



CASTELLANA 42

In the heart of Madrid.

Castellana 42 is an office building in an exceptional location; a highly sought-after and thriving area where life never stands still, everything is connected and people flourish.





In the very heart of the financial district.

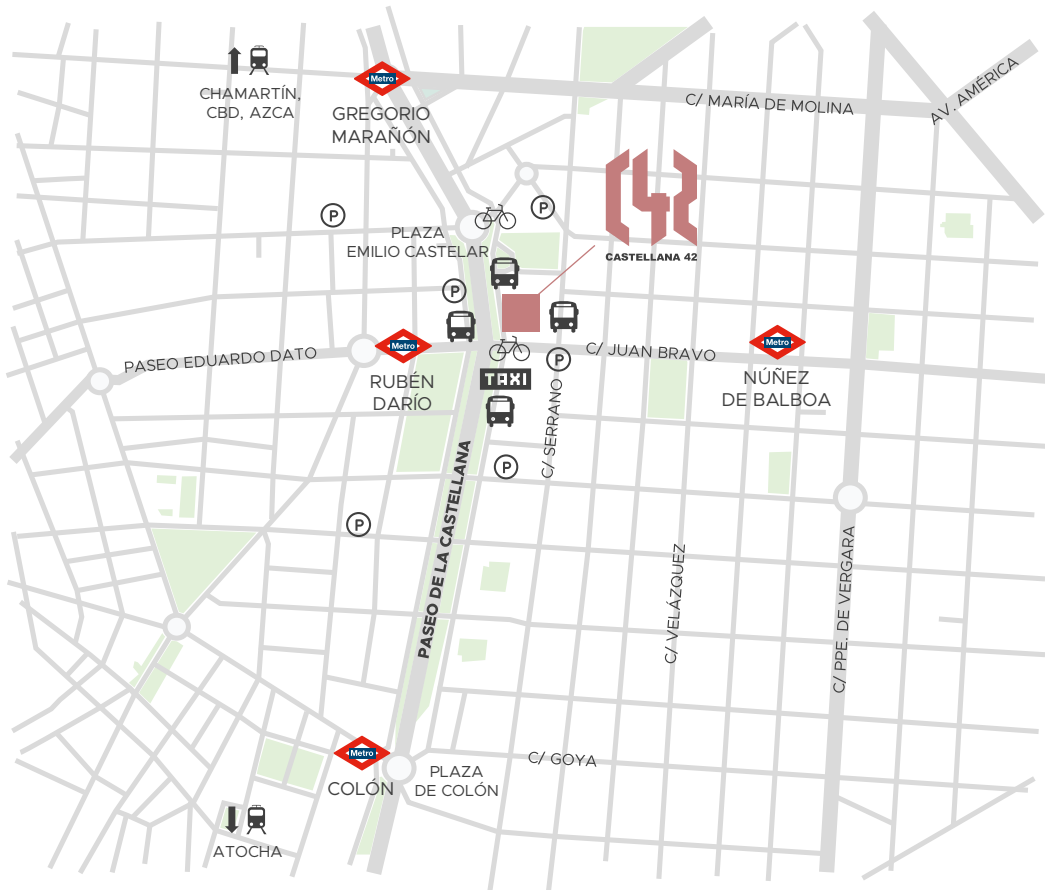
Experiencing **Castellana 42** means experiencing Madrid at its most exclusive.

The building stands proud in Madrid's prestigious Salamanca neighbourhood on Paseo de la Castellana, one of the city's prime arteries. This prosperous cosmopolitan hub features the best Madrid has to offer in fashion, culture and gastronomy.

The district is also known for championing sustainability, thanks to the widespread use of bicycles and electric scooters.





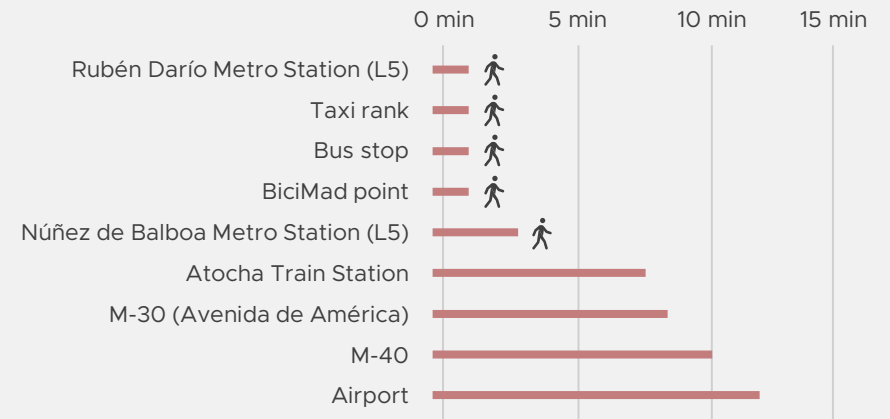


The smooth connection offered by **Castellana 42** between its people and the city of Madrid make it a consistently compelling option for tenants. **Castellana 42** enjoys a unique location with excellent road access and unbeatable public transport links.

The building's entrance is on Paseo de la Castellana, affording swift, easy access by car and direct road links to the city's main highways.

The public transport links are also unparalleled. A bus stop right outside the building serves seven different bus lines. Rubén Darío and Núñez de Balboa metro stations (both line 5) are one and three minutes' walk away, respectively. The asset also has a taxi rank and BiciMad bike station right outside the entrance.

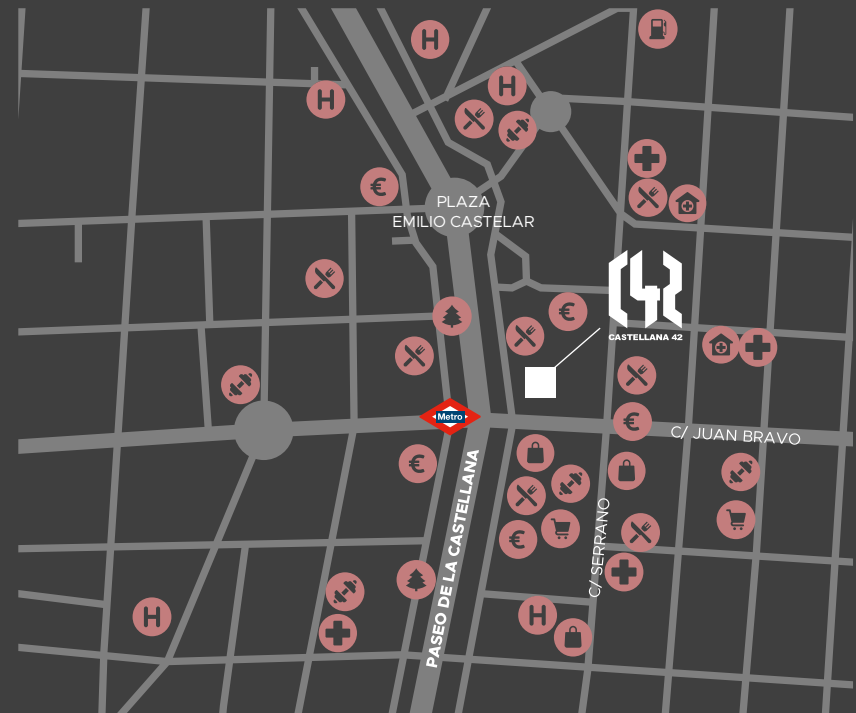
JOURNEY TIMES FROM CASTELLANA 42













An unique setting with outstanding services.

Castellana 42 is located in the Salamanca neighbourhood, which is well-known for its luxury retail brands, high-end residential areas and landmark Madrid streets such as Serrano, Ortega y Gasset and Velázquez. A number of major domestic and global companies have their headquarters in the vicinity.

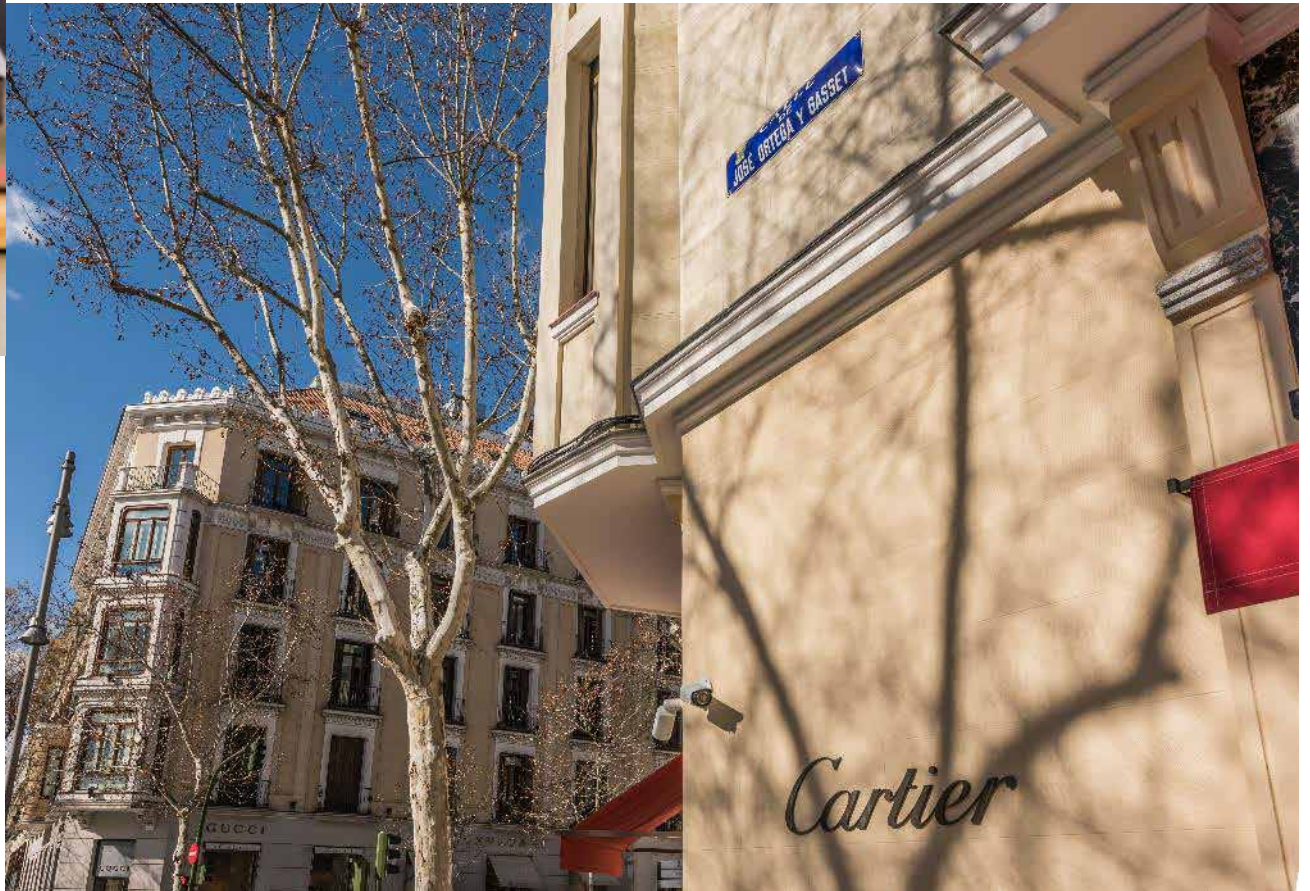
The asset is located next to Madrid's prestigious "Golden Mile", home to a range of global brands and the most exclusive designer boutiques. The building is also located right next to the ABC Serrano shopping centre, a well-known landmark in the prime shopping hub formed by Calle Serrano and Calle Ortega y Gasset.



- | | | | | |
|---|---|---|---|---|
|  |  |  |  |  |
| Pharmacy | Hotel | Bank | Shopping | Petrol station |
|  |  |  |  |  |
| Gym | F&B options | Supermarket | Hospital | Park |



When it comes to eating out the area offers a wealth of options, with six Michelin-starred restaurants, high-end food markets Platea and La Paz, fashionable eateries such as Lateral and Marieta and gourmet specialist food retailers with a range of exquisite delicacies.



LOCATION



CAIXABANK

JT INTERNATIONAL

LIBERTY
SEGUROS

OSBORNE
CLARKE

PÉREZ-LLORCA

UNITED STATES
EMBASSY

ALLEN & OVERY

SABADELL

SANTANDER
AM

FUNDACIÓN
RAFAEL DEL PINO

REGISTRO
MERCANTIL

NATIXIS

BAIN & COMPANY

MUTUA
MADRILEÑA

WILLIS TOWERS
WATSON
HOGAN LOVELLS

BEKA
FINANCE

FUSTER FABRA

CASTELLANA 42

MORGAN STANLEY

J.P. MORGAN

BANKINTER

CERBERUS

LINKLATERS

PASEO DE LA CASTELLANA

C/ SERRANO





Highlights.

Fully refurbished building

Unbeatable location with panoramic views over the Paseo de la Castellana

Unbeatable access via public and private transport

Highly visible location in the heart of the financial district

Terrace on the 10th floor

4,444 sqm
GLA

10 floors
(Ground floor + 9)

Generous, **open-plan flexible floorplates**

30 parking spaces

-1 basement **bicycle parking**

6 electric vehicle chargers

Designed to offer an optimal tenant experience.

Castellana 42 offers an optimal tenant experience, providing exceptional comfort thanks to its complete renovation.

The building has undergone a major repositioning that is reflected in the restructuring of a new lobby, a more representative access directly connected to Castellana and a more efficient floor plan. These modifications give the building large, open, functional and flexible spaces. In addition, the creation of a terrace for community use on the 10th floor of the building is currently underway.

Castellana 42 foregrounds people and is geared towards making their lives easier. Attracting and retaining talent is effortless, thanks to the building's unmatched location, strong connections with its surroundings and high-end specifications.





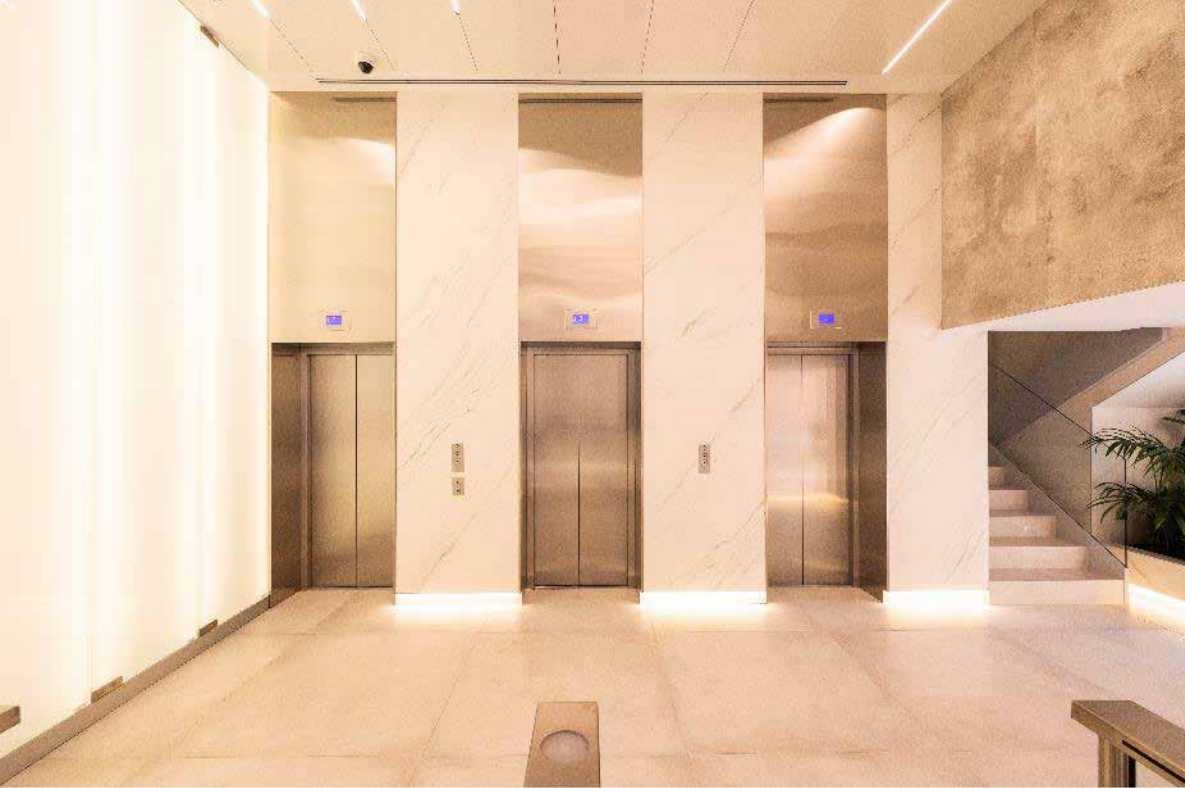
 **Access.**

A new entrance directly
fronting onto Paseo
de la Castellana that will
make the property more
visible and prestigious.



Lobby.

The bright, airy new entrance features an exclusive design. Technology is blended seamlessly into the space thanks to an LED screen which immerses people entering the building in a digital experience.



Floors.

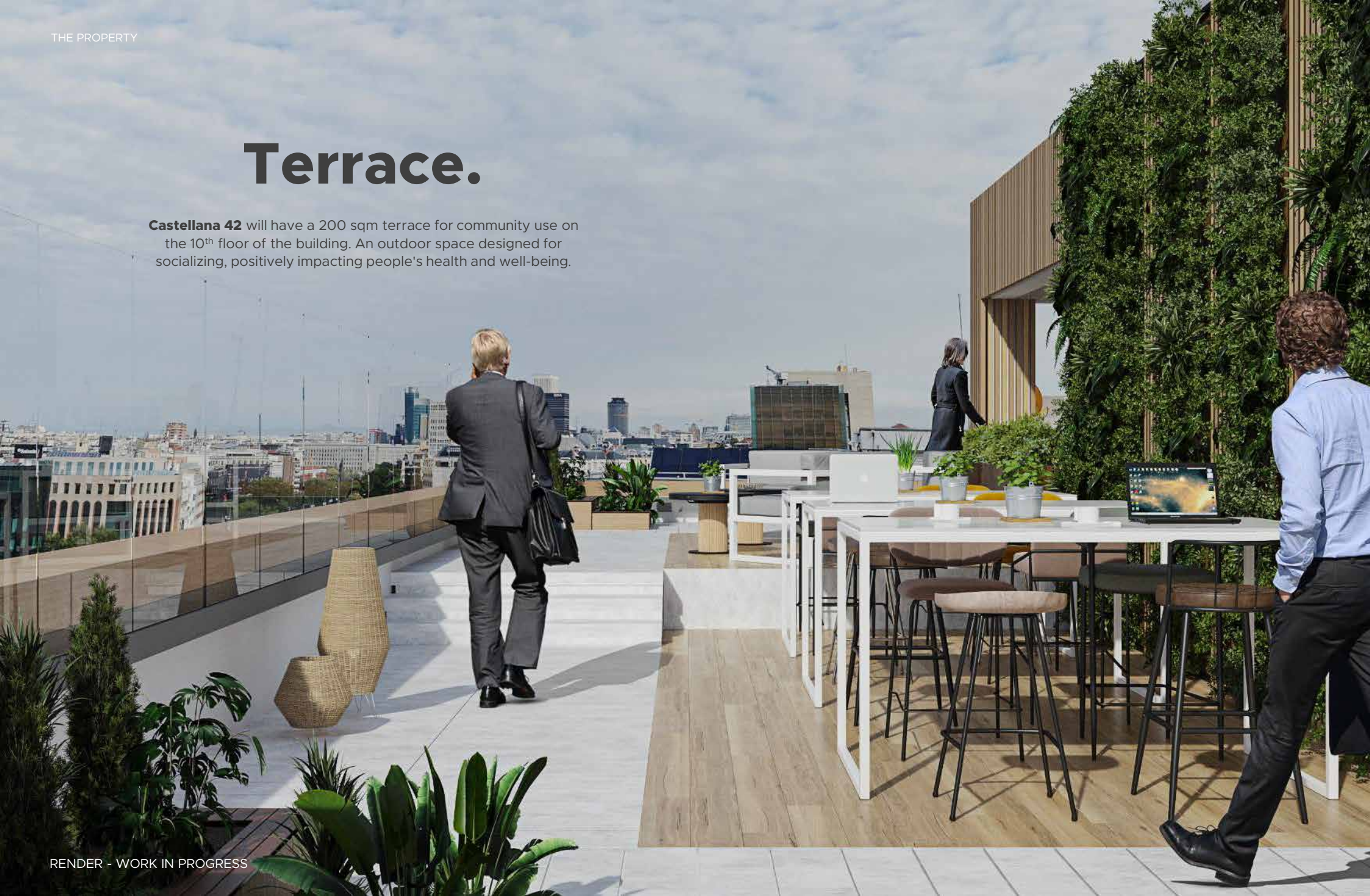
The building comprises nine open-plan floors with a GLA of 453 sqm, and three lift banks offer direct access to all floors.

The large windows flanking all three facades of each floor afford spectacular views of the city below, brighten the office space with natural light and improve the building's energy efficiency.

The elegant refurbishment has enhanced efficiency and created bright, flexible, open-plan floors where light and space interact in perfect harmony.

Terrace.

Castellana 42 will have a 200 sqm terrace for community use on the 10th floor of the building. An outdoor space designed for socializing, positively impacting people's health and well-being.



RENDER - WORK IN PROGRESS



RENDER - WORK IN PROGRESS

Area schedule.

FLOOR	USE	GLA
10	Terrace-Signage	-
9	Offices	453 sqm
8	Offices	453 sqm
7	Offices	453 sqm
6	Offices	453 sqm
5	Offices	453 sqm
4	Offices	453 sqm
3	Offices	453 sqm
2	Offices	453 sqm
1	Offices	453 sqm
0 - Ground Retail space	Lobby	367 sqm
-1 -2 -3 -4	Car park	30 parking spaces
TOTAL		4,444 sqm

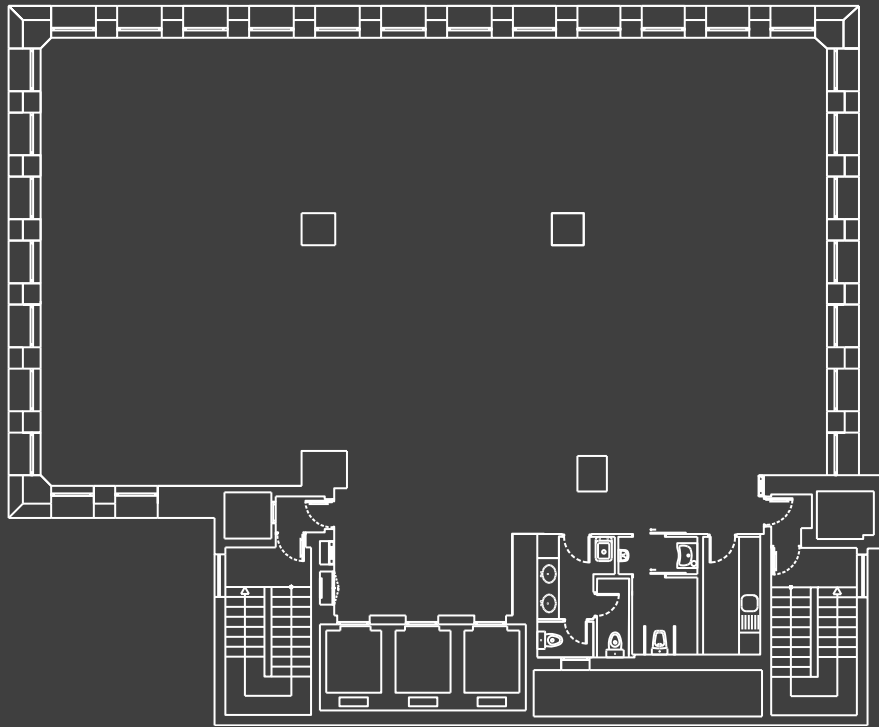


Floor plans.

STANDARD FLOORPLATE **453 sqm**



PASEO DE LA CASTELLANA



Take a virtual tour around
an office space at Castellana 42



FLOOR 10 - TERRACE **200 sqm**



PASEO DE LA CASTELLANA



Amenities and technical specifications.

New entrance lobby



New entrance fronting directly
on to the Castellana



Indoor parking spaces



Brand-new VRV HVAC system



Open-plan 453 sqm floorplates



3 outer façades with views over
Paseo de la Castellana

Casement windows



3 lifts



Fully-equipped break-out area
on each floor



2 sets of WCs per floor



Raised technical flooring

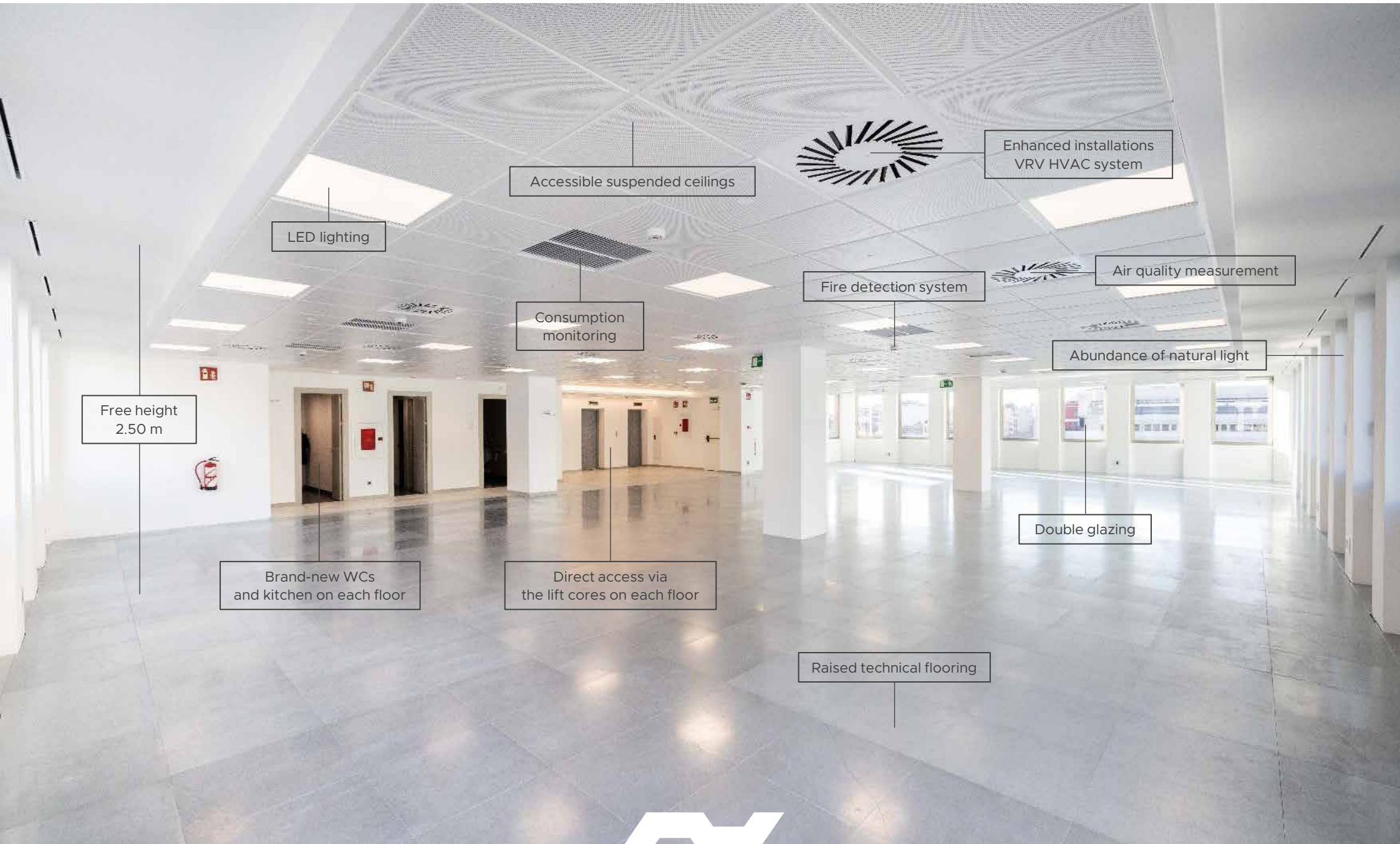


Suspended ceiling



LED lighting





Free height
2.50 m

LED lighting

Accessible suspended ceilings

Enhanced installations
VRV HVAC system

Consumption
monitoring

Fire detection system

Air quality measurement

Abundance of natural light

Brand-new WCs
and kitchen on each floor

Direct access via
the lift cores on each floor

Double glazing

Raised technical flooring

Welcome to **Castellana 42**. A space
designed to imbue wellbeing; a space
where people are put front and centre.



castellana42.com



CASTELLANA 42

Owner



Agent

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ALBA
GRUPO MARCH

CBRE