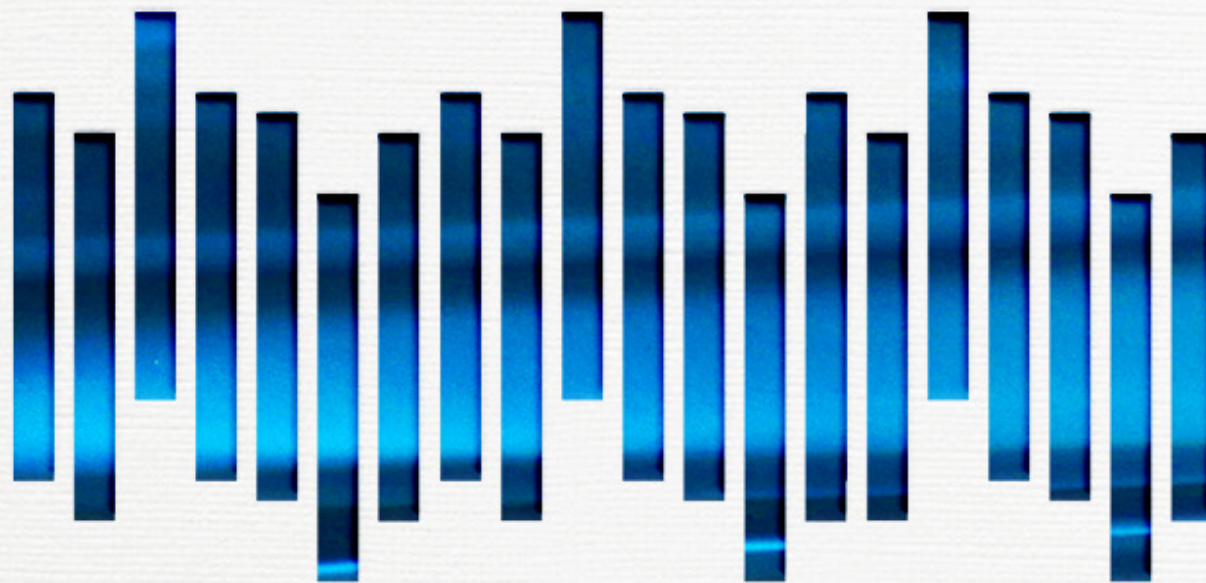


CADENZA



BUILDING
MOMENTUM

ÁRIMA

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A new office space is being transformed into a contemporary icon.

This comprehensive project is renovating 5 floors with more than 14,500 sqm of offices in northeast Madrid. The project draws on the combined experience of Árima and Estudio Lamela in creating innovative office spaces focused on the well-being of its occupants.

ESTUDIO LAMELA
ARQUITECTOS



CERTIFIED BUILDING: LEED™ GOLD, WELL™ PLATINUM AND WELL™ HEALTH & SAFETY.

CADENZA

CERTIFIED BUILDING: LEED™ GOLD, WELL™ PLATINUM AND WELL™ HEALTH & SAFETY.



ESTUDIO LAMELA
ARQUITECTOS



BUILDING
MOMENTUM

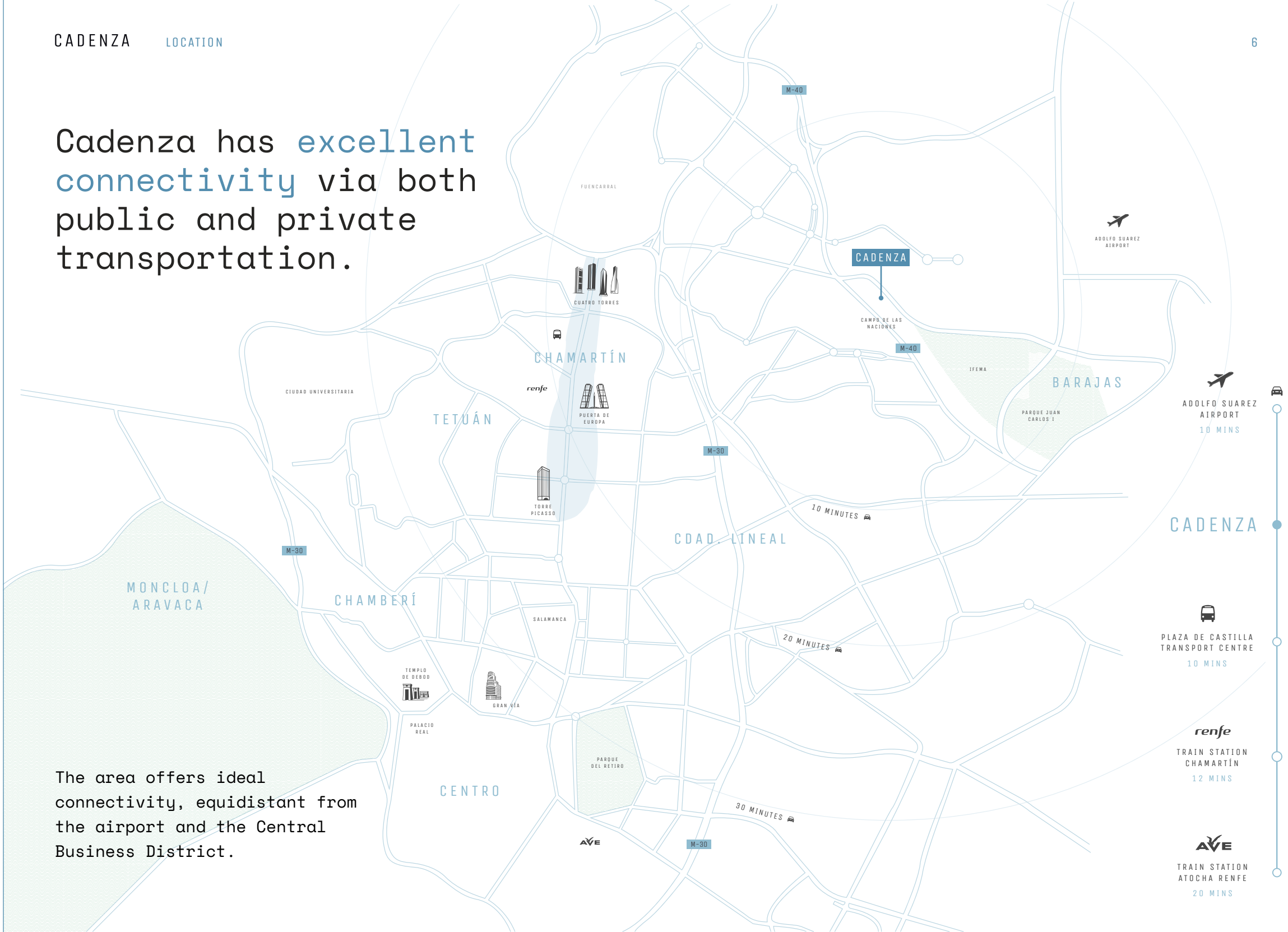
LOCATION

01

The building is located in calle Vía de los Poblados 7, in Campo de las Naciones, one of the most consolidated business areas in Madrid.



CadENZA has excellent connectivity via both public and private transportation.



The area offers ideal connectivity, equidistant from the airport and the Central Business District.

COMPANIES

- 1 ING
- 2 SANTA LUCÍA
- 3 IBERDROLA
- 4 EA SPORTS
- 5 UNIÓN FENOSA GAS
- 6 AMA SEGUROS
- 7 SODEXO
- 8 CHEP
- 9 RANDSTAD
- 10 ERICSSON
- 11 UPS
- 12 HUGO BOSS BENELUX
- 13 COMITÉ OLÍMPICO ESPAÑOL
- 14 CÁMARA DE COMERCIO ESPAÑA
- 15 COCA COLA

RESTAURANTS

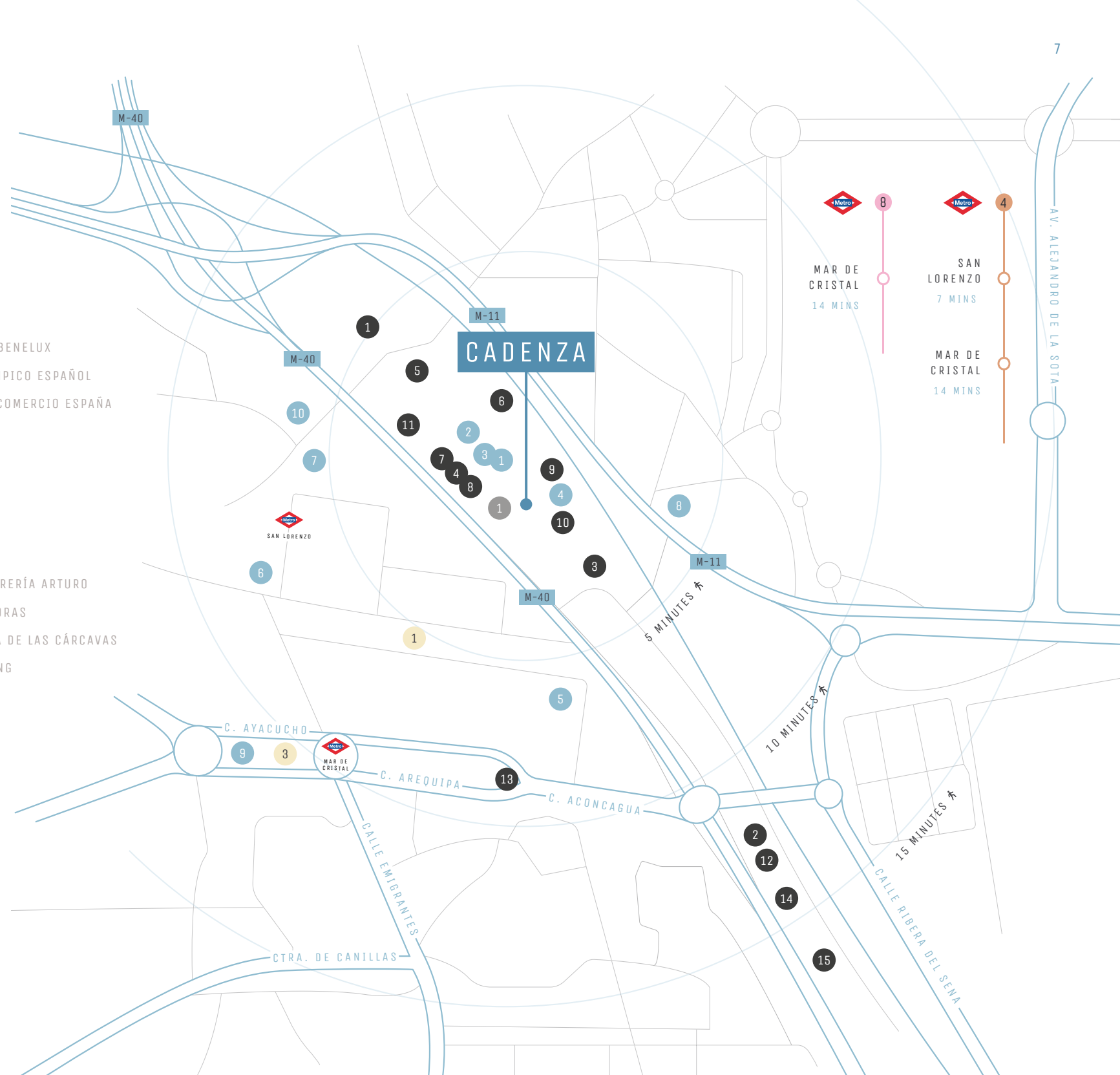
- 1 CASA TUA
- 2 ZUPPA
- 3 RESTAURANTE BETHALIA
- 4 ZOQUITO
- 5 TRATTORIA ADRIANA
- 6 MESÓN SIDRERÍA ARTURO
- 7 A TODAS HORAS
- 8 LA BARRICA DE LAS CÁRCAVAS
- 9 BURGER KING
- 10 MIÑO

SHOPPING CENTRES

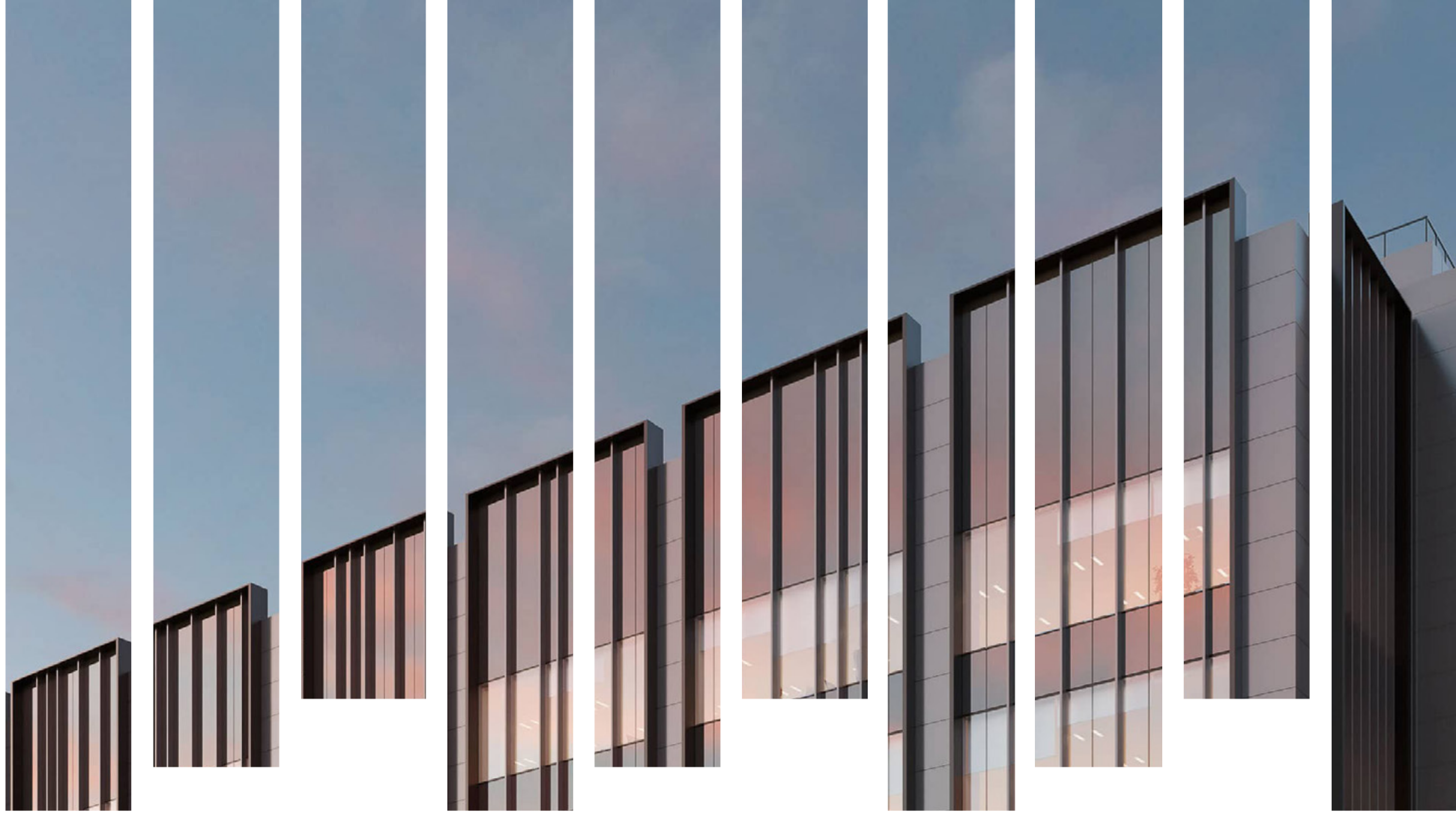
- 1 CC COLOMBIA
- 2 CC GRAN VÍA DE HORTALEZA

HOTELS

- 1 AC HOTEL



BUILDING



02

A bold, operational and environmentally sensitive 5-floor refurbishment that meets all the requirements of companies looking for new corporate headquarters and a sustainable and safe space for their employees.

CADENZA BUILDING

The most significant improvement is the new façade which transforms the building's image, widens the floorplate and enhances natural high within.



CERTIFIED BUILDING: LEED™ GOLD, WELL™ PLATINUM AND WELL™ HEALTH & SAFETY.

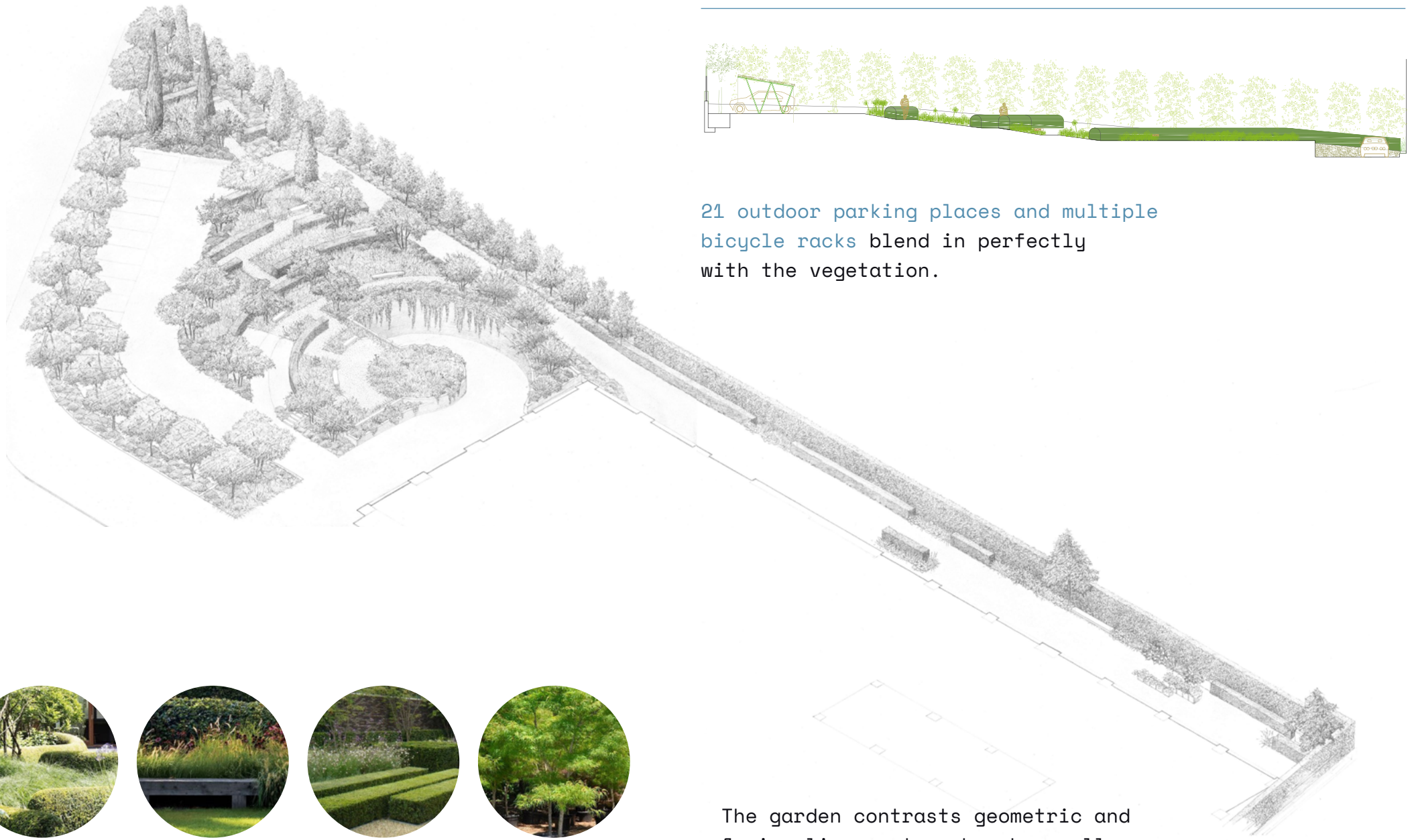


ESTUDIO LAMELA ARQUITECTOS

BUILDING MOMENTUM

The renowned Fernando Martos landscaping studio has been tasked with designing the lush garden surrounding the building.





SECTION OF THE OUTDOOR CAR PARK, INTEGRATED INTO THE GARDEN.

21 outdoor parking places and multiple bicycle racks blend in perfectly with the vegetation.



VIEWS OF THE VEGETATION TYPE

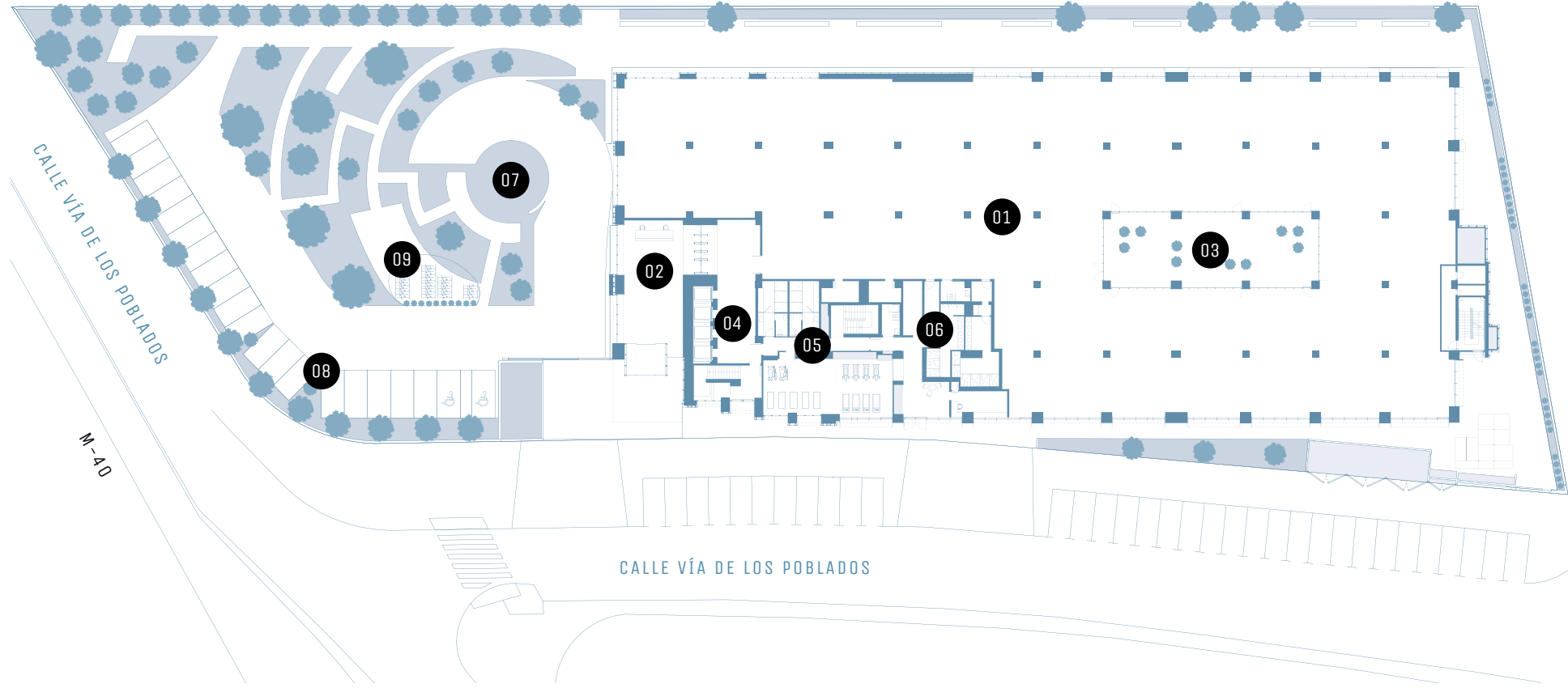
The garden contrasts geometric and flowing lines, stone benches, all lined by a verdant enclosure.

The lobby's impressive double height, its views of the garden and abundant natural light will impact building visitors.

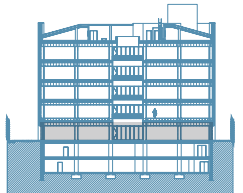


6	OFFICE	OFFICE	OFFICE
5	RECEPTION	OFFICE	OFFICE
4	RECEPTION	OFFICE	OFFICE
3	OFFICE	OFFICE	OFFICE
2	OFFICE	OFFICE	OFFICE
1	OFFICE	OFFICE	OFFICE





ACCESS FLOOR



LEASABLE AREA

2,730 sqm

OFFICE FREE HEIGHT: 2.90 M

LOBBY FREE HEIGHT: 7.00 M

OFFICE OCCUPANCY RATE: 1/6 SQM

01
OFFICES

02
ENTRANCE HALL

03
CENTRAL ATRIUM

04
LIFTS

05
LOCKER ROOM

06
BATHROOM

07
GARDEN

08
OUTDOOR PARKING

At the heart of the building is a landscaped atrium that will provide natural light to the spacious floors and a stimulating view for occupiers.





- _____ FREE-STANDING, INDEPENDENT BUILDING ON ITS OWN GROUNDS
- _____ OPTIMUM OCCUPANCY RATIO PER FLOOR: 1/6 SQM
- _____ CLEAR FLOOR TO CEILING HEIGHT: 2.70 M
- _____ MICROPERFORATED STEEL SUSPENDED CEILING SYSTEM
- _____ RAISED TECHNICAL FLOOR
- _____ AIR CONDITIONING WITH PHOTO-CATALYTIC FILTERS
- _____ THE BUILDING BOASTS ABUNDANT NATURAL LIGHT ON EVERY FLOOR THANKS TO THE NEW ATRIUM
- _____ THE NEW BUILDING USES SUSTAINABLE MATERIALS, CERTIFIED WITH ECO-LABELS AND ENVIRONMENTAL PRODUCT DECLARATIONS (EPD)



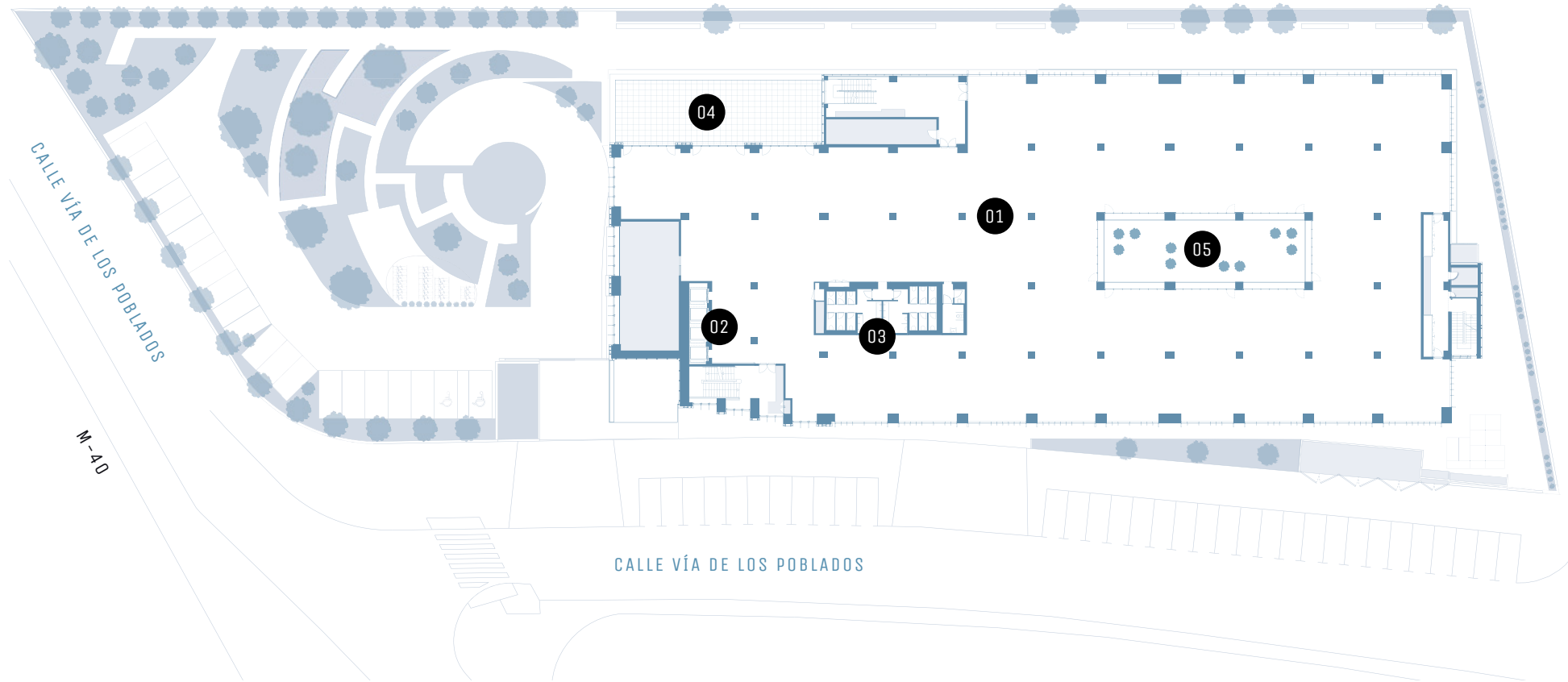


The atrium gives a new lease of life to the building filling it with natural light.

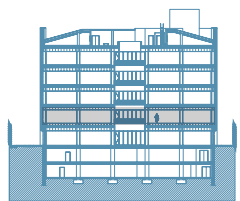
The creation of the atrium in the heart of the building is another fundamental aspect of the refurbishment.

This small oasis optimises the experience of the occupants by bathing the interior with natural light.





FIRST FLOOR



LEASABLE AREA

2,883 sqm

OFFICE FREE HEIGHT: 2.70 M

OFFICE OCCUPANCY RATE: 1/6 SQM

01
OFFICES

02
LIFTS

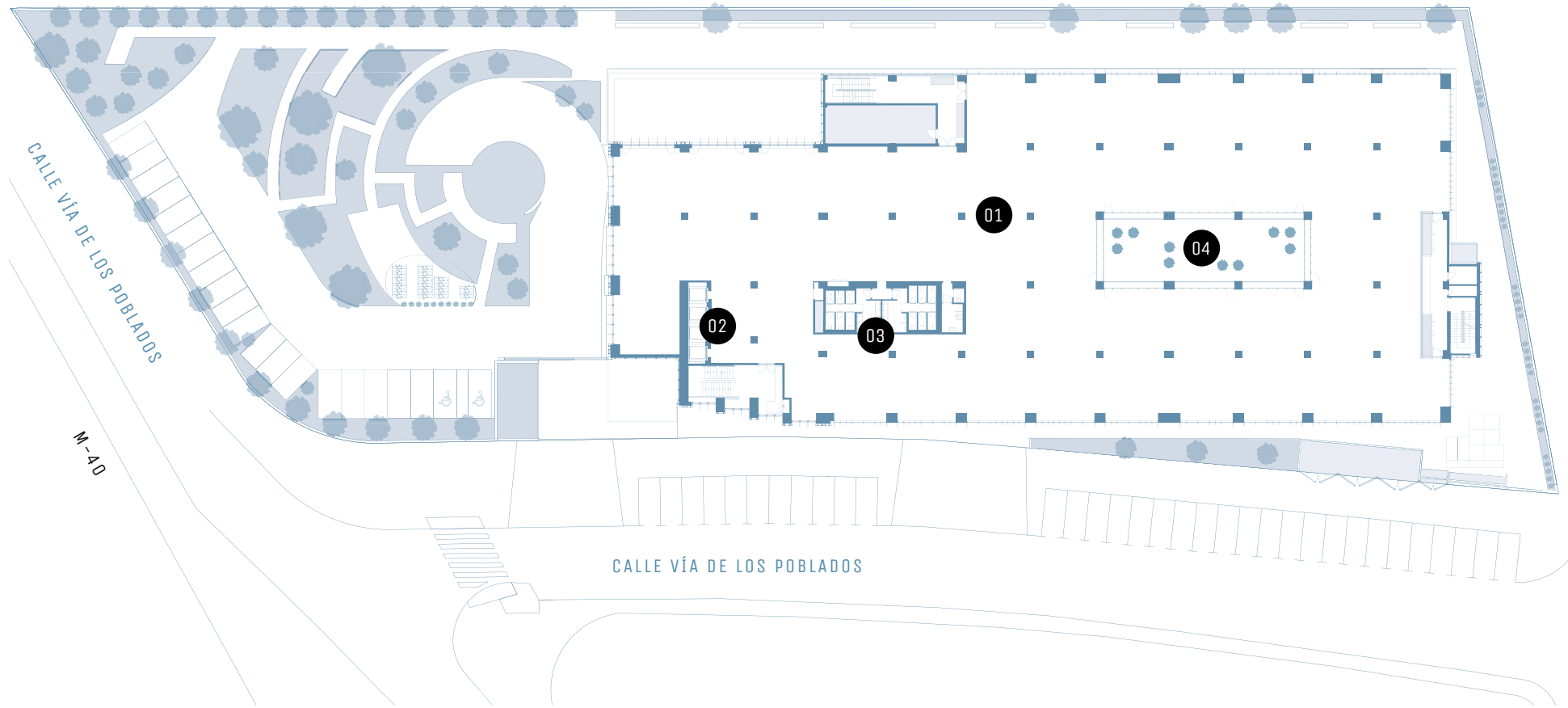
03
BATHROOM

04
TERRACE

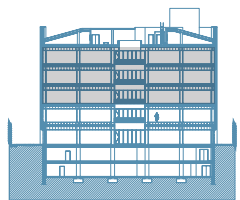
05
CENTRAL ATRIUM

The first floor will offer access to a large terrace with magnificent views over the garden.





STANDARD FLOOR
[2ND, 3RD Y 4TH]



LEASABLE AREA

2,984 sqm

OFFICE FREE HEIGHT: 2.70 M

OFFICE OCCUPANCY RATE: 1/6 SQM

01
OFFICES

02
LIFTS

03
BATHROOM

04
CENTRAL ATRIUM



Cadenz promotes open spaces, generating flexible areas to work, meet, and exchange ideas. These spaces can be tailored to the needs of each company.



SUSTAINABILITY

03



A friendly environment for a building that expresses the values of a new generation of companies: a vibrant space where creativity and talent can flourish.



CERTIFICATION: LEED™ GOLD

Cadanza will obtain the LEED™ Gold certification thanks to its commitment to efficient materials and installations. The latest technologies and construction and occupation guidelines ensure that the building's carbon footprint is minimized.

WELLNESS & COMFORT

The outdoor areas feature more than 35% plant covering
85% of the regularly occupied spaces boast high-quality views
Improved indoor air quality

BETTER WATER AND ENERGY FOOTPRINT

Cadanza saves 45% of water indoors and 56% outdoors
32% energy savings thanks to its climate control systems and efficient energy
Water measurement and monitoring design.

GREAT CONNECTIONS AND ALTERNATIVE TRANSPORT SERVICES

This excellent location offers access to public transportation and different services within a 400 m radius
Cadanza boasts parking for more than 40 bicycles, with changing rooms and showers

SUSTAINABLE DESIGN

62% of the materials used in this project are reusable
Highly sustainable new materials: with environmental product declarations, eco-labels, VOC free...





CERTIFICATIONS WELL™ PLATINUM *
AND WELL™ HEALTH & SAFETY.

The WELL™ certificate ensures that aspects such as air and light quality, thermal and acoustic comfort, biophilia, and materials are analysed and certified. As such the building's occupants can enjoy the highest level of physical, mental, and emotional health.

HIGHEST LEVEL OF INDOOR AIR QUALITY

The improved ventilation system with active F9 and SFEG polarisation filters and prevents cross-contamination to ensure high indoor air quality.

Excellent drinking water quality in the offices and common areas.

SERVICES THAT GUARANTEE COMFORT

The building features optimum natural lighting levels in work areas, with no reflections or glare.

The artificial circadian lighting provides visual balance that respects the natural cycle and decreases stress.

The verdant outdoor space is an ideal place to meet and relax.

Real time temperature monitoring ensures high levels of individual thermal comfort.

Sound barriers and absorbent materials ensure acoustic comfort.

WORKER HEALTH AND SAFETY

Cadanza prioritises healthy nutrition with vending machines offering organic products.

The building's safety measures protect against infectious diseases with contactless design for walkways and common areas.

Mental health and wellbeing programs are available for employees.





Cadenza guarantees the purest air in the market.

The Aire Limpio® system reduces maintenance and energy costs with minimal environmental impact. Better indoor air quality is highly beneficial for employees, which positively impacts the company's profitability.

SIPAP ACTIVE POLARISATION SYSTEMS

These systems eliminate up to 90% of tiny particles, micro-organisms, and VOCs suspended in the air.

SFEG PHOTO-CATALYTIC PURIFYING AND FILTERING SYSTEMS

These systems are specially designed to treat the air flow coming from ventilation and climate control devices, thereby reducing the risk of contamination due to chemical compounds and micro-organisms.

AIR QUALITY MONITORING SYSTEMS

The Aire Limpio® algorithm continuously analyses the environmental pollution exposure data and provides an air quality index. The interface works on all types of screens: computers, iPads, mobile phones, and so on.

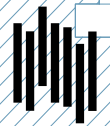
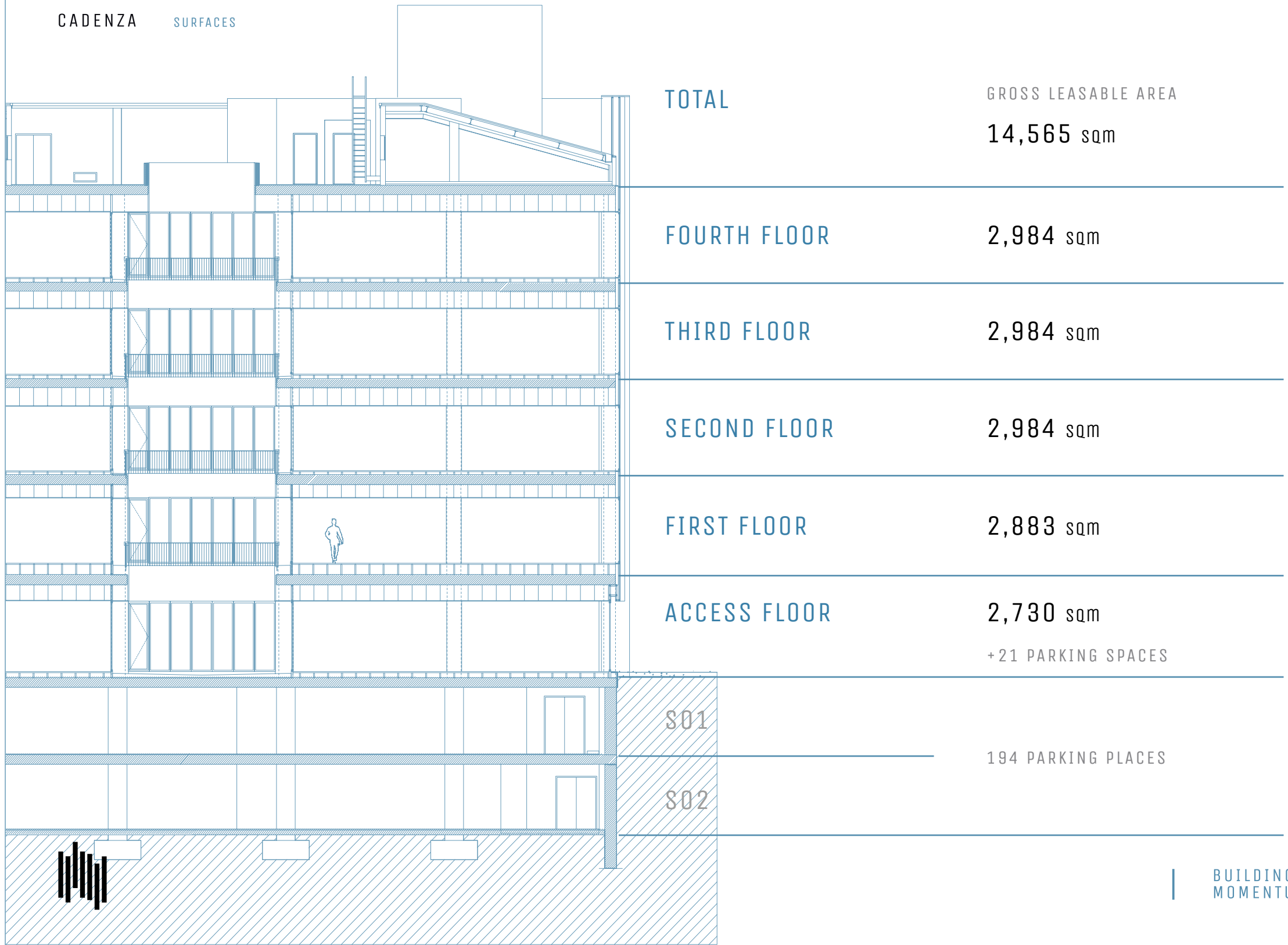


FLOOR AREAS

04

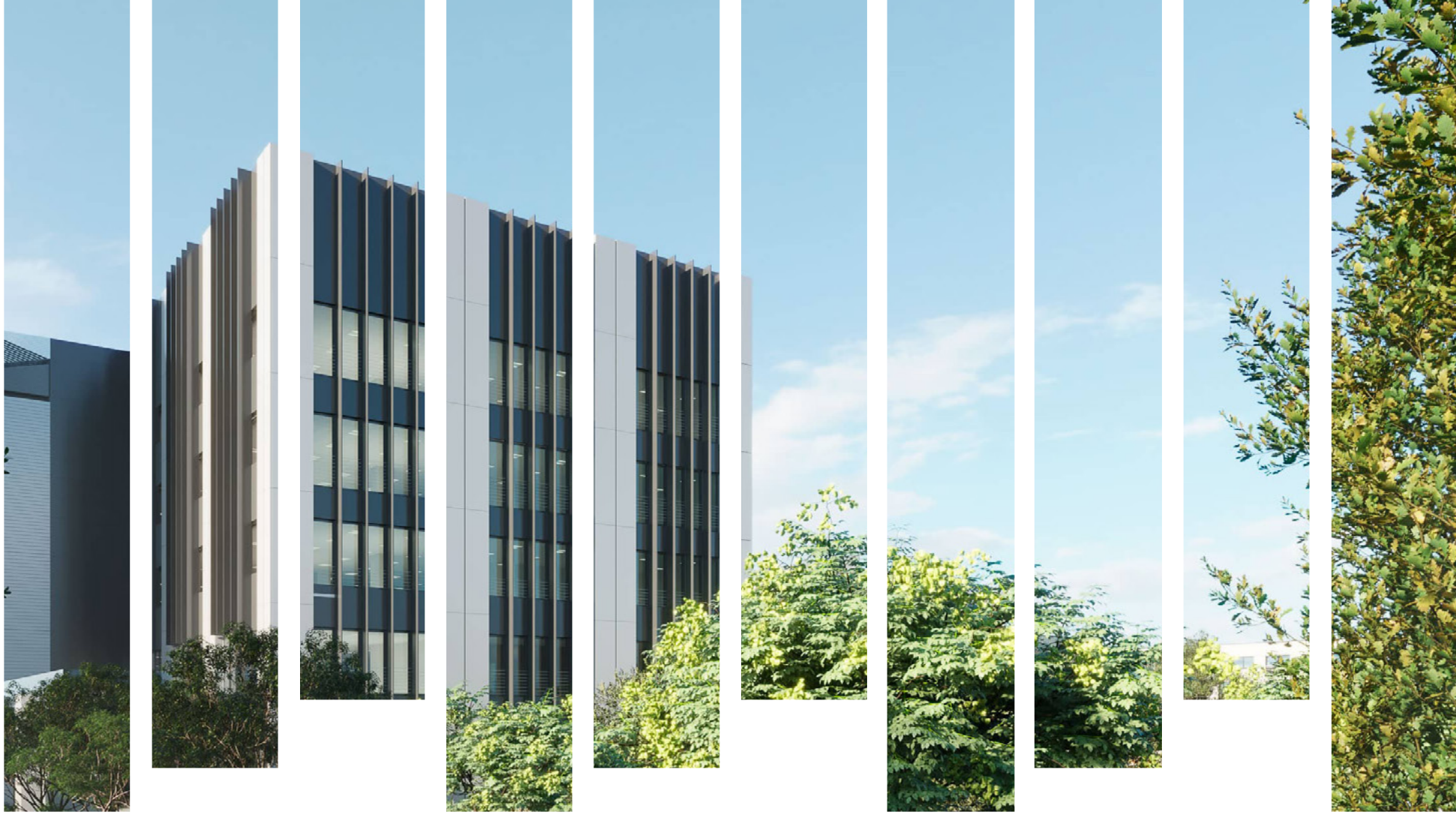
The space maintains the shape of the site and the original floor plan, growing slightly in volume and expanding the façade, giving the building an innovative and emblematic appearance.





TEAM

05





ÁRIMA REAL ESTATE SOCIMI S.A.

OWNERSHIP

With a strategy focused on creating value for both tenants and investors, Árima has nearly thirty years of experience in building, refurbishing and operating offices in Madrid. It is listed on the Madrid stock exchange.

Árima identifies, purchases, renovates, and manages real estate assets that will subsequently be leased and operated by tenants.

[ARIMAINMO.COM](https://arimainmo.com)



ESTUDIO LAMELA

ARCHITECTURE

Estudio Lamela is one of the most renowned Spanish architectural firms. The studio was founded by Antonio Lamela in 1954 and it has developed nearly 2,000 projects. Carlos Lamela is currently its President.

The company has offices in Madrid, Warsaw, Mexico City, and Rotterdam.

[LAMELA.COM](https://lamela.com)

FERNANDO MARTOS

LANDSCAPING

The Fernando Martos Landscaping Studio has 20 years of experience. The studio boasts a multi-disciplinary team of architects, engineers, and landscapers.

Its projects are implemented internationally in Spain, Italy, Portugal, Mexico, Canada, Santo Domingo and France. The gardens are inspired by English landscaping, but always adapted to the local place and climate.

[FERNANDOMARTOS.COM](https://fernandomartos.com)

CONTACT

STUART W. MCDONALD

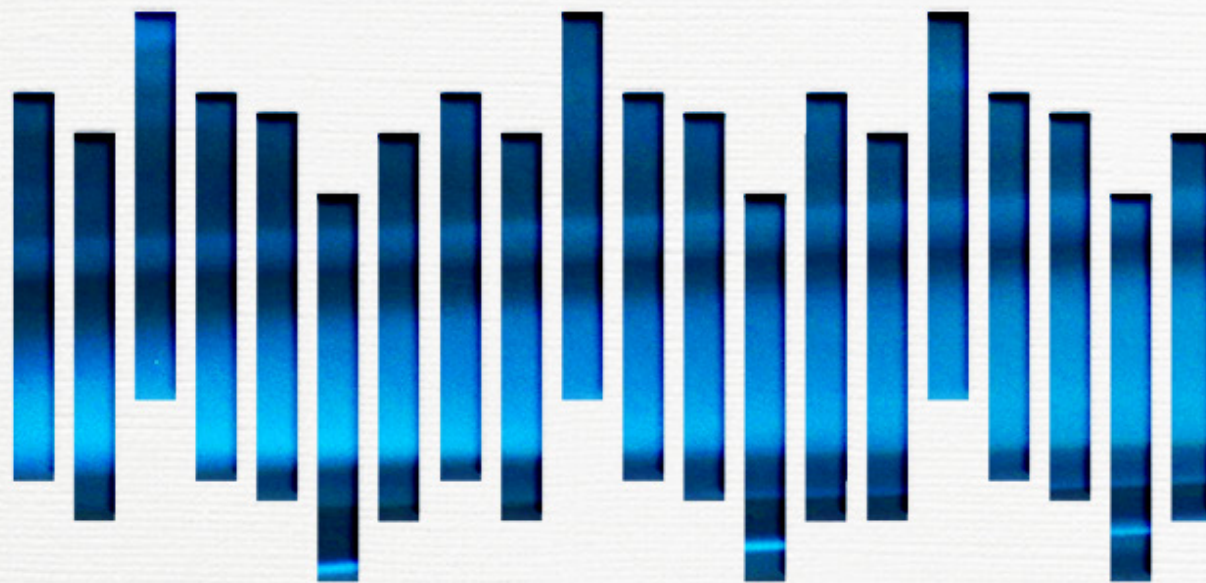
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[EDIFICIOCADENZA.COM](https://www.edificiocadENZA.com)

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