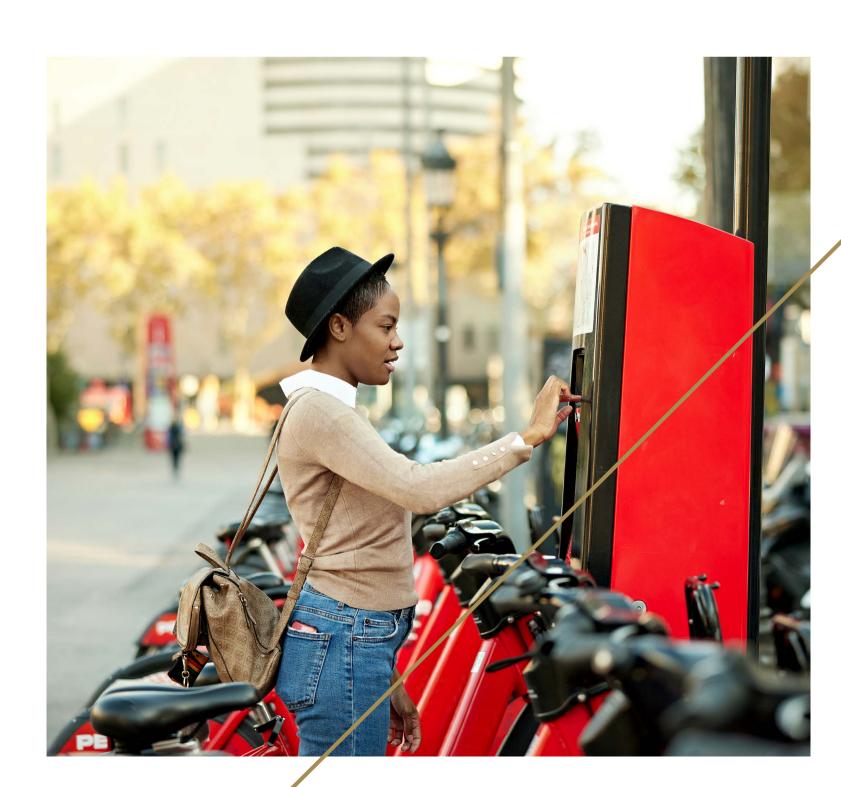
The building is powered by renewable energy sources such as solar panels.

EFFICIENT CONSUMPTION

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

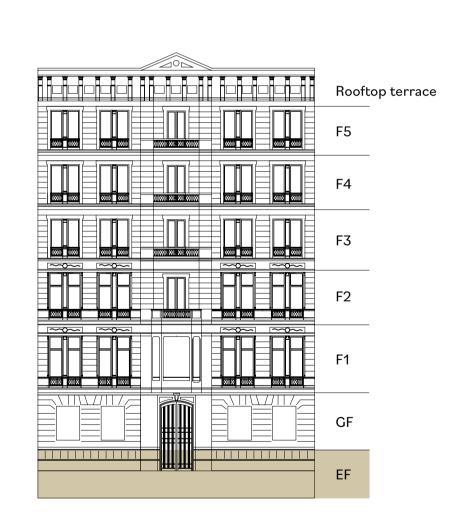
LIGHT-INFUSED WORKSPACES

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



Entrance floor / 427.52 sqm

and reception

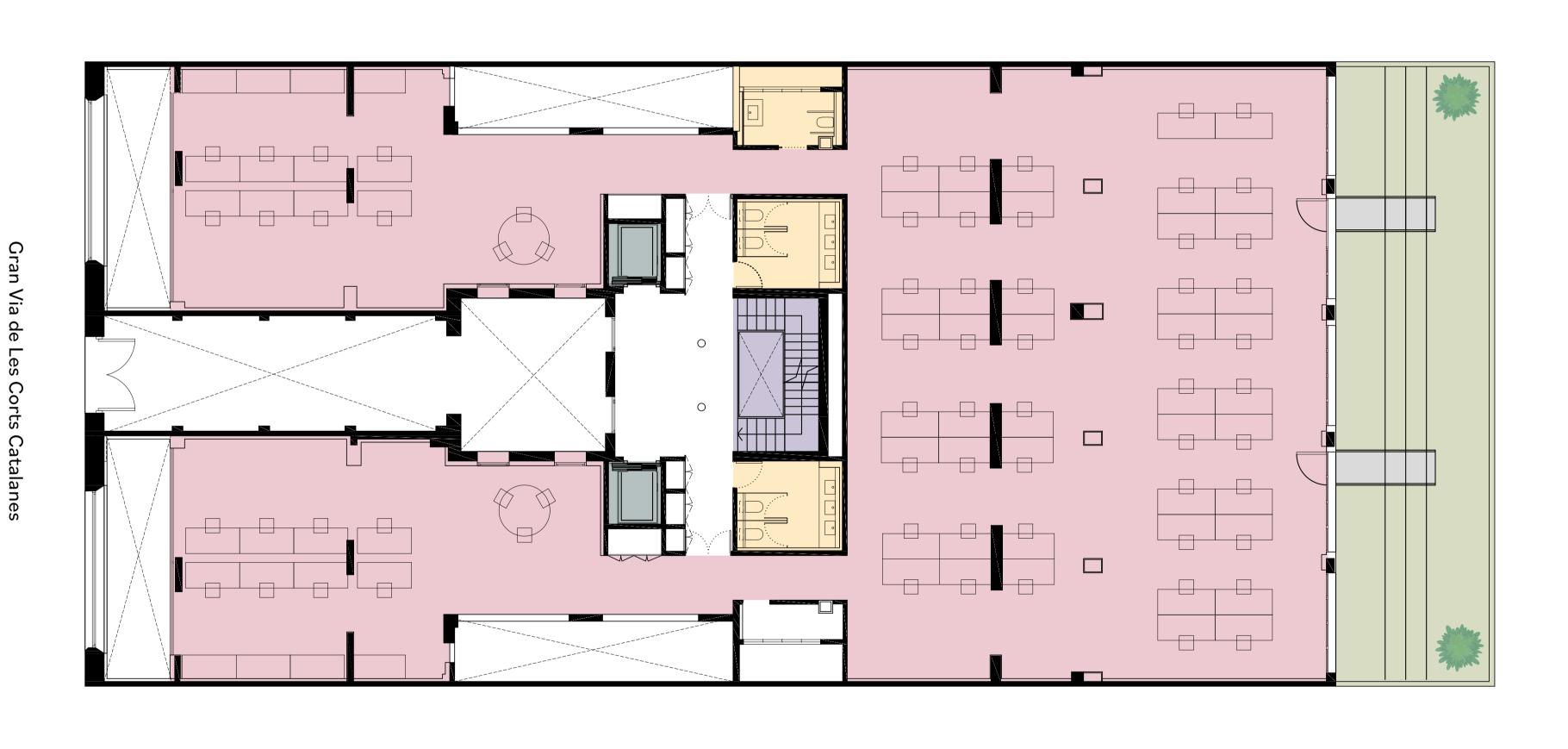




rooms

Ground floor / 775.19 sqm



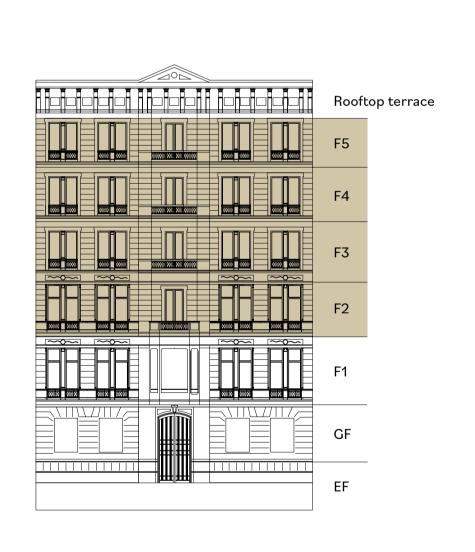


Stairs Lifts WCs Offices Courtyard

Floor 1 with terrace / 810.25 sqm



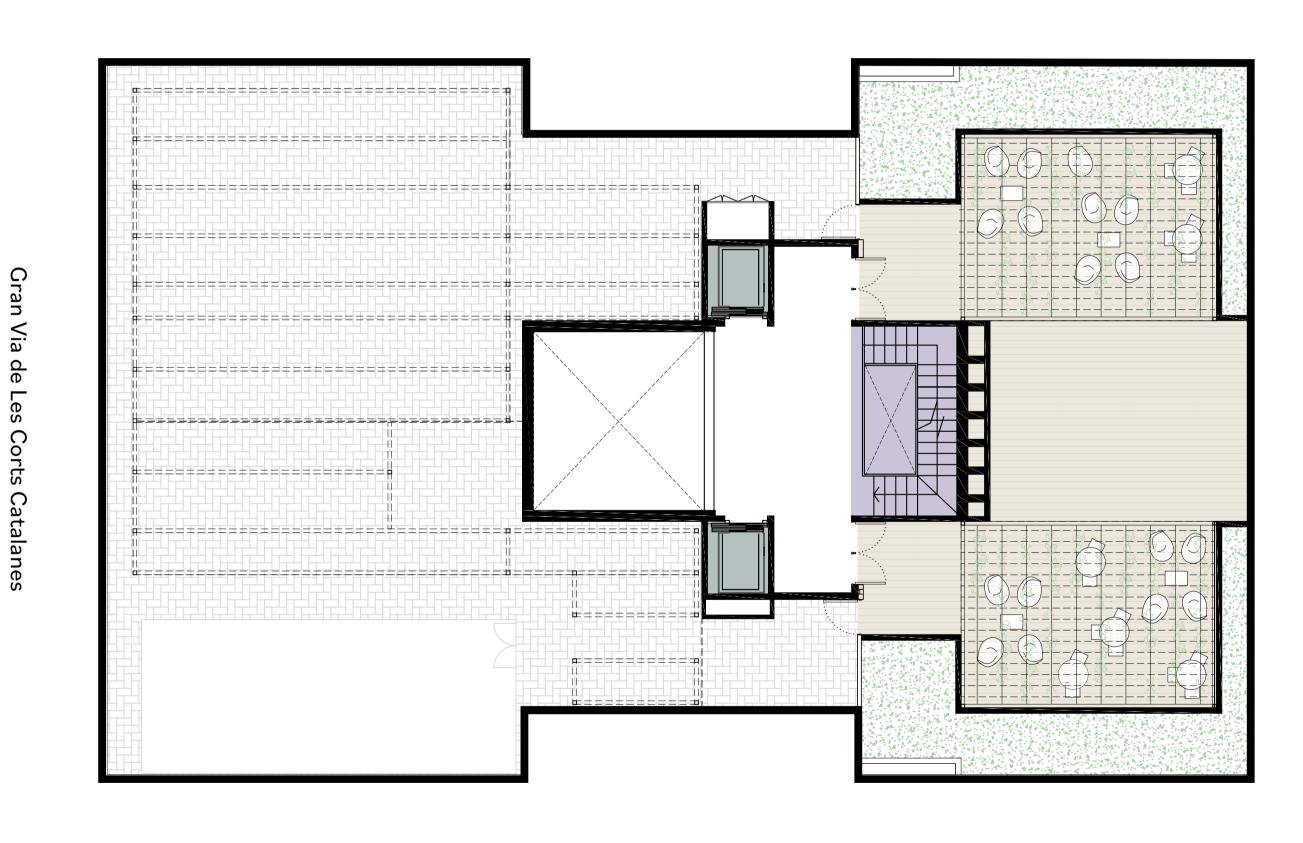
Standard floorplate F2-F5 / 658.91 sqm





Rooftop / 26.21 sqm





Stairs Lifts Terrace

⊠GV639

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

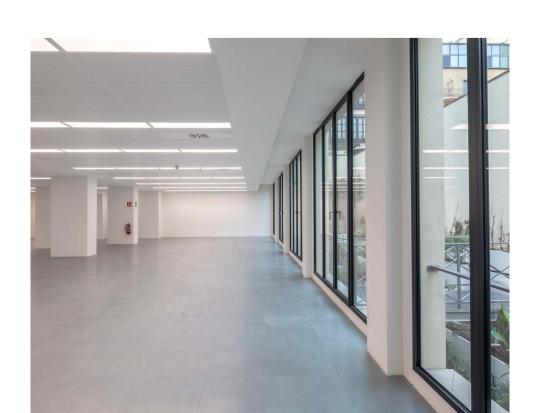
Raised technical flooring and metal suspended ceilings with removable tiles.

EXTERIOR JOINERY

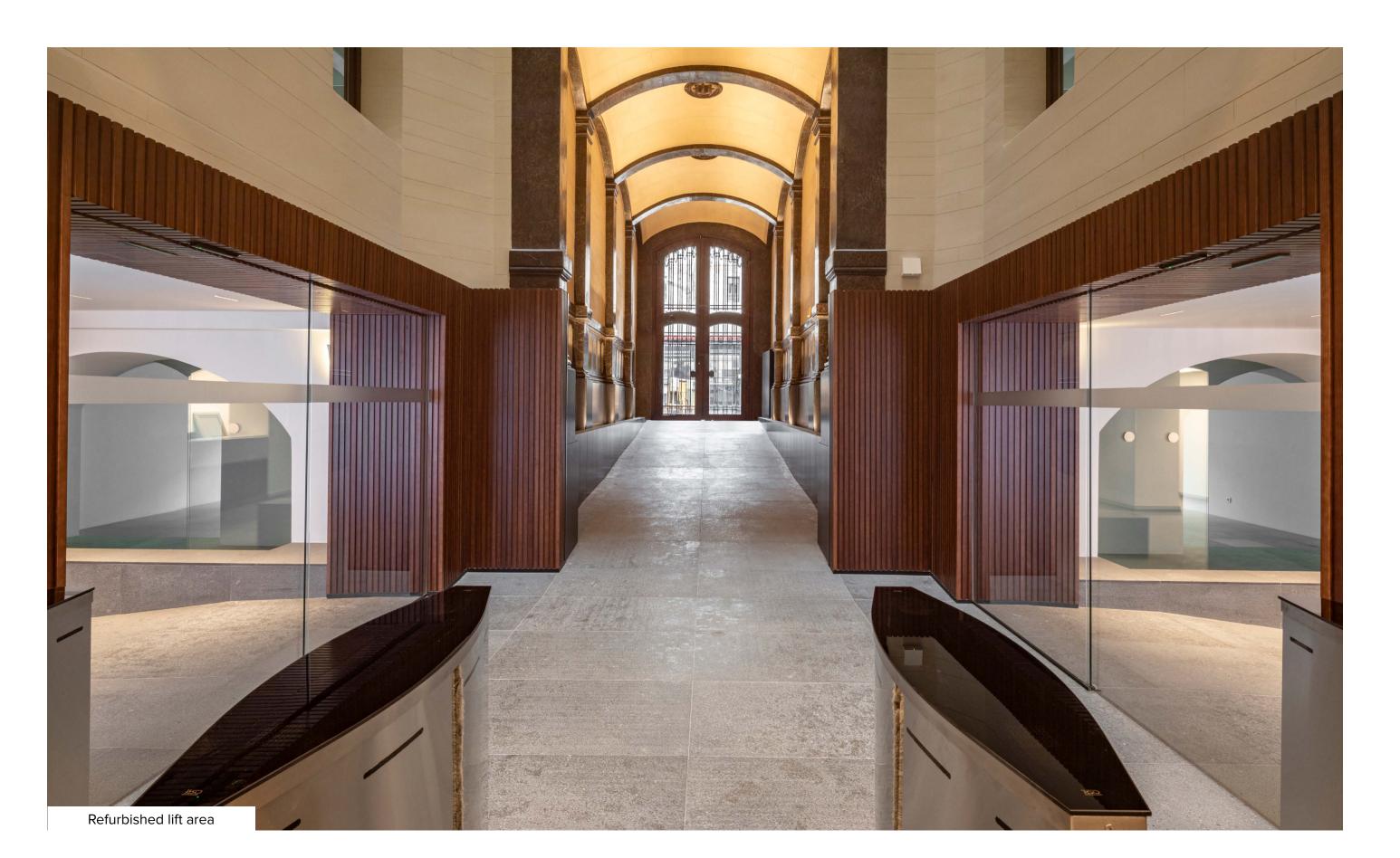
Wooden joinery on the main façade and around courtyards, with steel joinery on the rear façade. Double-glazed windows with solar control glass.

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.



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.

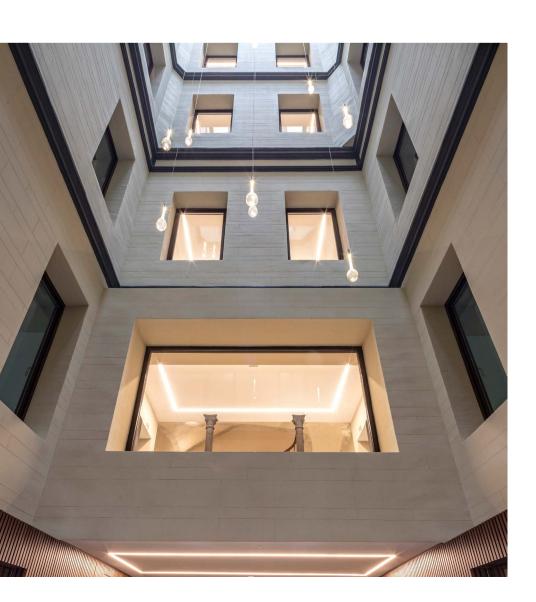
ACCESS TO SHARED SPACES

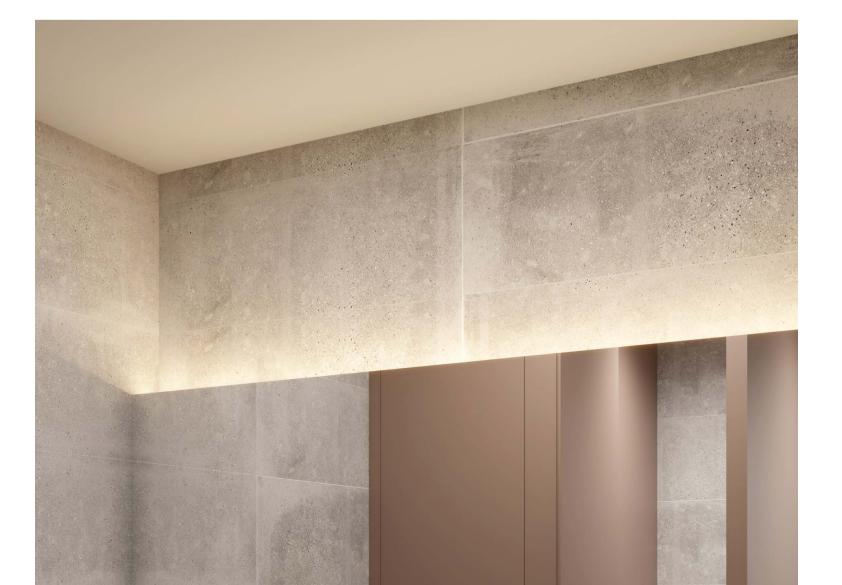
Access via card reader.

HVAC

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







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 ${\rm CO_2}$ and humidity levels.

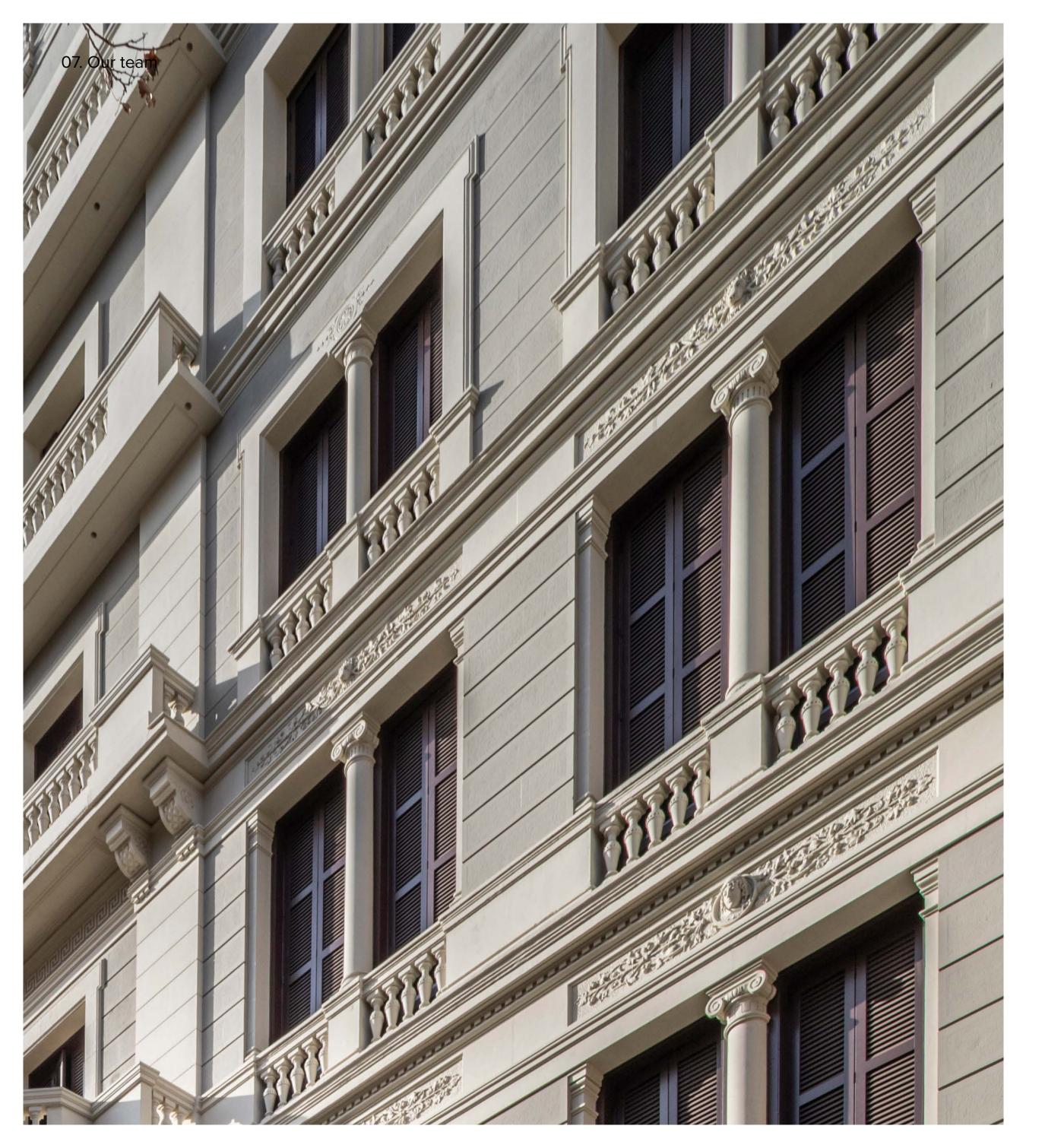
CLEAN ENERGY

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.

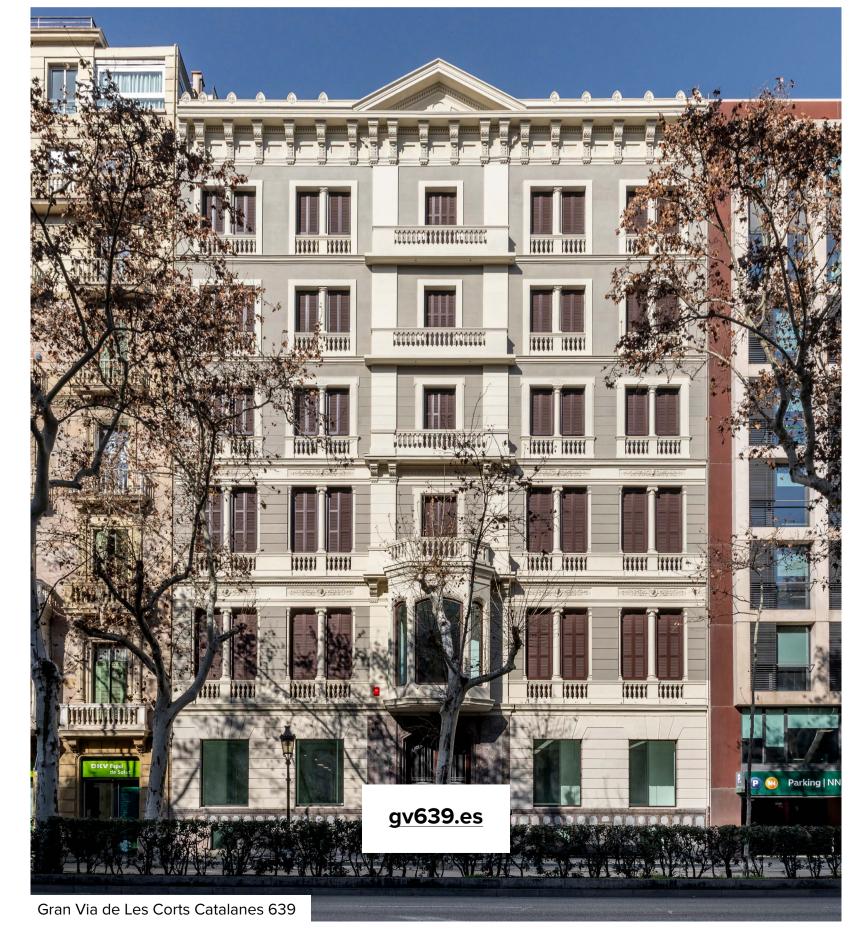












Find out more about Gran Vía 639.



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