



Your surroundings. Your identity.



FONTANELLA 20 STREET, BARCELONA

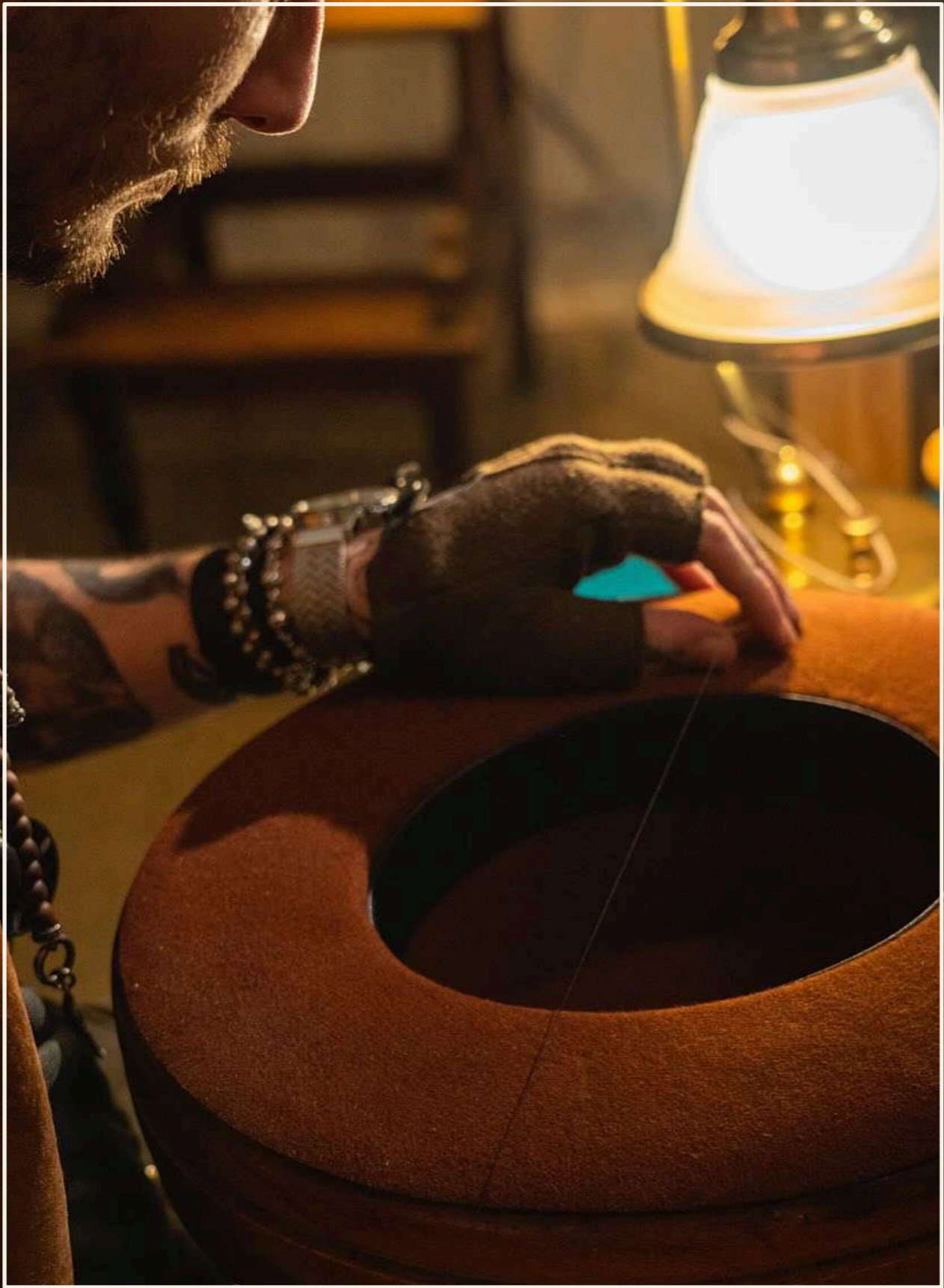
An office building in the heart of Barcelona.

At number 20 Fontanella Street, a few steps from Catalonia Square, stands **NUX Barcelona**, a completely renovated boutique office building that combines historic character with design and contemporary architecture.

A space designed for companies that seek to represent their identity, offer well-being to people and project a solid image in the epicenter of the city.

With office floors impregnated with natural light, exclusive terraces, rooftops for common use and collaborative areas designed for well-being, **NUX Barcelona** proposes a new way of understanding work: more human, more cared for, more connected to its environment.





A corner with Barcelona soul.

NUX Barcelona is based on a unique legacy, on its ground floor one of the oldest shops in the city is still active, a century-old hat shop that has dressed generations and is part of Barcelona's urban memory.

This detail is not anecdotal. It speaks of continuity, authenticity and respect for what remains.

NUX Barcelona was born on foundations with history, and that history is now projected into the future in the form of modern, exclusive offices with character.



Index.

01.

LOCATION

02.

FONTANELLA 20
IN DETAIL

03.

SURFACES
AND AREAS

04.

SUSTAINABILITY

05.

TECHNICAL
SPECIFICATIONS

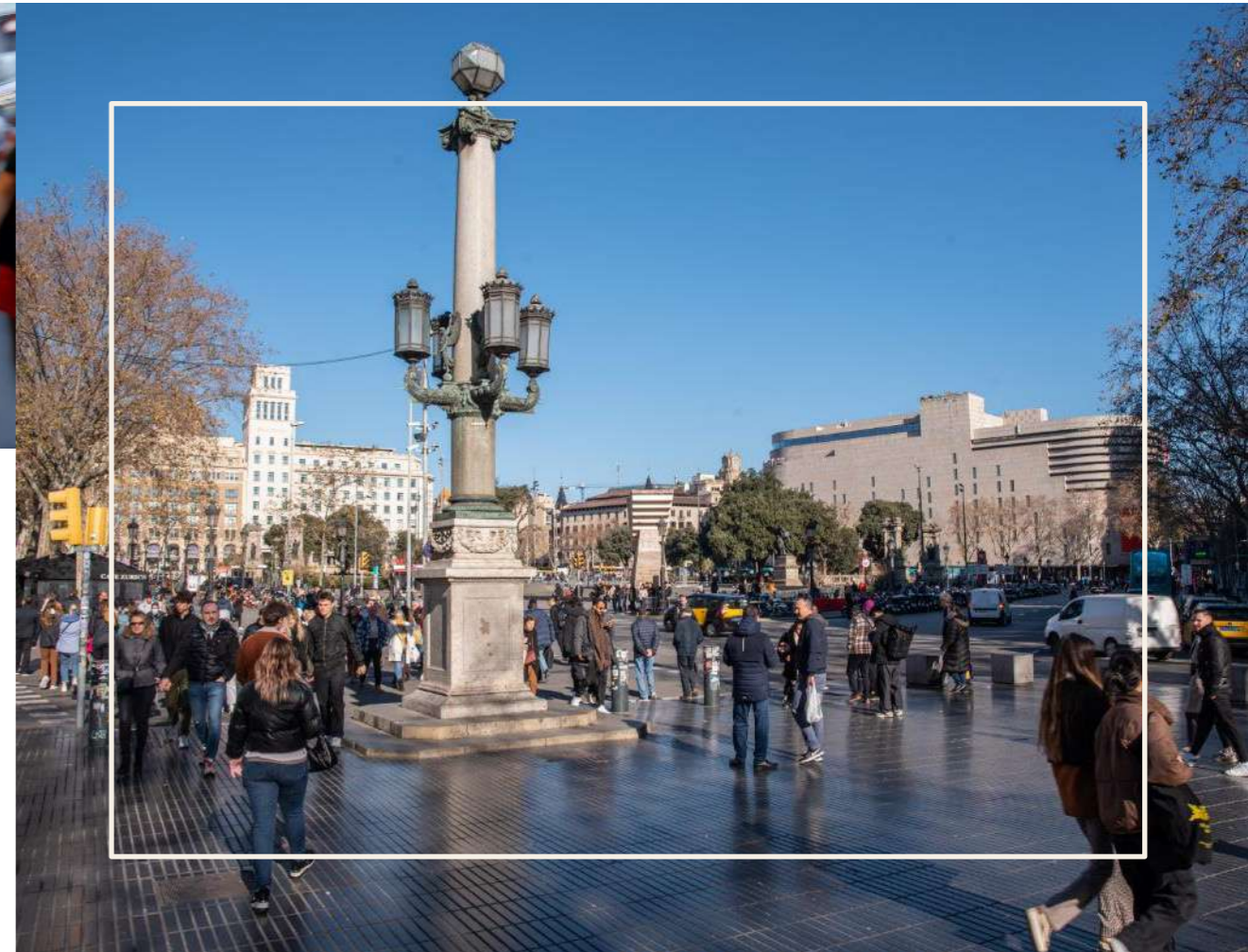
06.

RETAIL

07.

CONTACT





At the center of it all.

NUX Barcelona is located on Fontanella Street, a few metres from Catalonia Square, a strategic and emblematic as a true meeting point between the Eixample, the old town and the main commercial and cultural hubs of the city.

A location close to the main nodes of business and cultural activity in Barcelona.





SAN PERE ROUND

GRAND WAY OF THE CATALAN COURTS

GRACIA PROMENADE

EL CORTE INGLÉS

FONTANELLA STREET

CATALONIA SQUARE

TEATRO COLISEUM

THE TRIANGLE


PELAI STREET


LA RAMBLA





Total connectivity.

The location of **NUX Barcelona** allows access on foot, by public transport or by private vehicle to any key point in the city:


 Barcelona Airport – El Prat
25 min by car. Aerobus 35 min


 Sants Station (AVE/Regional Trains)
15 min by car / 10 min by metro

 Port of Barcelona / World Trade Center
15 min by car / 20 min by public transport

 Direct access to metro (Urquinaona L1, L4)

 FGC lines L6, L7

 Renfe Rodalies

 More than 20 day and night bus lines

HOTELS

1. H10 Cubik
2. Olivia Plaza
3. H10 Catalunya Plaza
4. 45 Times Barcelona Hotel
5. Ohla Barcelona

FOOD & BEVERAGE

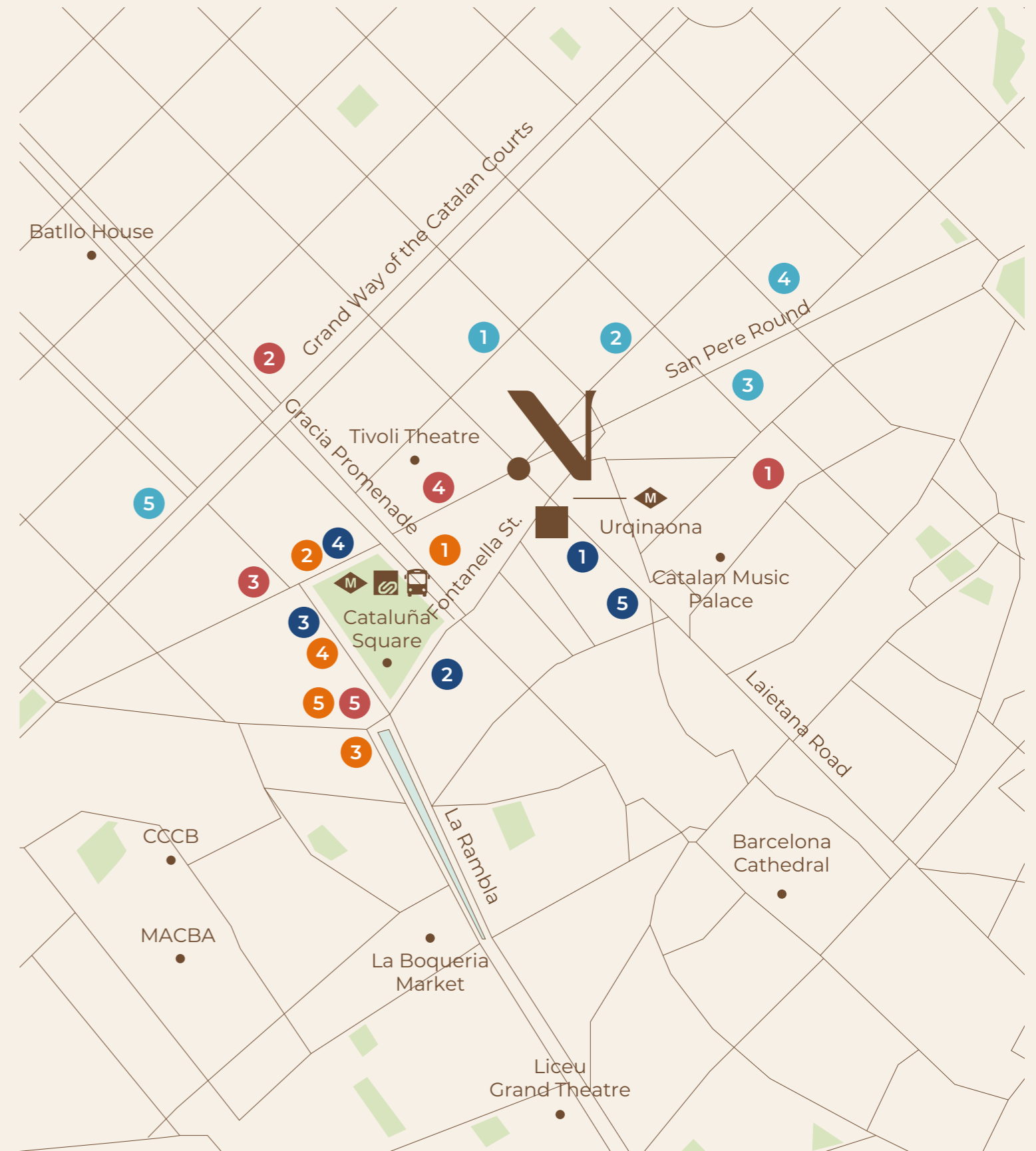
1. Flax & Kale
2. El Nacional
3. Honest Greens
4. Faborit
5. Café Zurich

RETAIL

1. El Corte Inglés
2. Apple Store
3. Fnac
4. Zara / Mango / Massimo Dutti
5. Thel Triangle

GYM AND WELLNESS

1. DiR Claris
2. We/ON
3. Ignite Fitness
4. Evox Fitness
5. Basic Fit



NUX Barcelona in detail.

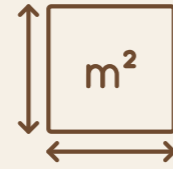
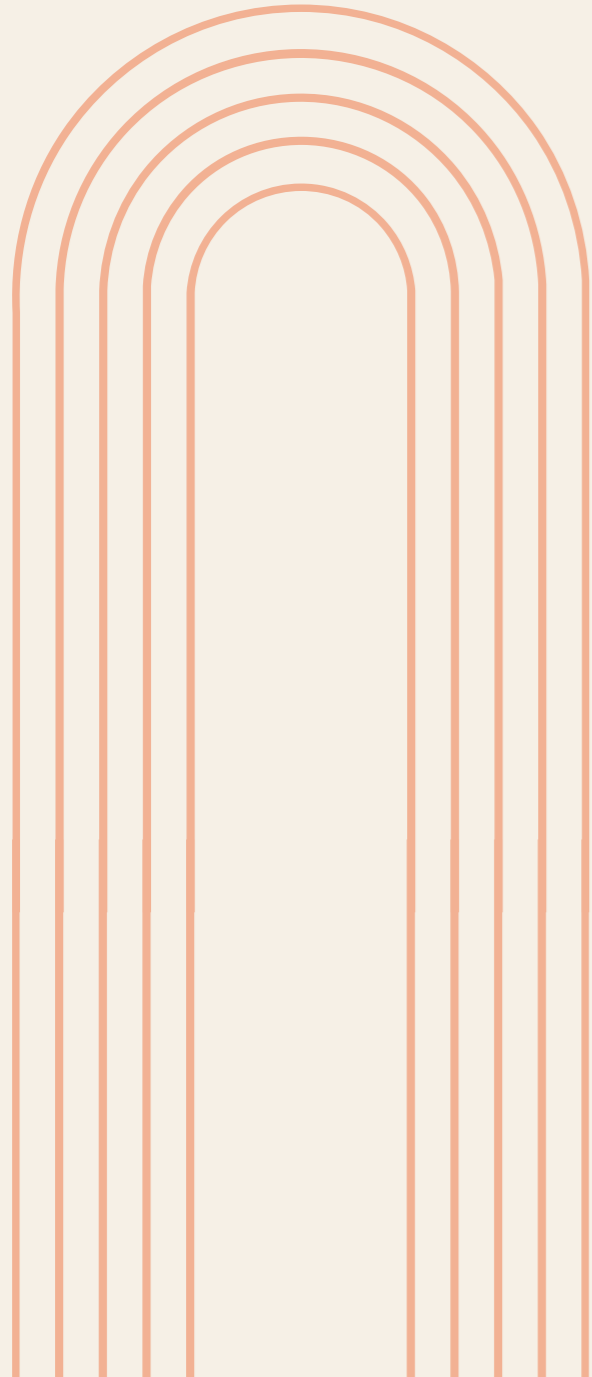
NUX Barcelona is a completely renovated boutique office building, where people's well-being is at the heart of everything.

Every workspace, every common area, and every detail has been designed to promote productivity, inspiration, and human connection.

From the commercial ground floor with heritage value, to the common rooftop with views of the city's skyline. With exclusive office floors, private terraces and common areas designed to generate community.



Key facts.



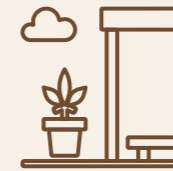
Total leasable area: 1,767 sqm



Occupancy ratio: 1:10



Available office floors: 1st to 7th



Private terraces on floors 6 and 7



Common rooftop on floor 8



NUX Club: Meeting Rooms and canteen on floor -1



Commercial space of 100 sqm on the ground floor



Bicycle parking and changing rooms available



Sustainability: certifications LEED Platinum*, AIS, WiredScore

*In process of obtention



NUX Club.

The lower floor of **NUX Barcelona** is designed as the nucleus where people meet, collaborate and create community: NUX Club.

NUX Club has shared meeting rooms, rest areas and a versatile lounge, all under a contemporary design that combines noble materials, high ceilings and careful lighting.

This plant also incorporates services that facilitate an urban and healthy lifestyle:

- **Bicycle parking** with direct access.
- **Changing rooms with showers**, designed for those who combine work and physical activity.
- **Office area** for moments of pause





Workspaces.

NUX Barcelona's office floors are designed for people who value privacy, design and comfort.

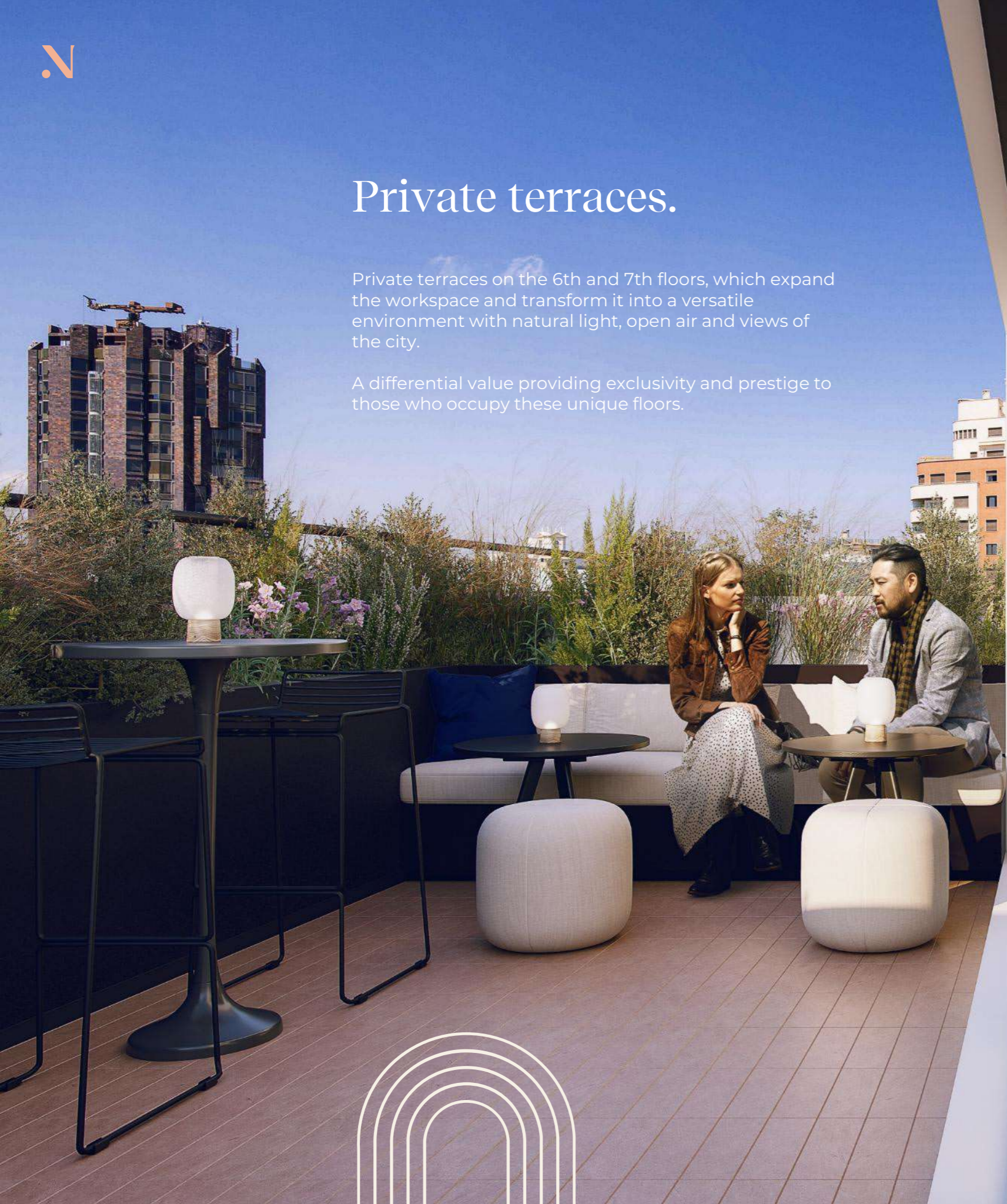
Offices impregnated with natural light, flexible and adaptable to the most demanding needs of companies, offering open and collaborative environments where people are the true protagonists.



Private terraces.

Private terraces on the 6th and 7th floors, which expand the workspace and transform it into a versatile environment with natural light, open air and views of the city.

A differential value providing exclusivity and prestige to those who occupy these unique floors.





Common rooftop.

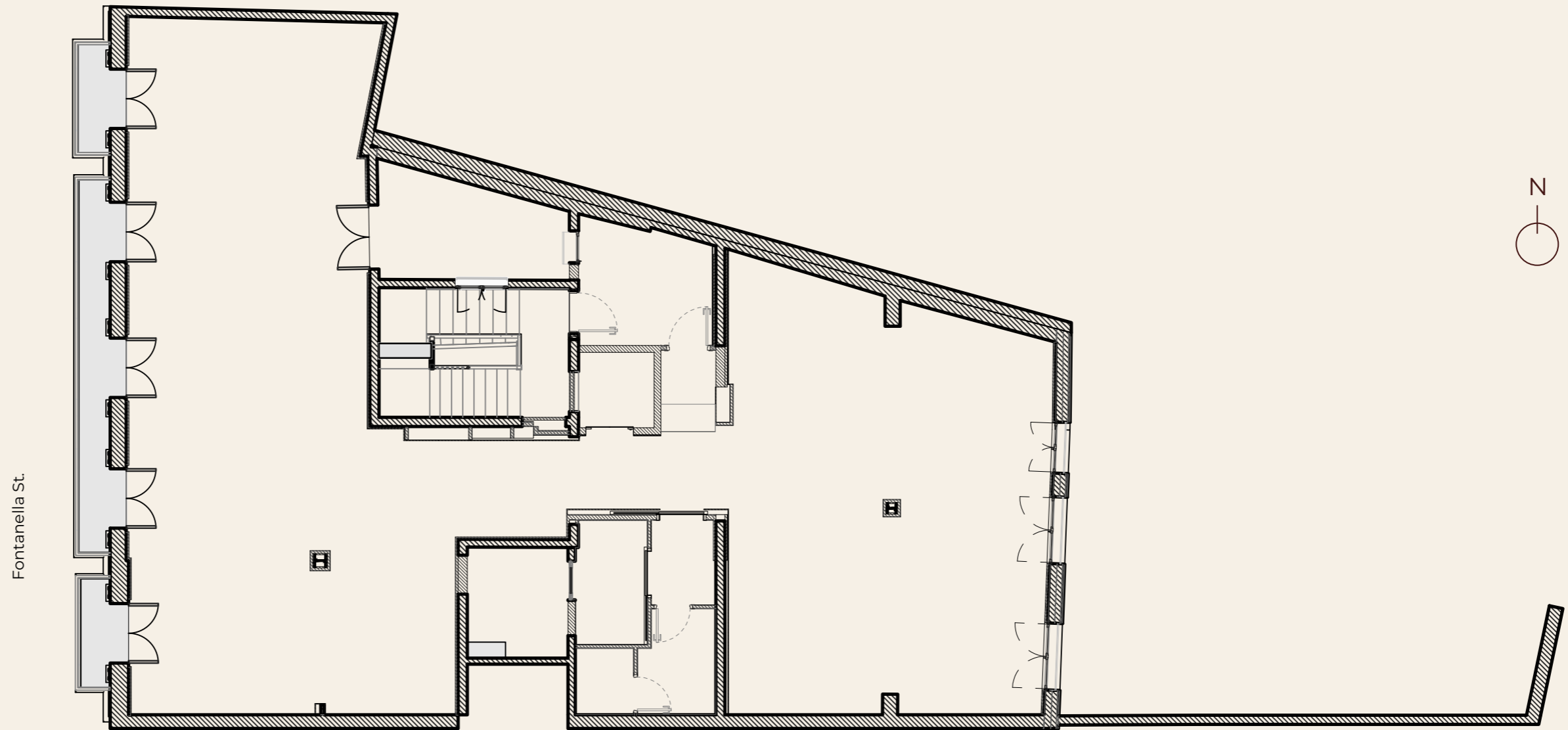
At the top of **NUX Barcelona** hides the architectural jewel, a commonly used rooftop that opens the view 360° over the city. A unique space where you can work, meet or simply disconnect.

More than a terrace, it is a meeting point.

Surfaces and floor plans.

Total leasable area: **1,767 sqm**

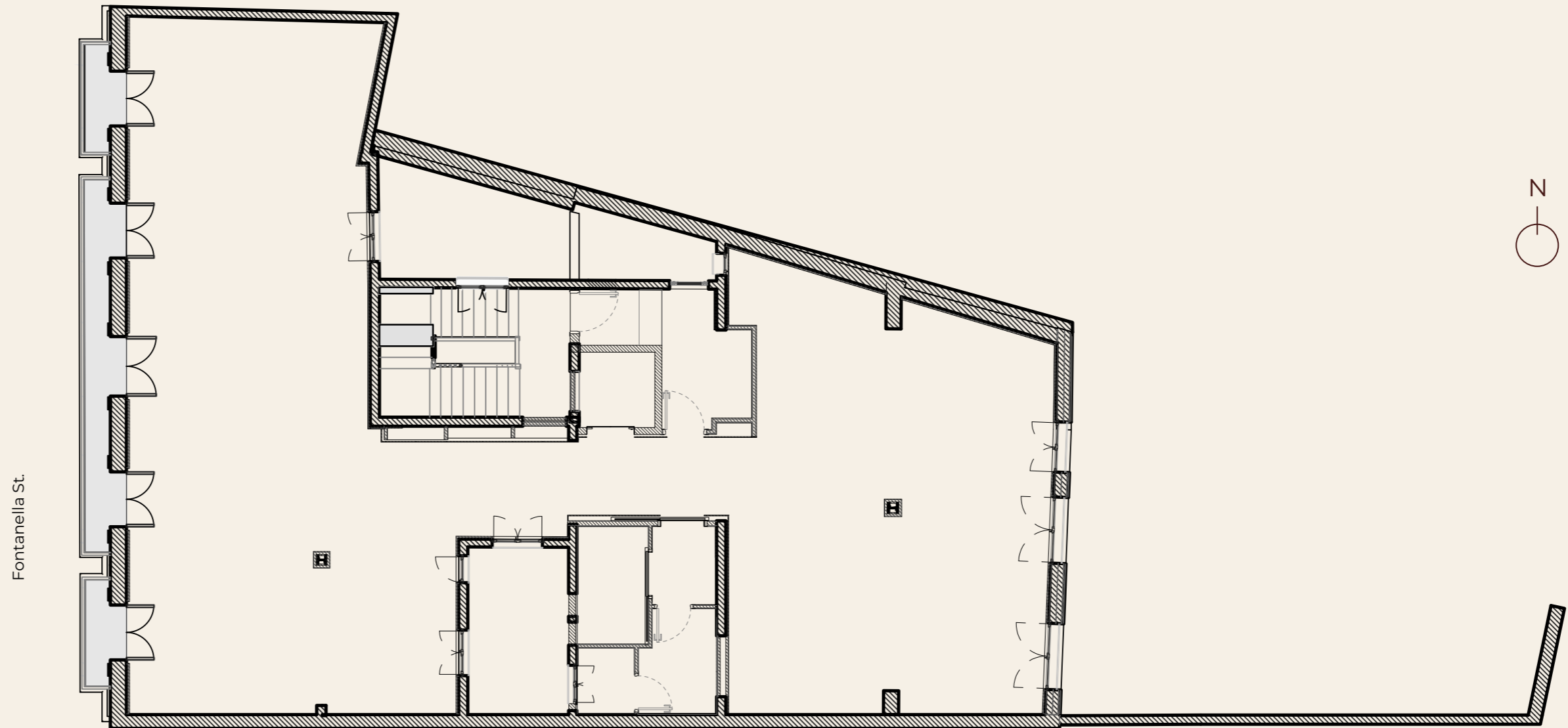
FLOOR	GLA
Rooftop	-
7	155 sqm
6	214 sqm
5	274 sqm
4	280 sqm
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1	285 sqm



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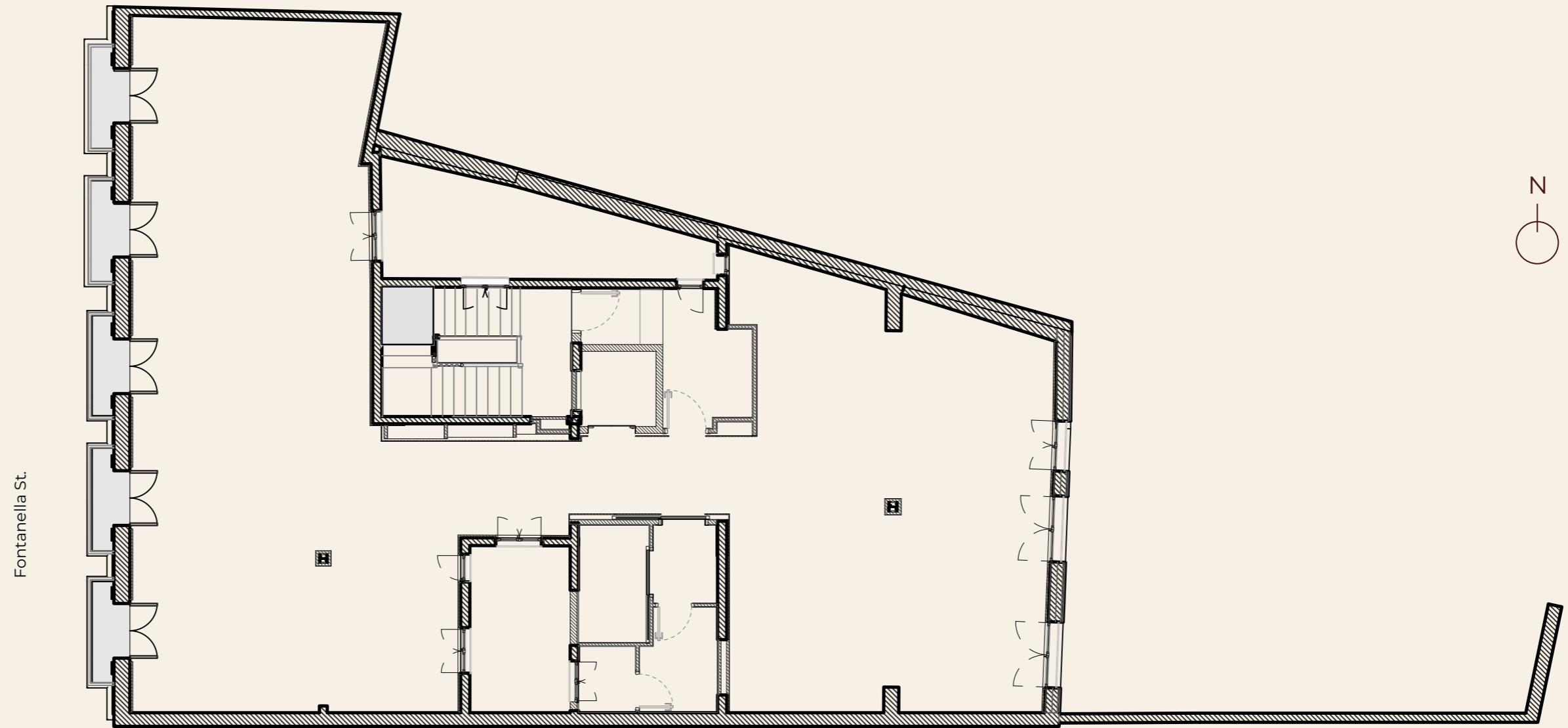
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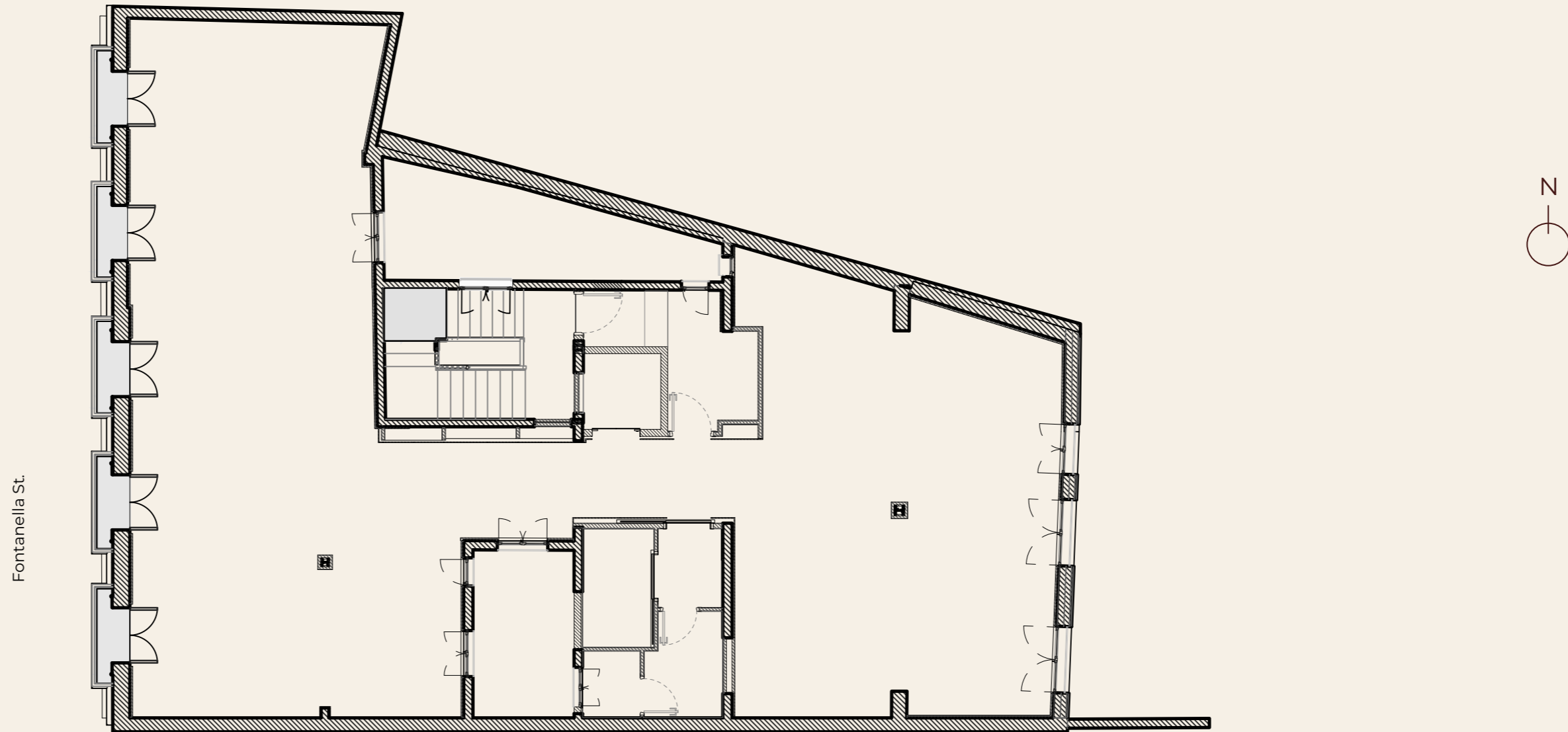
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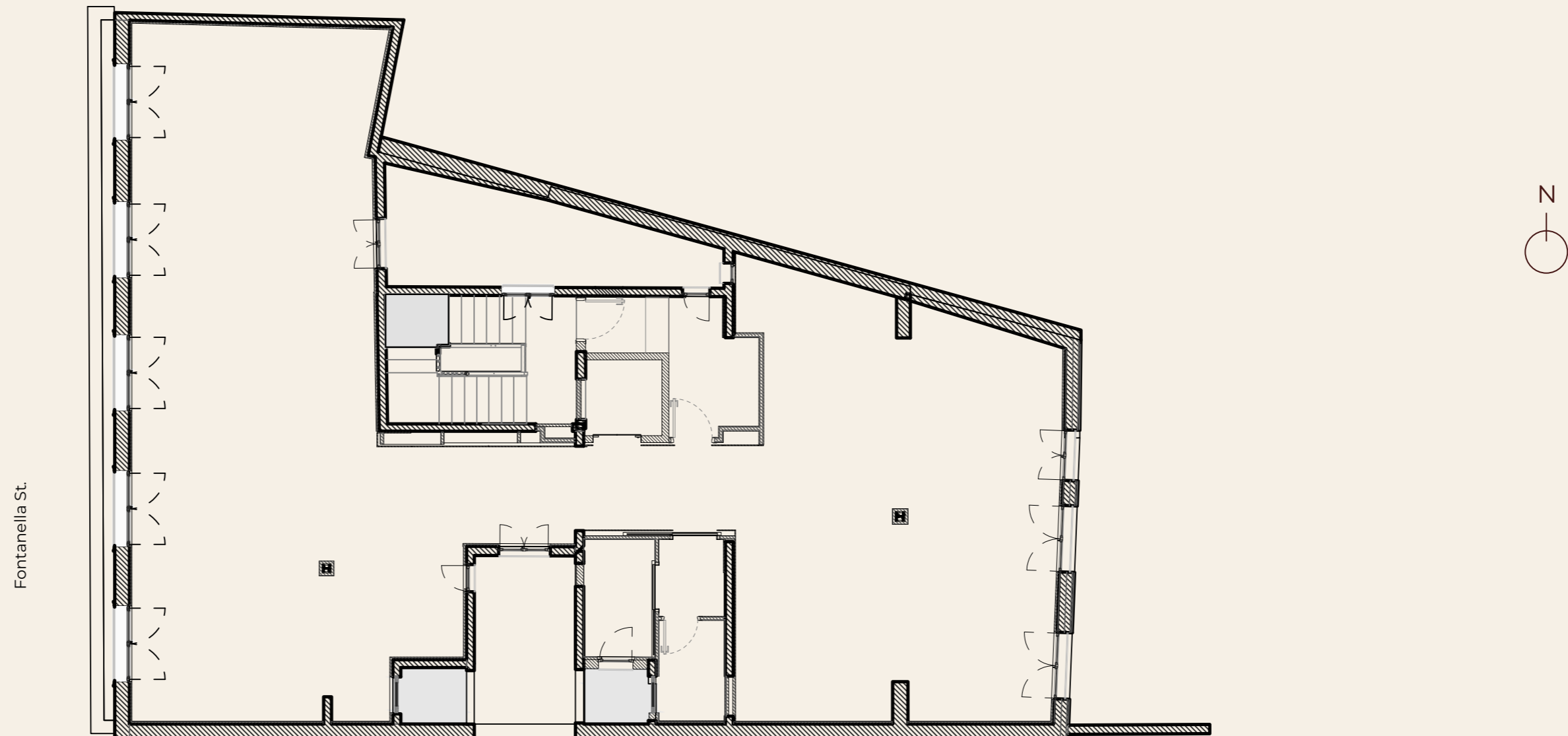
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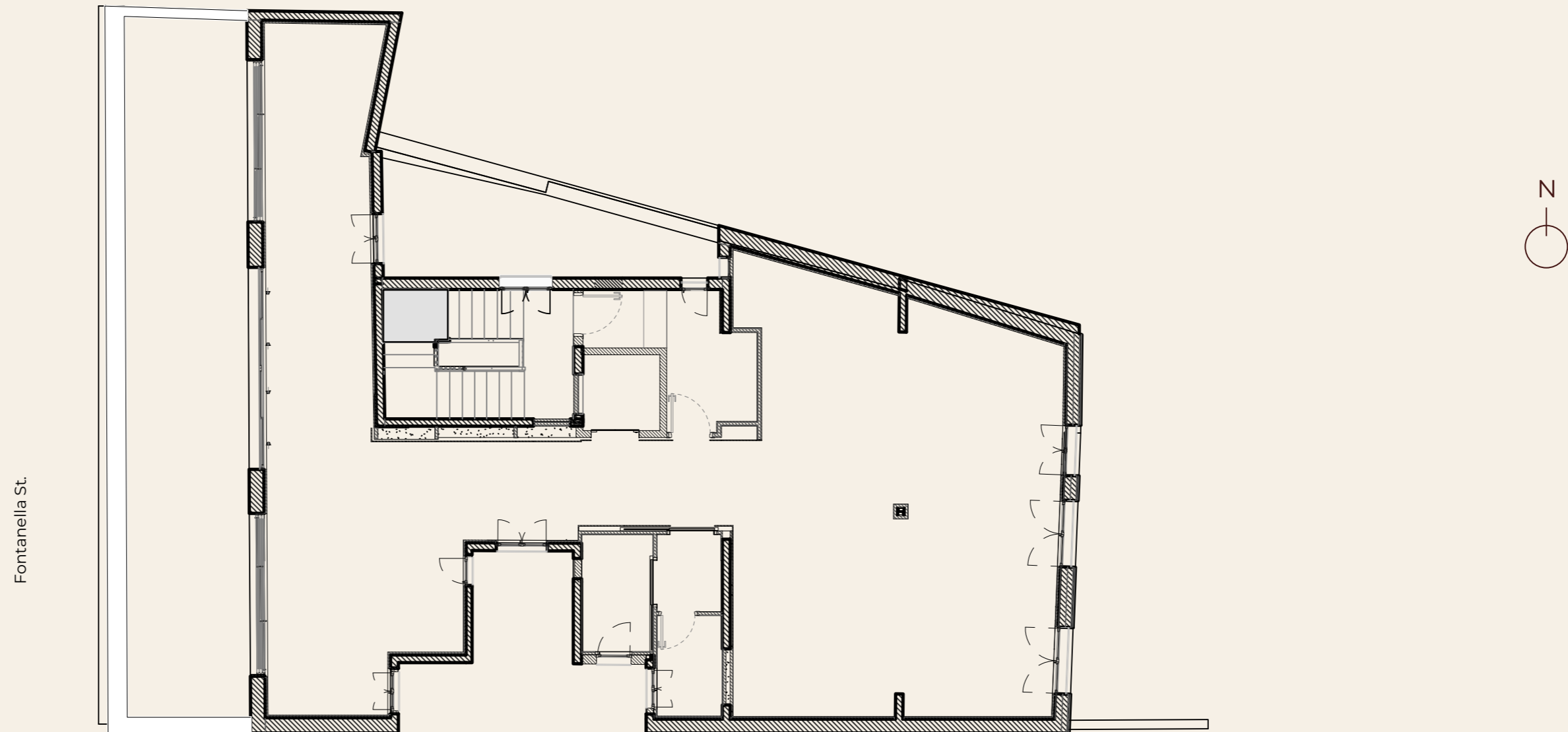
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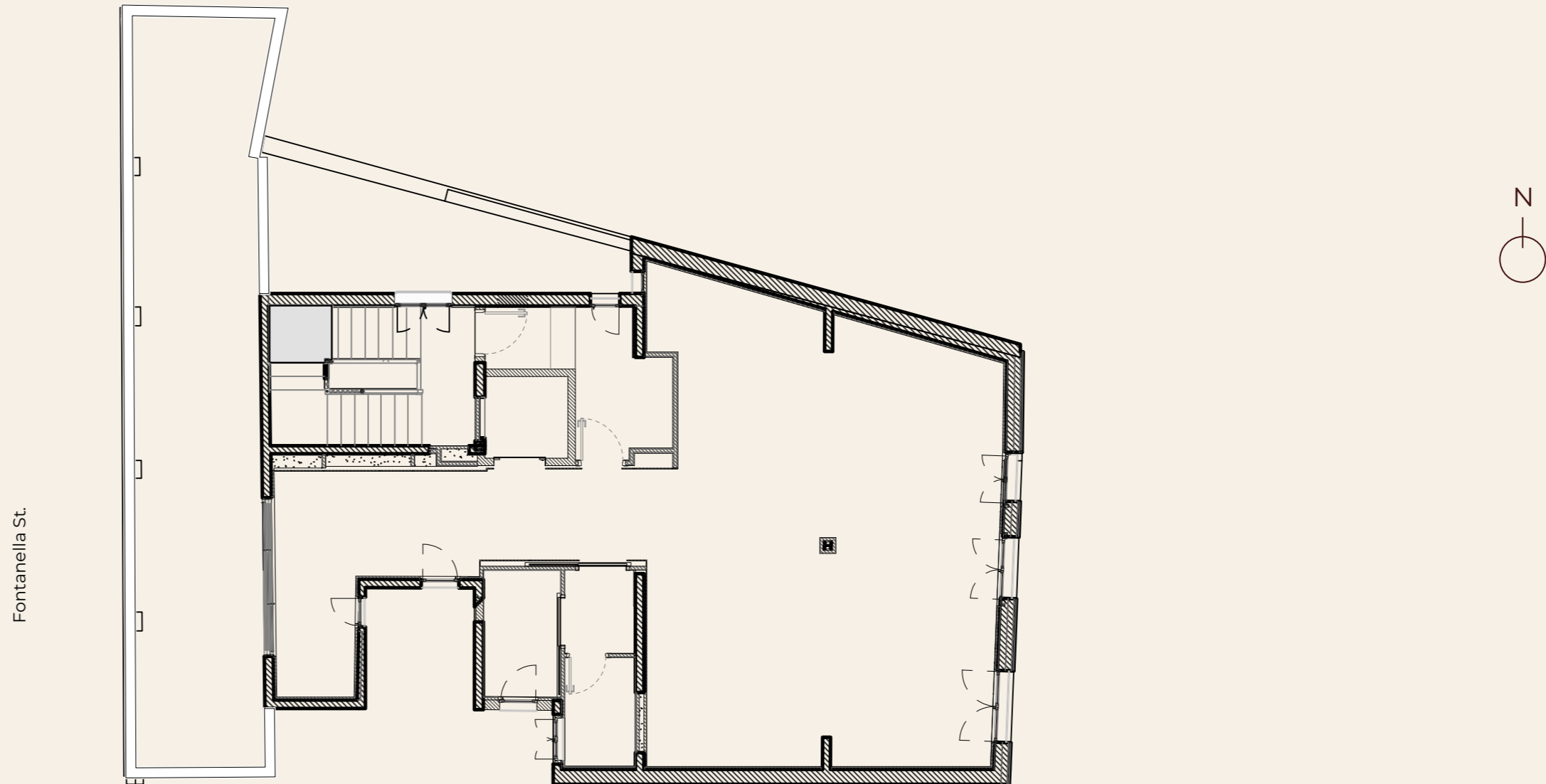
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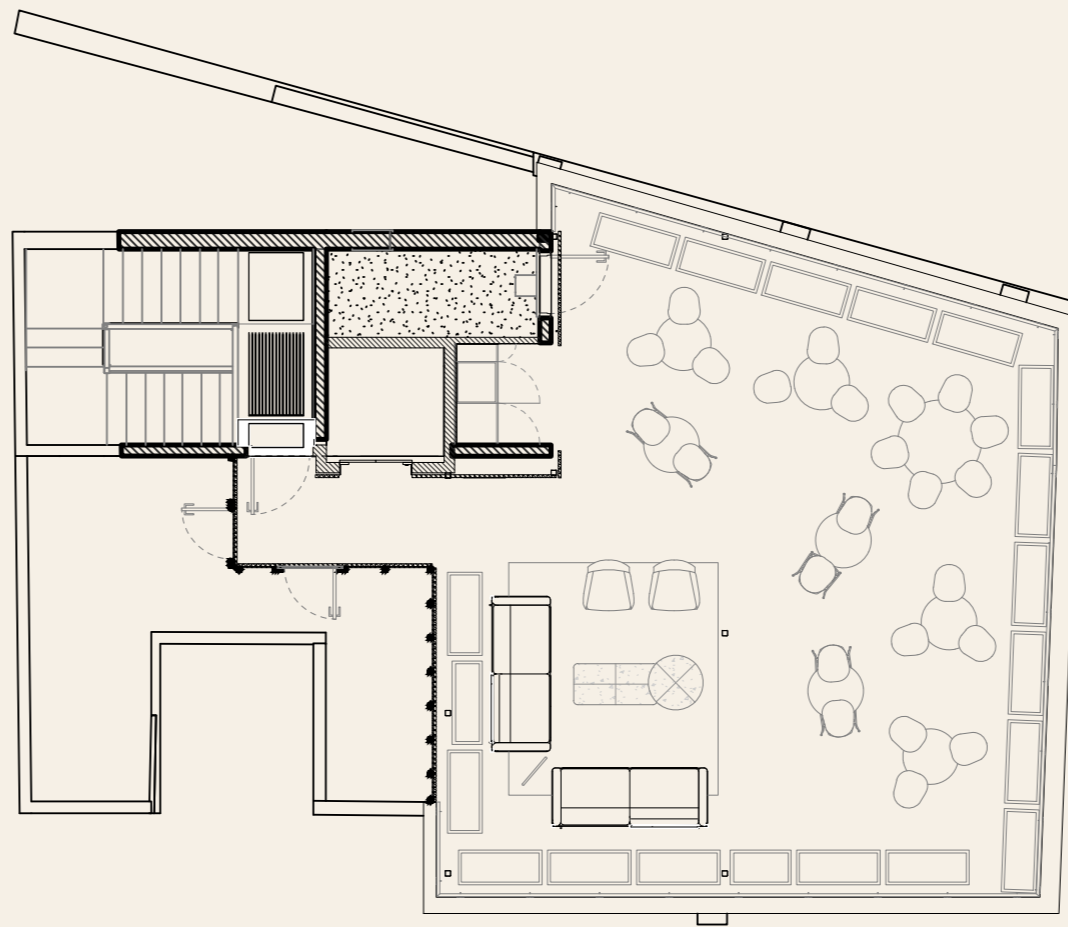


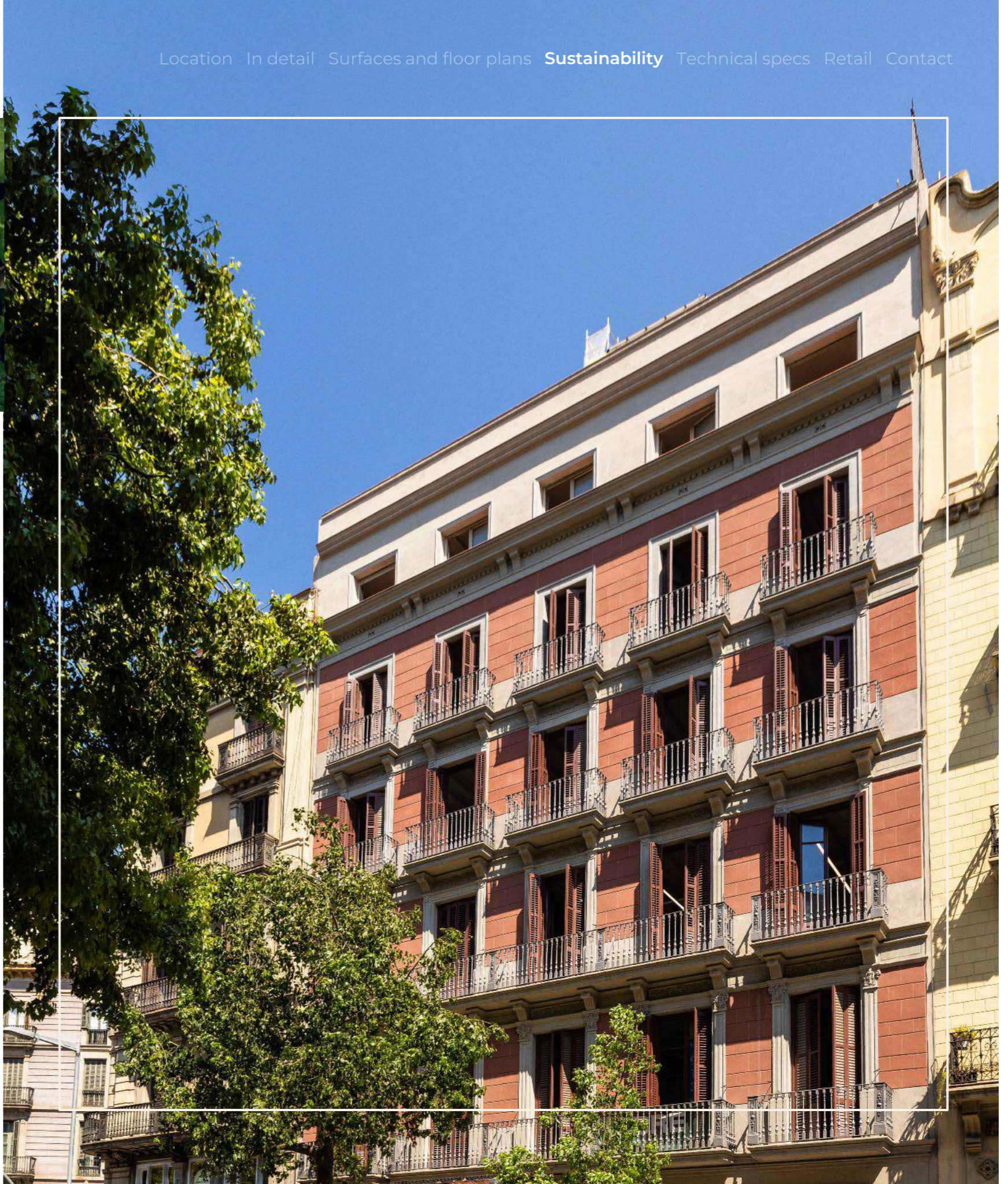
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Fontanella St.





Sustainability and well-being.

NUX Barcelona not only stands out for its design and location, but also for its commitment to a more responsible future. Its comprehensive renovation has been carried out under the highest international standards, obtaining certifications that guarantee its quality and projection:



LEED Platinum*: energy efficiency, reduction of environmental impact and well-being for its occupants.

*In process of obtention



AIS: universal accessibility, ensuring that each space is inclusive and prepared for everyone.



WiredScore

WiredScore: maximum digital connectivity, ensuring a first-class technological infrastructure.

A modern, responsible workplace prepared for the future of offices.

Technical specifications.



Free height: 2.5 m.



Air conditioning: high-efficiency VRV system that ensures thermal comfort and optimised consumption.



Raised floor on all floors, which allows maximum flexibility in the configuration of spaces.



False ceiling that facilitates the orderly integration of installations.



Access control and 24-hour security service.



Security elevator.



A privileged showcase in the heart of Barcelona.

Next to the historic century-old millinery that gives character to the ground floor of **NUX Barcelona**, there is a commercial premises of 100 sqm in rough, ready to be transformed into the setting for a new project with a vision of the future.

This space offers a unique opportunity for businesses catering to both tourists and residents. Its strategic location, with high visibility and a constant flow of visitors, is ideal for concepts such as accessory shops, perfumeries, leisure activities, or creative ventures seeking to connect with the vibrant energy of the city center.



Contact.

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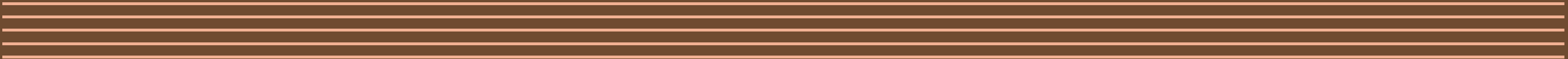
 **Occident**

Ownership

www.nuxbarcelona.com

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