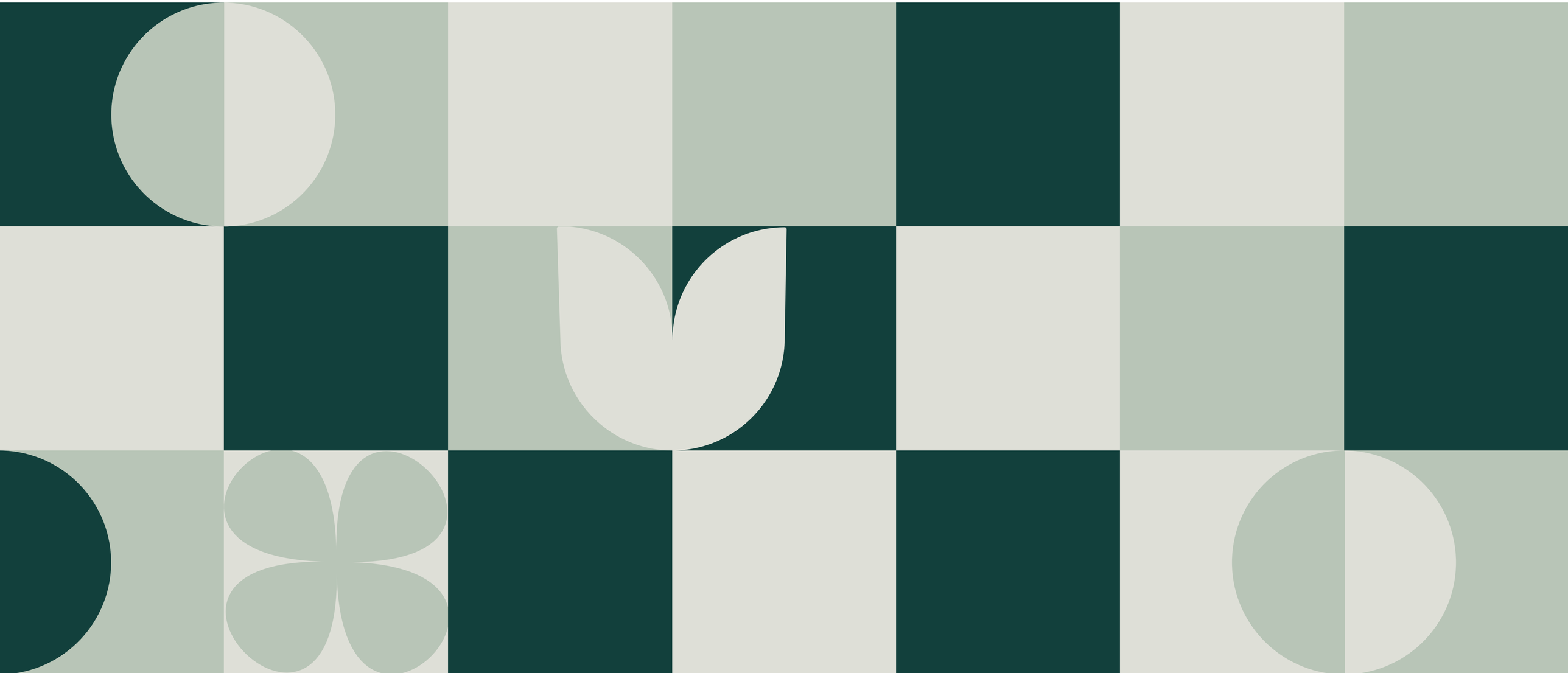
Aribau
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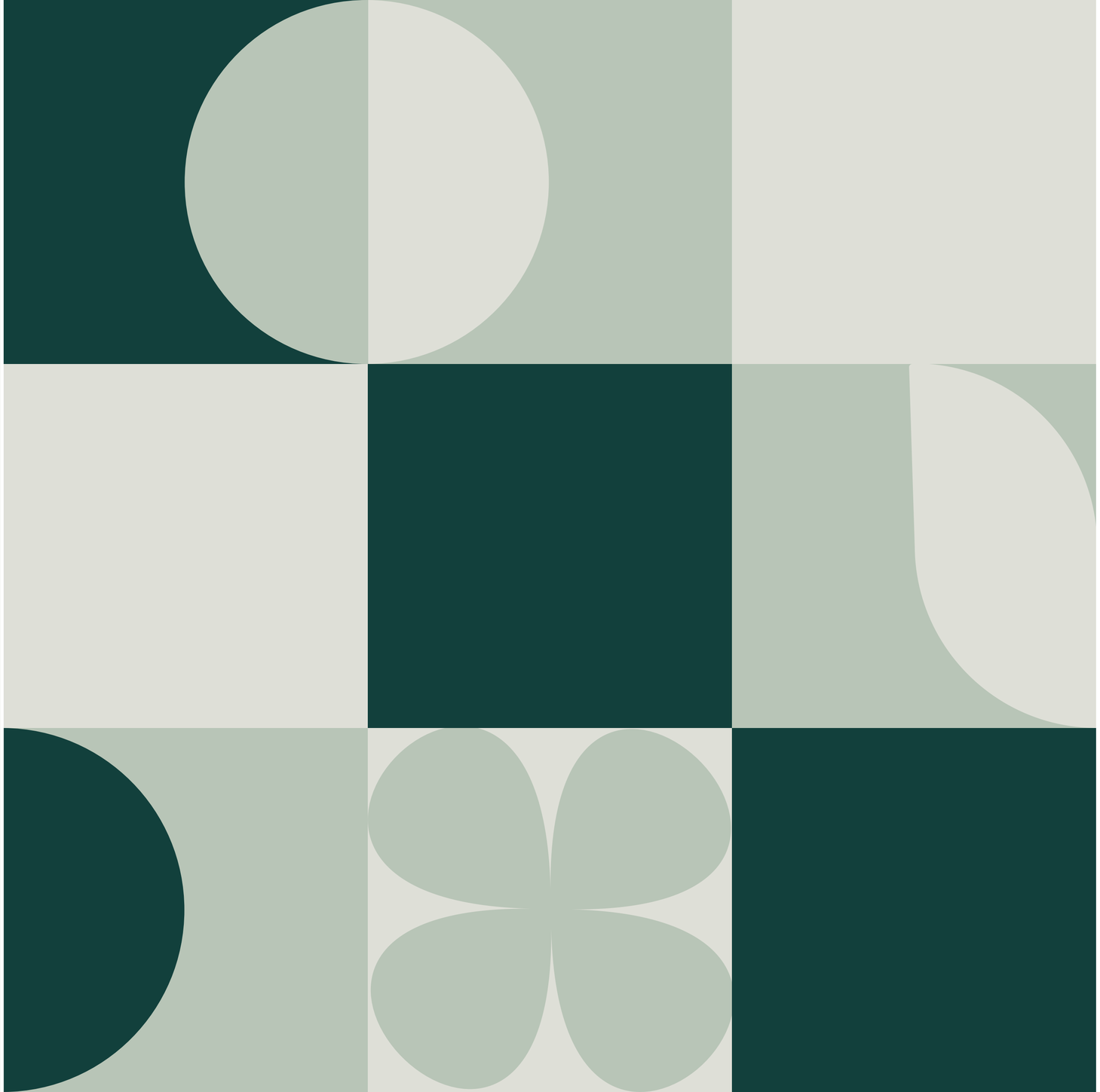
Aribau
195

Offices with garden in the centre of Barcelona



MAIN FAÇADE

Aribau
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Discover the new Aribau 195.

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Interactive brochure
Click each section to navigate freely through the project.
Click the logo to return to this page.

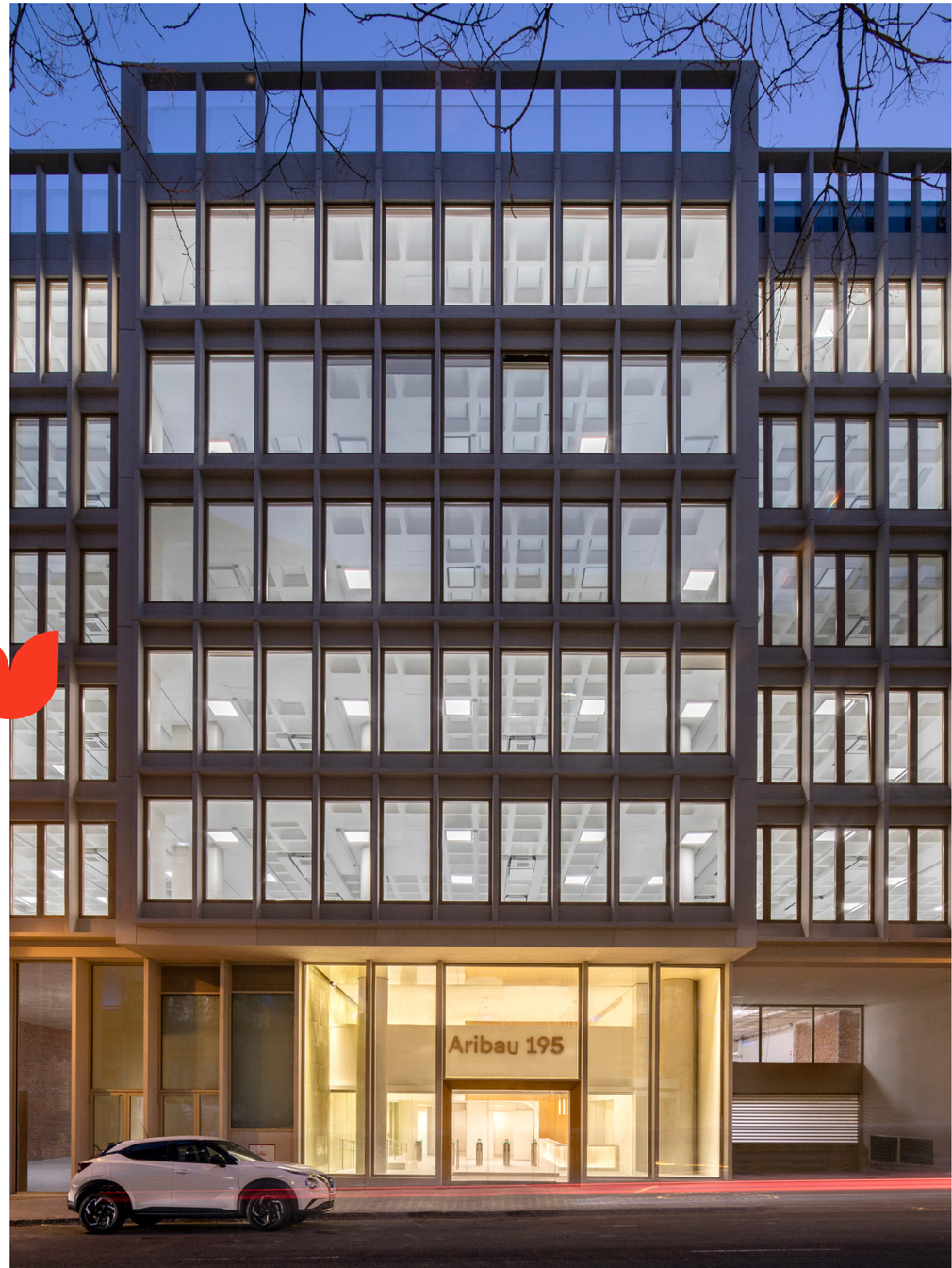
Aribau
195

The future of business is blooming in the heart of Barcelona.

Work in the city centre, but in total harmony with nature. This is Aribau 195, a highly representative office building in operation for decades that has now been renovated as a fresh, inspiring workspace where offices and services coexist with trees, green areas and the incredible life of the streets of Barcelona.

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MAIN FAÇADE



Aribau
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Find out how it can adapt to you and your business.

REAR FAÇADE



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8,380.38 sqm
ready for the best companies

5 floors
of offices

957 sqm
of garden, balconies and terraces

336
private parking spaces for cars, electric cars, motorcycles and bicycles/electric scooters

2,720.83 sqm
divided into 2 shop units

More than a building,
it's a model of wellbeing
and efficiency

Aribau
195

Where talent and ideas blossom.

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TYPICAL OFFICE FLOOR





Aribau 195 combines three former office buildings to create warm, spacious work environments naturally equipped with the latest technologies on the market and designed to encourage collaboration between new generations of talent.
A space for the future, available today.

Surprisingly fresh.

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Aribau 195 has grown in more areas than the offices. The boundaries between indoors and out have been blurred to combine spaces for work and relaxation in the large private garden, green areas, landscaped terraces on each floor and rooftop terrace. A fantastic way to enjoy work and the excellent Mediterranean climate at the same time.

PRIVATE COURTYARD

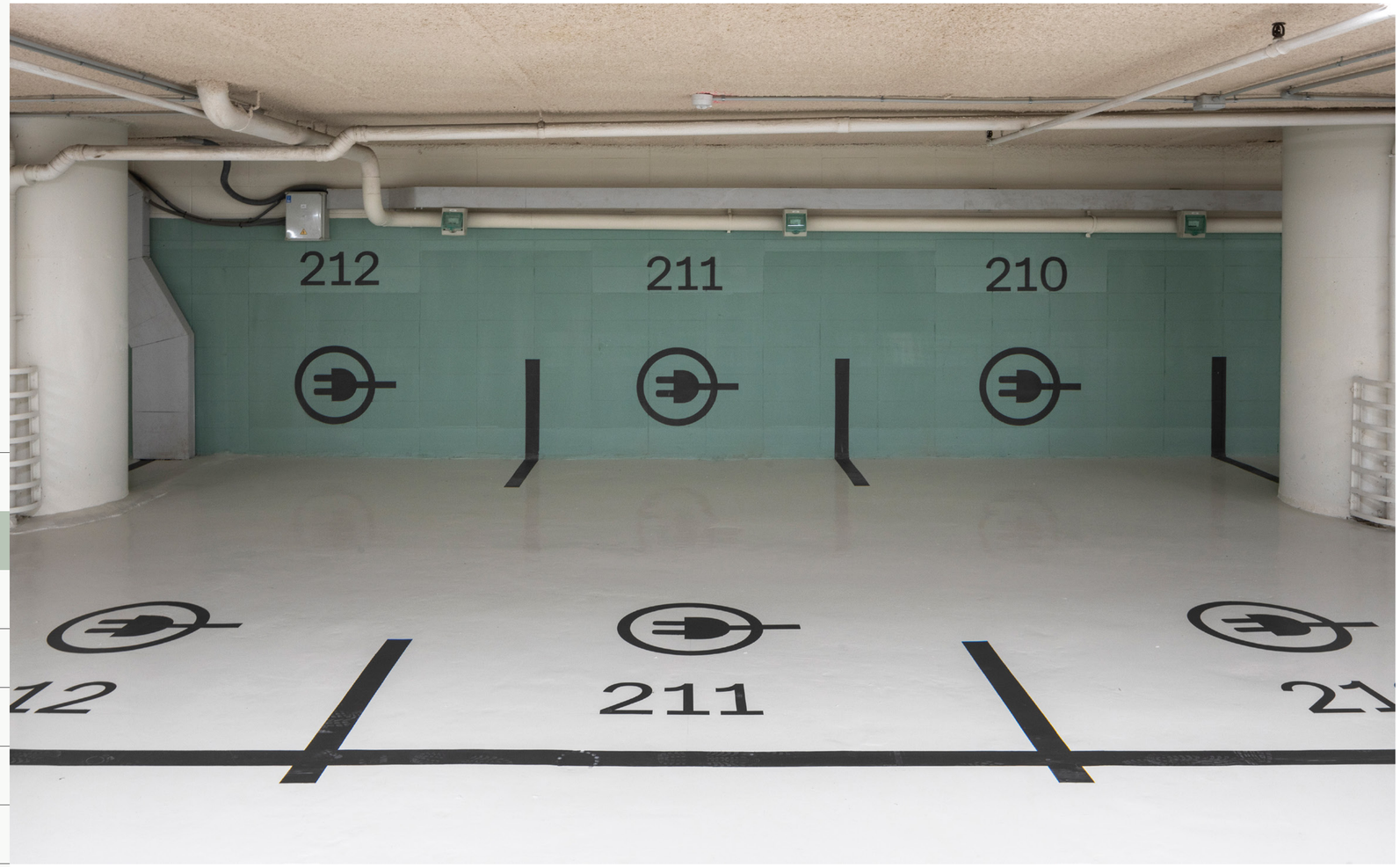


Aribau
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A true oasis of comfort and services.

In addition to offices and outdoor areas, Aribau 195 offers even more surprises in the form of modern communal areas and quality services.

PRIVATE PARKING



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ENTRANCE

An elegant, representative lobby with reception, access control and concierge service providing the perfect welcome

COWORKING SPACES

The building has specific areas prepared for working and collaborating beyond the actual office space, for example in the garden and in the lobby.

HEALTHY EATING

Aribau 195 includes an area with vending machines where employees can sit down and enjoy healthy food and beverage options.

CHANGING ROOMS

Strike the right balance between office work and an active, healthy lifestyle thanks to the building’s changing rooms and showers.

PRIVATE PARKING

The parking is located on four of the building’s five basement floors and can accommodate 190 cars, 10 electric vehicles, 52 motorbikes and 84 bicycles/electric scooters.

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A truly exclusive address.



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Located in one of the city's most in-demand areas throughout its history: the financial centre. A consolidated, privileged location just a few steps away from famous streets such as Avinguda Diagonal, Passeig de Gràcia and Rambla de Catalunya.

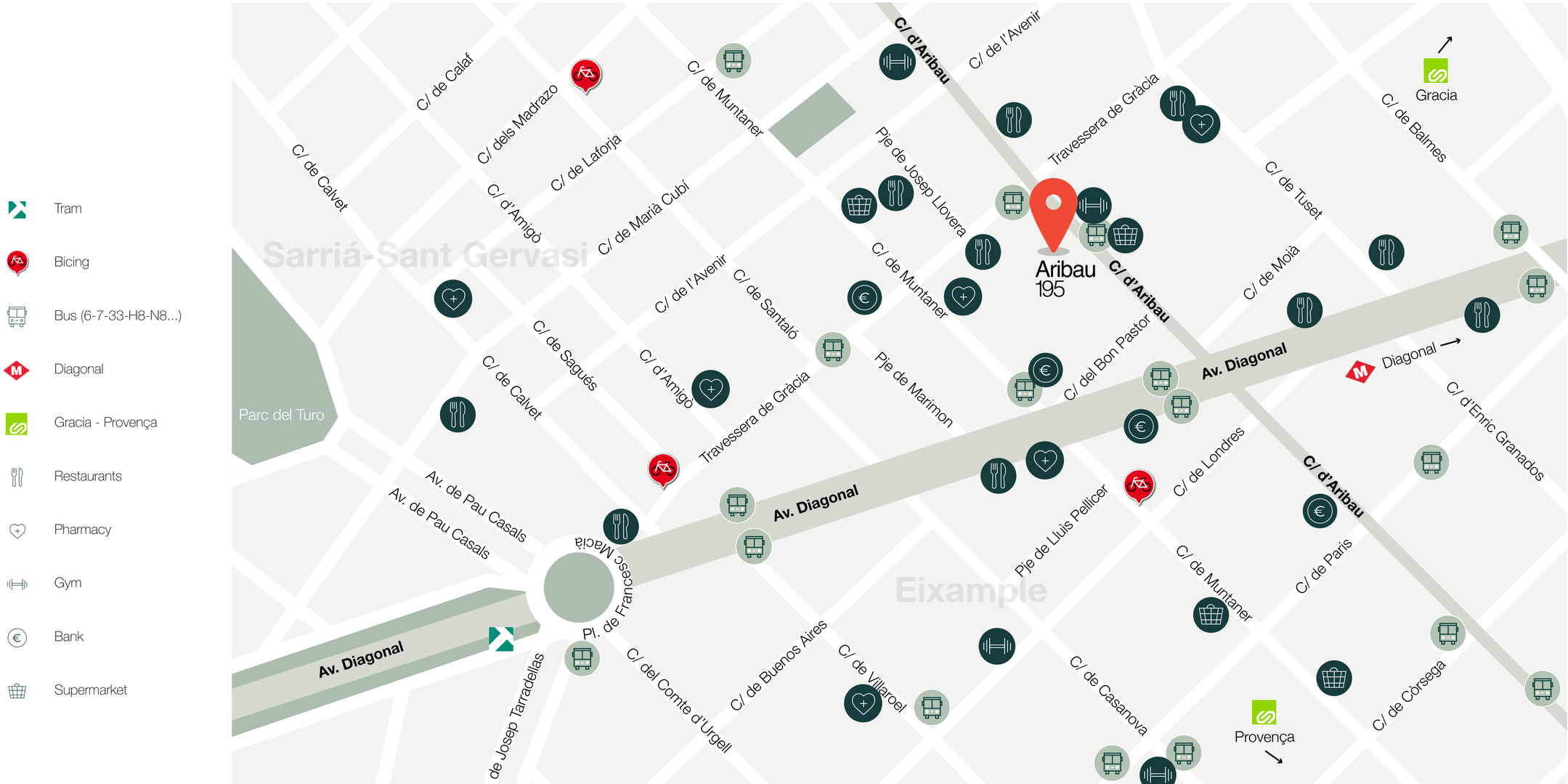
From Aribau 195 to

Diagonal (Metro)	4’		
Plaza Catalunya	7’	9’	16’
Sants Estació (Ave)	7’	12’	16’
Gloriès	14’	15’	30’
Port Vell	12’	18’	30’
Airport		21’	44’

Aribau
195

It’s not just working in the centre, it’s living it.

Aribau 195 is surrounded by everything a big city like Barcelona has to offer. Hospitals, medical centres and pharmacies, all kinds of leisure facilities and excellent restaurants, supermarkets, gyms, fashion, hotels, well-kept parks and excellent connectivity to any spot in the city thanks to the many public transport options just a few minutes away.



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Take care of yourself while caring for the planet.

REAR FAÇADE



An office building that has been redesigned to be smart, flexible and energy efficient, not to mention responsible and healthy for tenants and the environment. This is demonstrated by the building's Class A energy efficiency rating and the prestigious WELL GOLD certificate for wellness and LEED PLATINUM certificate for sustainability.

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Aribau
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A state-of-the-art building.



OFFICES WITH BALCONY OVERLOOKING THE INNER GARDEN



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Materials sourced locally and nearby

Refurbishing has been carried out using local, recycled and VOC-free materials.

Low water consumption

Landscaping has been chosen for its low water consumption and is managed by irrigation control.

Clean energy

Aribau 195 is powered by photovoltaic and solar panels installed on the roof of the building.

Sustainable mobility

The building has charging areas for electric vehicles and bicycle parking.

U.S. GREEN BUILDING COUNCIL
LEED PLATINO
USGBC

Warm, healthy environments

Comfort control of temperature and lighting, air conditioning with a hybrid system and double ventilation (natural and forced).

Efficiency and wellbeing

Favouring the use of natural light and installing DALI dimming systems that offer lower energy consumption and improved lighting comfort.

Urban gardens

Nestled among Aribau 195's green spaces are small private vegetable gardens for tenant use.

Hydraulic efficiency

Waste management in common areas, garden with efficient water use and rainwater retention.

WELL
GOLD

Aribau
195

The building is fully let.

Total 8,380.38 sqm



Rooftop
129.74 sqm
34.67 sqm
of vegetable garden
Leased

Shop unit 1
1,322.49 sqm
Leased

Mezzanine
Private garden
494.92 sqm

Floor 5
1,502.80 sqm - Leased

Floor 4
1,502.80 sqm - Leased

Floor 3
1,502.80 sqm - Leased

Floor 2
1,502.80 sqm - Leased

Floor 1
1,502.80 sqm - Leased

Shop unit 2
1,398.34 sqm - Leased

Office
866.38 sqm - Leased

Basement from -1 to -5 | 190 spaces | 10 spaces | 52 spaces | 84 spaces

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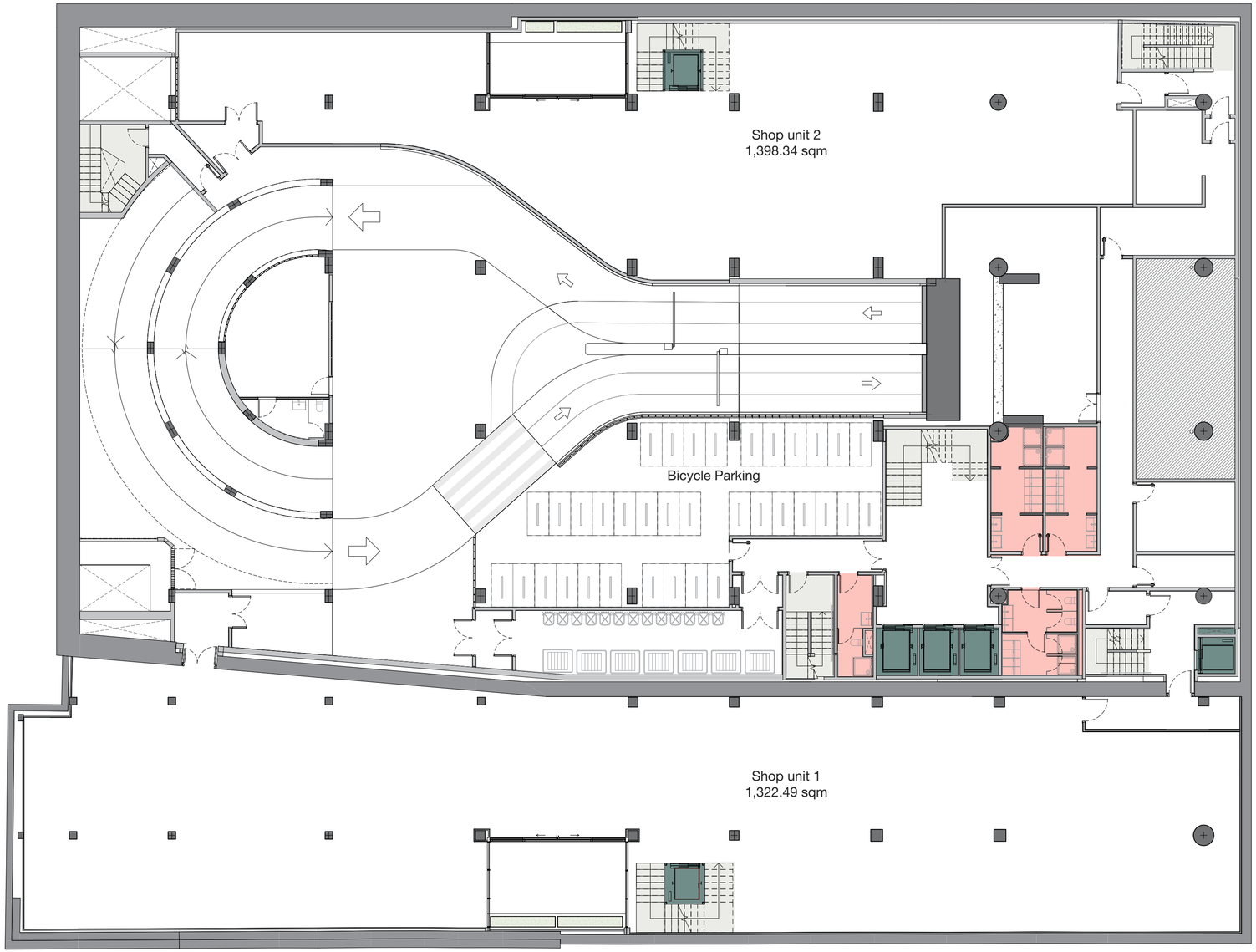
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Toilet facilities and changing rooms

Lifts

Stairways

Basement -1





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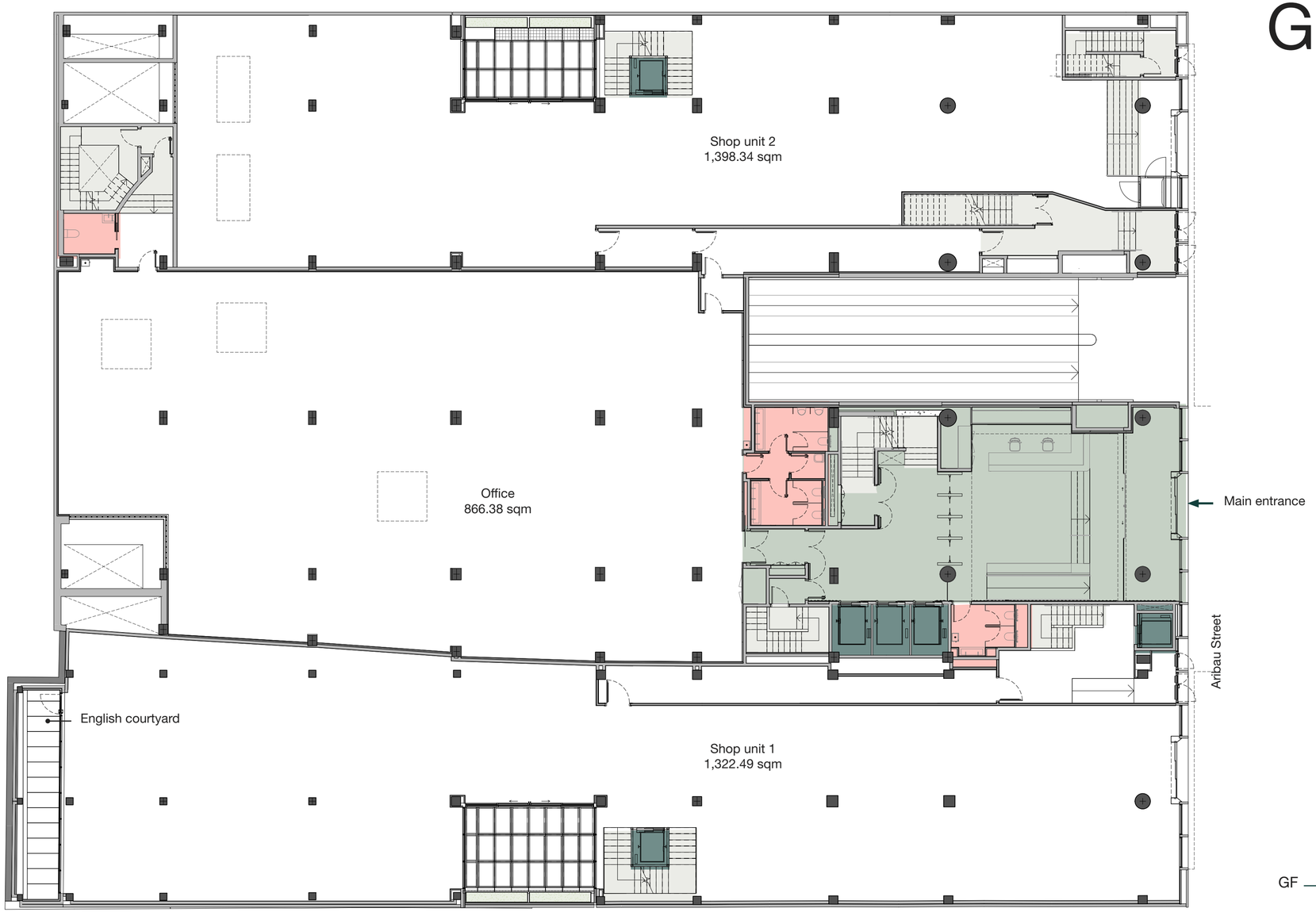
Ground Floor

Toilet facilities

Lifts

Stairways

Lobby





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Toilet facilities

Lifts

Stairways

Main Lobby

494.92 sqm private garden



Mezzanine



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Toilet facilities

Lifts

Stairways

Private terrace



Floor 1

1,502.80 sqm



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Toilet facilities

Lifts

Stairways

Private terrace



Floor 2 to 5

1,502.80 sqm



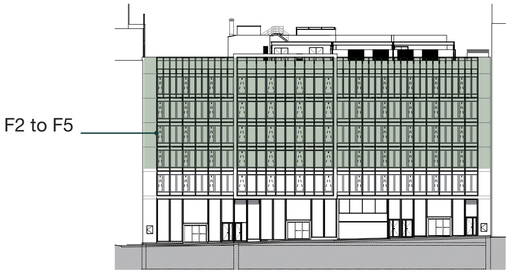
Toilet facilities
Lifts
Stairways
Private terrace



Distribution example

1,502.80 sqm

Occupancy ratio: 1/6



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Wellbeing and sustainability

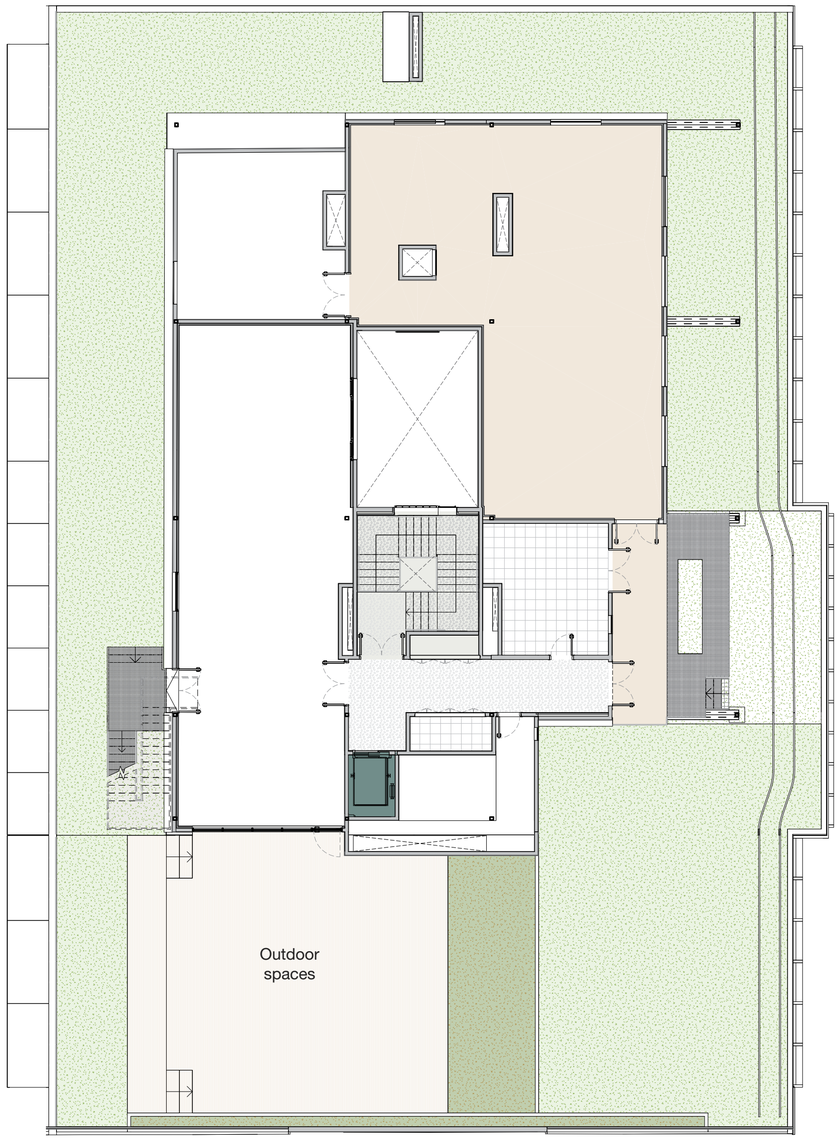
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Lifts

Stairways



Rooftop

130 sqm



Aribau
195

A close look at all the details of Aribau 195.

SPACE

STRUCTURE

Reinforced concrete, columns and waffle slabs with system formwork.

The building has been refurbished with steel deck composite floor systems, a concrete compression layer and rolled steel beams.

FAÇADES

The main modular façade on Aribau is made of ultra-high-performance concrete (UHPC) with solar shading, chestnut woodwork and double glazing to offer high thermal and sound insulation from the exterior. 86% of the glazing favours heat transfer and the windows provide natural ventilation.

The rear façade overlooking the inner courtyard is a steel curtain wall with double glazing, argon chamber and a projecting 1.5 m terrace landscaped with climbing vegetation that controls and filters sunlight, thus reducing electricity consumption. The building is flooded with natural light because 92% of the façade is made of glass.

FUNCTIONALITY AND INTERIOR FINISHES

Open-plan layout with services concentrated in a central core.

Exclusive services for users of each office. Separate toilet facilities for men and women, unisex toilet, changing room with shower, accessible toilet, cleaning room and water fountain.

The offices can be divided into a maximum of two units, each on one façade. Two separate doors from the lobby with lifts and main staircase. The offices have an 8 cm raised floor for installations.

Exposed ceilings, optimization of their full height and the quality of the space.

The air-conditioning and lighting installation takes advantage of the waffle slabs to accommodate different elements and provide visual freedom.

Offices with a ceiling height of 2.65 m on the Aribau façade and 2.7 m on the rear façade.

The ceiling height in areas with air-conditioning installations and units is reduced to 2.5 m.

Ground-floor commercial premises have ceiling heights ranging from 2.65 m to 5 m.

High-quality, sustainable and eco-responsible interior finishes using 100% FSC-certified wood, recyclable floor aggregates, lime-based eco paint and recycled HPL panelling.

Space with vending machines and eating area.

ENTRANCE

Main entrance to the building and premises 3 (interior) from Carrer Aribau.

Independent access from the underground parking to offices.

Independent pedestrian access to commercial premises 1 and 2 from Carrer Aribau.

Independent access (clearance height 2.15 m) from the underground parking (loading and unloading area) to commercial premises 1 and 2.

Independent pedestrian access to the underground parking from Carrer Aribau.

Vehicle access to the underground parking from Carrer Aribau.

LIFTS

A vertical core containing three high-capacity, high-speed lifts and a traffic management system connecting the parking and office floors guarantee fast, efficient movement within the building.

One lift provides direct access to the roof terrace.

Vertical core with one 8-person lift and staircase within independent and direct access to the parking from Carrer Aribau.

Vertical core with one panoramic lift with glazed enclosure in each shop unit, from B-1 to mezzanine floor.

Lift platform, shop unit 2.

Lift platform on mezzanine floor from the building's communal areas.

Easy access to terrace in interior courtyard.

PARKING

Four parking levels for cars and motorbikes on basement levels B-2 to B-5.

190 parking spaces for cars, 10 for electric vehicles, 52 for motorbikes and 84 bicycles / electric scooters.

Underground bicycle parking with 84 parking spaces on basement level B-1.

LIGHTING

Natural lighting on all office floors and shop units thanks to windows on the inner courtyard, glass and wood on the front façade and the curtain wall on the rear façade.

Parking with natural light and efficient LED lighting.

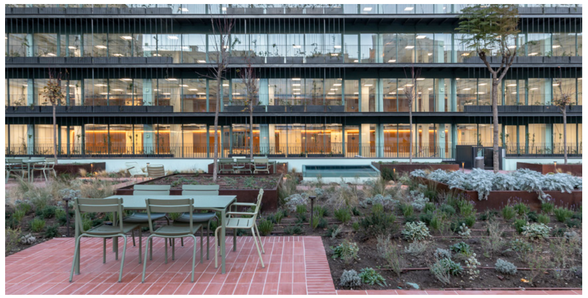
Interior lighting with low-consumption LED light fixtures, lighting control system and circadian lighting.

Façades with manually adjusted blinds for protection from the sun.

OUTDOOR SPACES

Interior garden with 494,92 sqm of lounging areas in an inner courtyard with a green wall on the rear façade. Indigenous trees of several species, shrubs and climbing plants, all of which consume little water, are used to differentiate spaces.

Roof terrace.



PRIVATE COURTYARD

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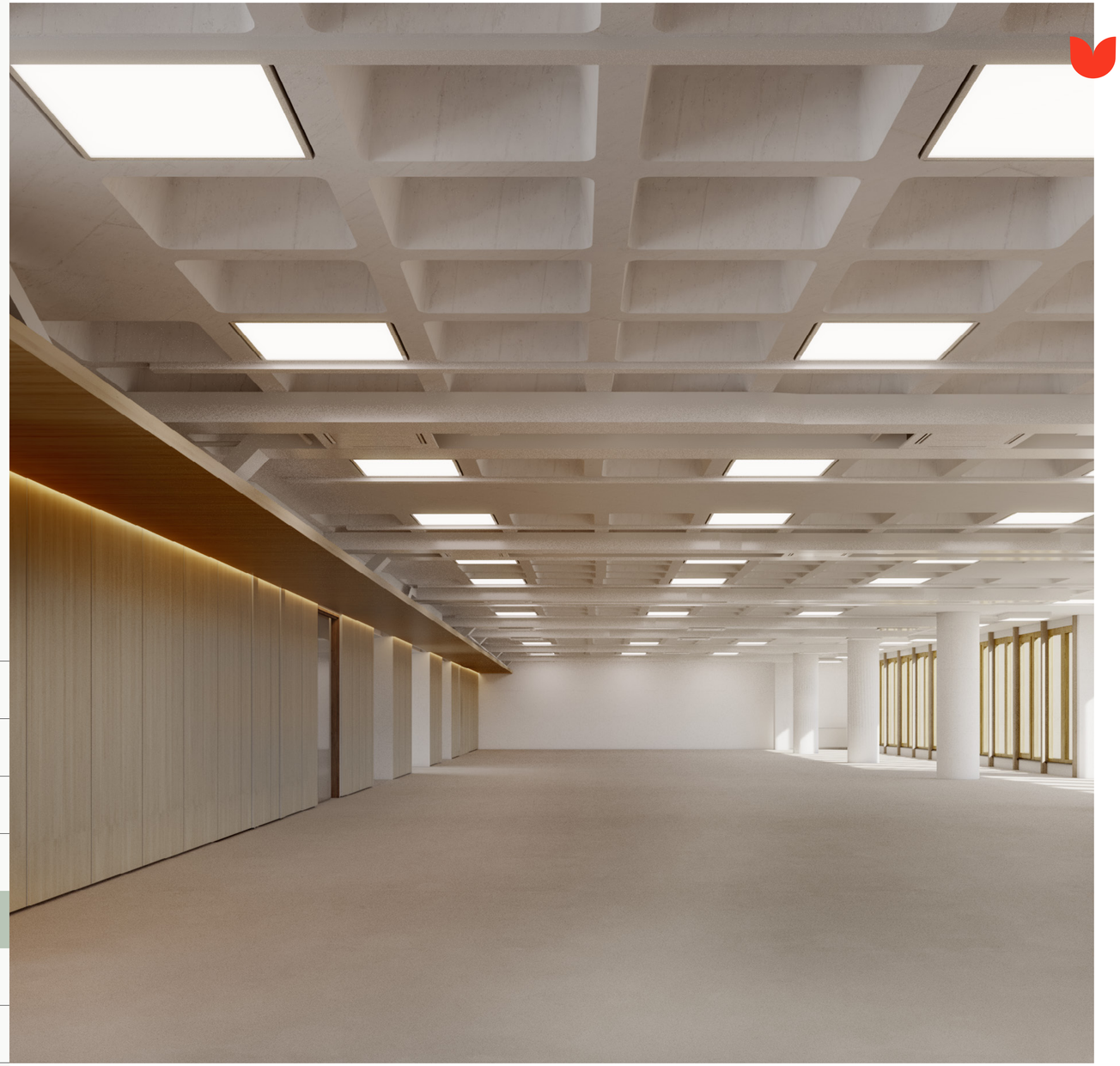
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STANDARD OFFICE FLOOR PLAN

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INSTALLATIONS

CENTRALIZED BUILDING MANAGEMENT SYSTEM (BMS)

Remote control of installations, consumption (including HVAC) and electricity, lighting and water supply.

AIR CONDITIONING AND VENTILATION

Multi hybrid VRF with a water source heat pump for heat recovery to guarantee greater thermal comfort in offices and optimal energy efficiency.

Flexible climate control and use of individual units.

Constant air renewal, good indoor air quality and enthalpy heat recovery units in each office.

WATER PRODUCTION, HOT WATER AND SANITATION

Cold water supplied by the public network and at least 60% of domestic hot water produced by solar panels.

Hybrid energy-saving sanitary fittings and fixtures.

Grey water recovery and treatment for water supply.

ELECTRICITY

Transformer station in the basement to serve the entire building and emergency generator with diesel engine.

Electricity supply divided into secondary control panels allows each office to operate independently.

Electricity for communal areas generated by high-performance photovoltaic panels.

FIRE PROTECTION

System of smoke detectors, alarms, fire protection tools (fire extinguishers, fire hydrants, etc) to comply with current regulations.

Parking with sprinkler system and dry riser.

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A project with solid foundations.



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Aribau
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We currently have no vacancies at Aribau 195; if you're looking for an office, please get in touch.



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Offices with garden in the centre of Barcelona

aribau195.es

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