

# RIBERA DEL LOIRA

20-22

MADRID

4th floor available



## Welcome to Ribera del Loira 20-22.

A representative office building located at 20-22 Ribera del Loira Street, in Campo de las Naciones, one of the most consolidated areas of the city of Madrid. With a surface area of more than 7,500 sqm, it stands out for having its own identity thanks to its unique design.

It has available the 4th floor with a total area of 910 sqm, a large and flexible space with great entry of natural light as a free-standing building. In addition, it has outdoor spaces and collaborative areas that promote the well-being of people.



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# Key Highlights.

The building has available the 4th floor, a total area of 910 m2 fully implemented, ready to move in. A perfect space for those companies looking to establish themselves immediately.

## 4th Floor 910 sqm

Available

Surface available



Cafeteria on  
Ground Floor

**LEED**<sup>®</sup>

LEED Certification



Fitness  
center



Green  
areas

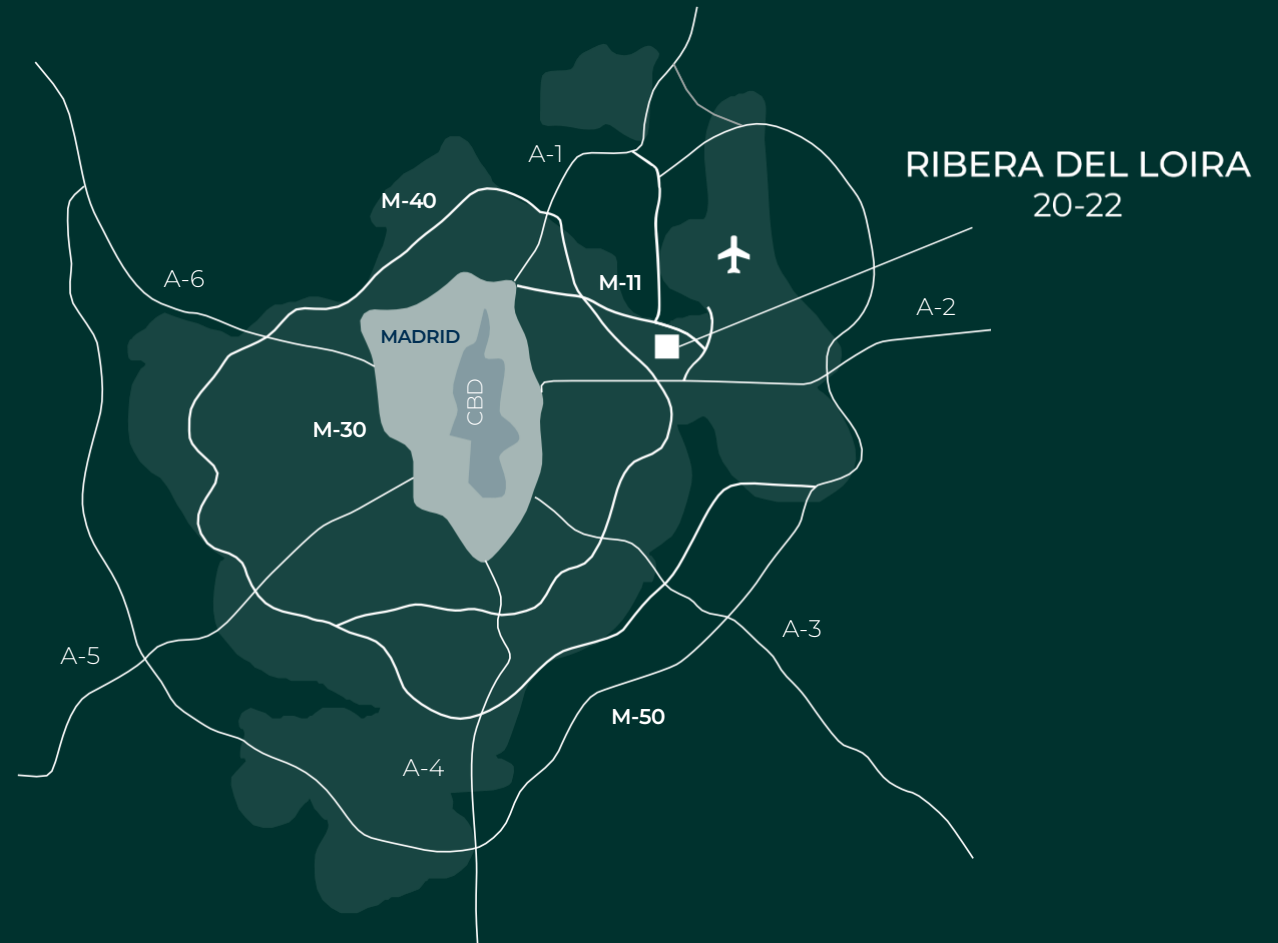


## Location.

Ribera del Loira 20-22 is located within Campo de las Naciones area, a privileged enclave with excellent connections and ample services near IFEMA Madrid and the Juan Carlos I Park. It is also very close to the M-40, the main ring road of the capital.

Campo de las Naciones is one of the most attractive and consolidated business areas of the city. Its proximity to the Adolfo Suarez Airport, the Palacio Municipal de Congresos, and the city center make it an exceptional location for companies looking to establish themselves.











The area offers a wide variety of services, from restaurants and hotels to shopping centers, sports facilities and green spaces.



## Location



### LEYENDA

-  Pharmacy
-  Supermarket
-  Gym
-  Shopping center
-  Hotel
-  Hospital / Health center
-  Restaurant
-  Gas Station
-  Bank
-  Park

## TRANSPORTS



Feria de Madrid (L8)  
Mar de Cristal (L4 + L8)  
Canillas (L4)



Lines 73, 104, 112, 122, 828



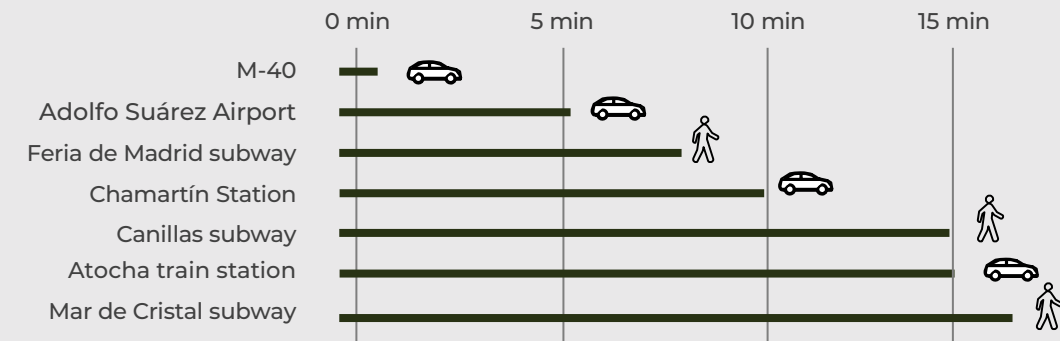
Adolfo Suárez Madrid-Barajas Airport  
8 km



Direct access to  
M-40 and M-11

Located at Calle Ribera del Loira 20-22, the building offers direct access to the M-40 and M-11, proximity to Adolfo Suarez Airport and Juan Carlos I Park.

## MINUTES FROM RIBERA DEL LOIRA 20-22





## A reference business location.

### Companies

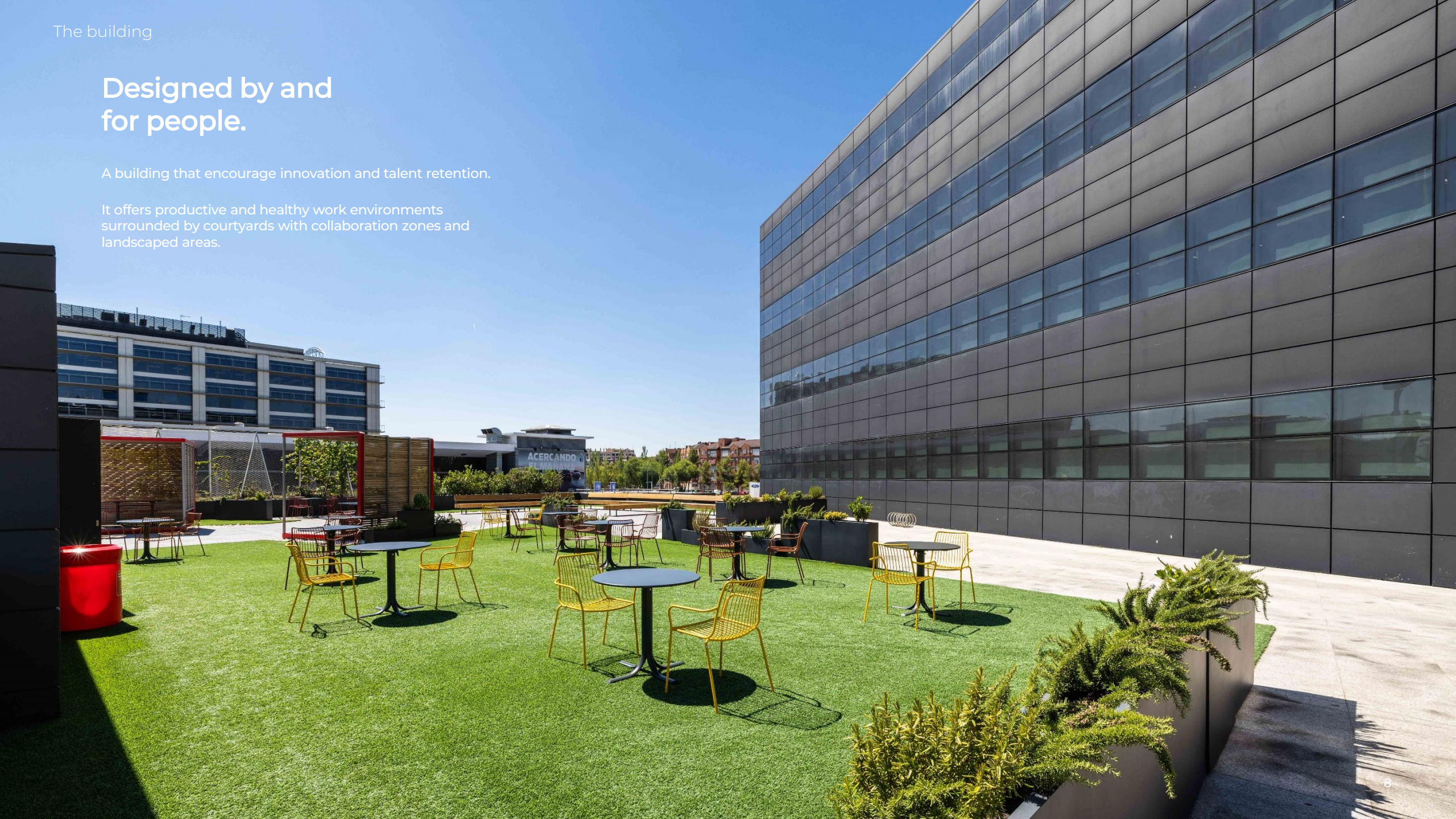
- |                              |            |                      |
|------------------------------|------------|----------------------|
| 1 Santa Lucía                | 9 Regus    | 17 Publicis          |
| 2 Amadeus España             | 10 Total   | 18 American Express  |
| 3 Syngenta                   | 11 Roche   | 19 Johnson & Johnson |
| 4 Cámara Oficial de Comercio | 12 Sanitas | 20 Correos           |
| 5 Sacyr Fluor                | 13 Accor   |                      |
| 6 Logicalis                  | 14 Dentix  |                      |
| 7 Boston Scientific          | 15 Endesa  |                      |
| 8 Ferrovial Agromán          | 16 Ineco   |                      |

The building

## Designed by and for people.

A building that encourage innovation and talent retention.

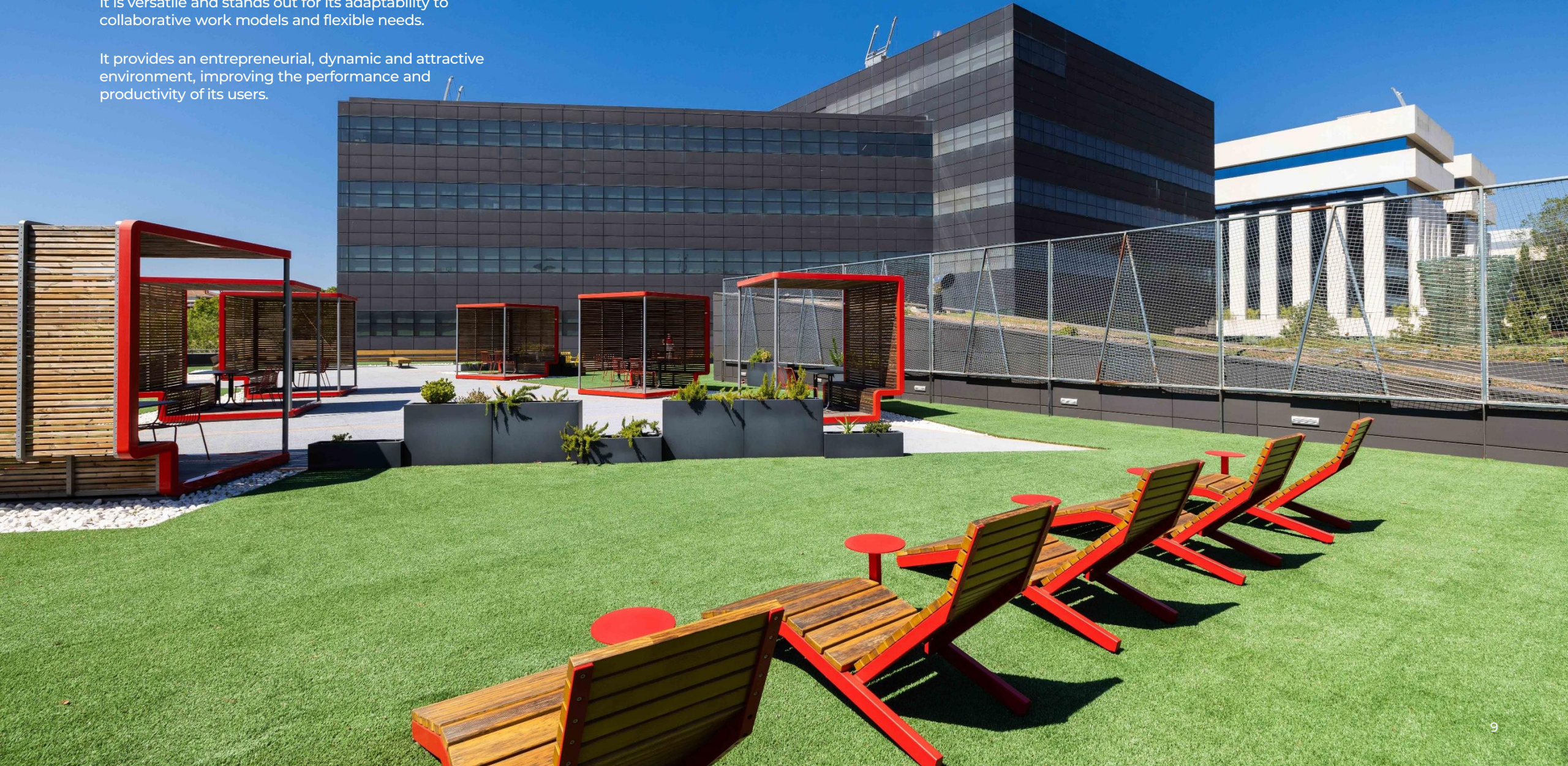
It offers productive and healthy work environments surrounded by courtyards with collaboration zones and landscaped areas.





It is versatile and stands out for its adaptability to collaborative work models and flexible needs.

It provides an entrepreneurial, dynamic and attractive environment, improving the performance and productivity of its users.





## Lobby.

An attractive and welcoming entrance with direct access to the 4th floor, which is highlighted by a large video wall and a large waterfall that projects images, lights and geometric figures.



**Open-plan, flexible and  
designer workspaces.**

The 4th floor of offices, filled with natural light, is committed to a work model designed to connect, collaborate and communicate.



**Open spaces with plenty  
of natural light.**

Creating a collaborative environment for all types of meetings, in which closeness and transparency are transmitted, where ideas and creativity flow.

## Cafeteria.

A destination chosen throughout the day by people, an ideal place to socialize and relax, bringing dynamism and vitality to everyday life.







## Wellness area.

A healthy place that encourages active and healthy lifestyles, improving well-being, reducing stress and increasing people's productivity.



Availability

# Availability.

4th Floor

Surface area: 910 sqm





# 4th Floor Plan.

Surface area: 910 sqm





# Sustainability.



It is designed and optimized for maximum comfort and offers efficient energy-saving features with LEED certification.

This certification ensures savings in energy, water and resources, generating less waste and promoting the health and well-being of users.

# Technical specifications.

- Representative and direct access to the 4th floor.
- Elevators core.
- The building is accessible to disabled people.
- Videowall in the lobby of the building.
- Fully equipped office, ready to move in.
- Diaphanous, flexible and modular surfaces.
- False floor: 45 cm high.
- False ceiling.
- Natural lighting and fluorescent lights.
- 24-hour security and access control system.
- Fire detection system.
- Air-conditioning BMS system.
- Photovoltaic solar panels.



Contact.

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