



# Lérida 44

Madrid

A renovated, fully equipped  
building in central Madrid

This document is interactive.  
Click on the sections to view their content.



# Feel at home

Discover an inspiring, welcoming space in the heart of Madrid—just steps from everything you need and equipped with everything your business could ask for. The perfect headquarter location for one exceptional company: yours.



## Fitted-out offices

4,300 sqm across 5 floors (SR)  
Capacity: 500+ people



## Excellent location

500 m from AZCA and  
8' from the Bernabéu



## Everything in Lérida 44

Dining area, terraces,  
meeting rooms...



## Excellent access

Metro 3 minutes walk  
Parking (optional)



## Extensive renovation

Façade, reception,  
restrooms and terraces



## Efficient and sustainable

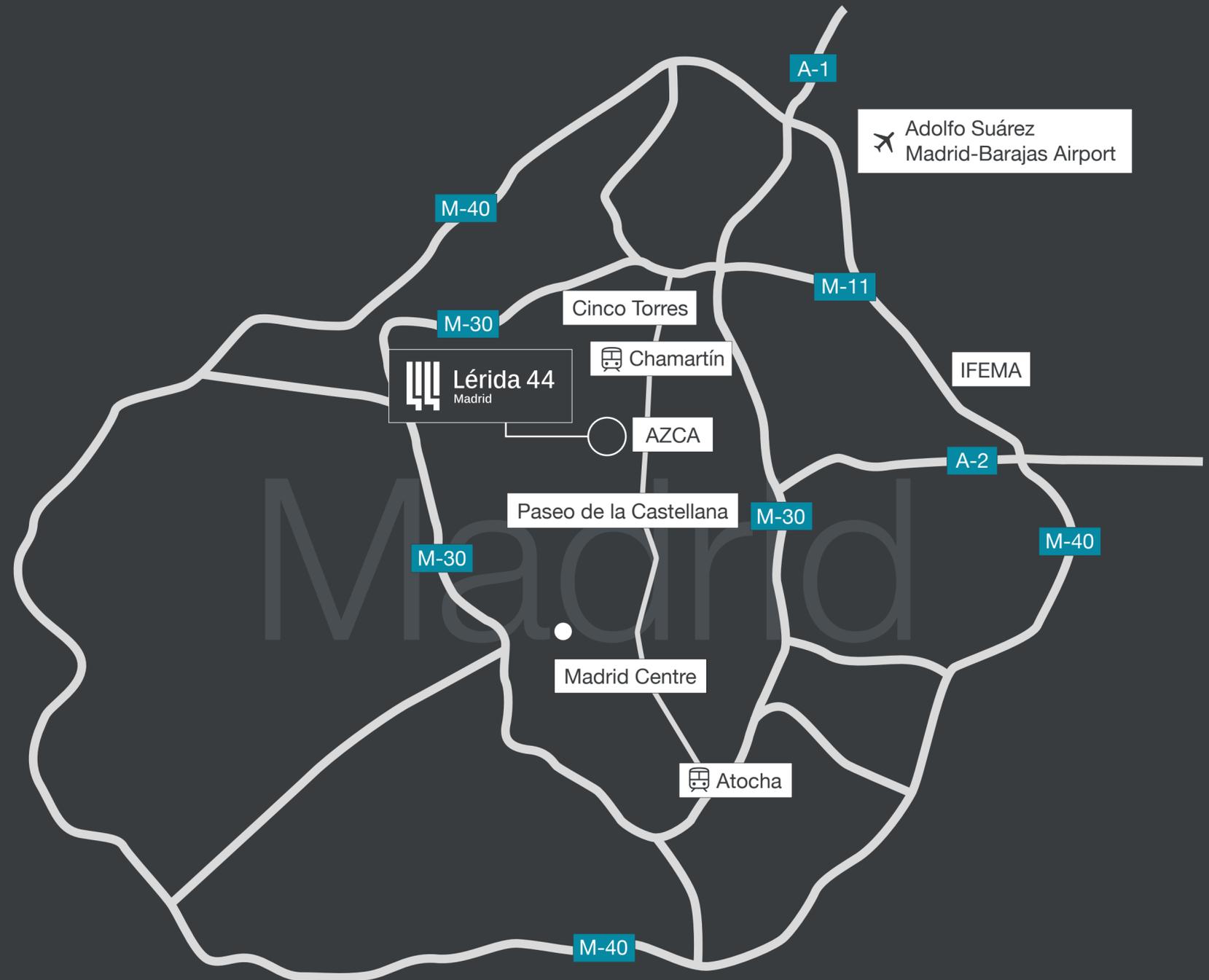
LEED Gold



# Close to the heart of Madrid's financial district

## Close to everything

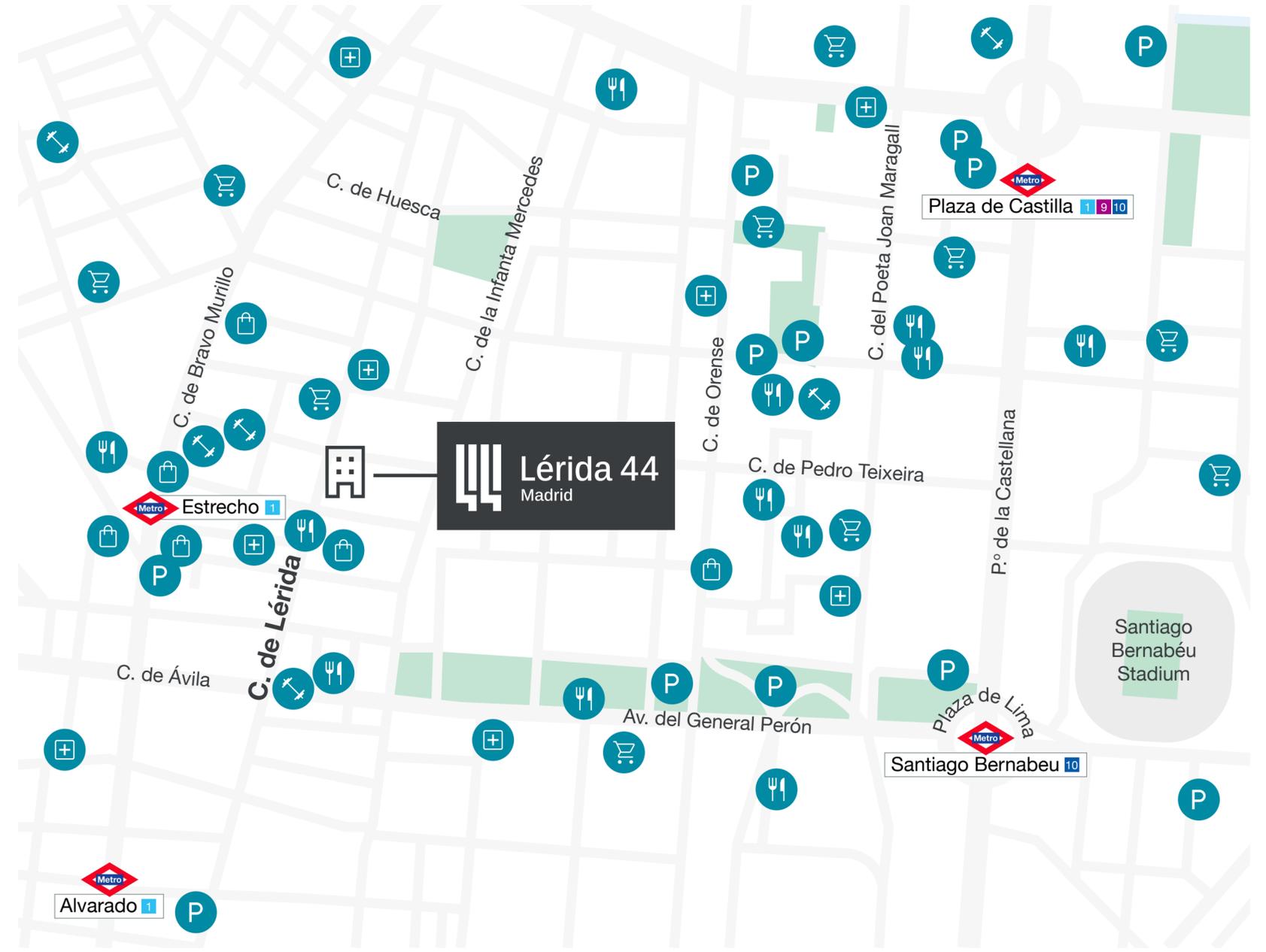
			
Estrecho (Metro L1)	4'		
AZCA	4'	2'	
Atocha (AVE)		12'	27'
Airport		15'	48'
Centre		20'	24'



# Your new location, close to everything you need

Lérida 44 is located in a quiet area just 500 meters from AZCA, the capital's financial and business district. A vibrant hub, rich with green spaces, now experiencing a dynamic revival.

## Neighbours within 5 minutes



Services: Gastronomy Fitness Public parking Supermarkets Pharmacies Shops



# Silent on the inside, vibrant on the outside

Spacious, filled with natural light, **fully equipped** and highly efficient, Lérida 44 offers contemporary, comfortable office spaces designed to inspire. Recently renovated, these offices are tailored to suit your unique work style and corporate culture, providing an ideal environment for productivity and success.

[360° virtual tour](#)





Lobby



Flex space / 5<sup>th</sup> floor terrace



Common areas



Cafeteria



Ground Floor terrace

# Schedule of areas

**5<sup>th</sup> floor** 674 sqm

**4<sup>th</sup> floor** 984 sqm

**3<sup>rd</sup> floor** 984 sqm

**2<sup>nd</sup> floor** 984 sqm

**1<sup>st</sup> floor** 329 sqm

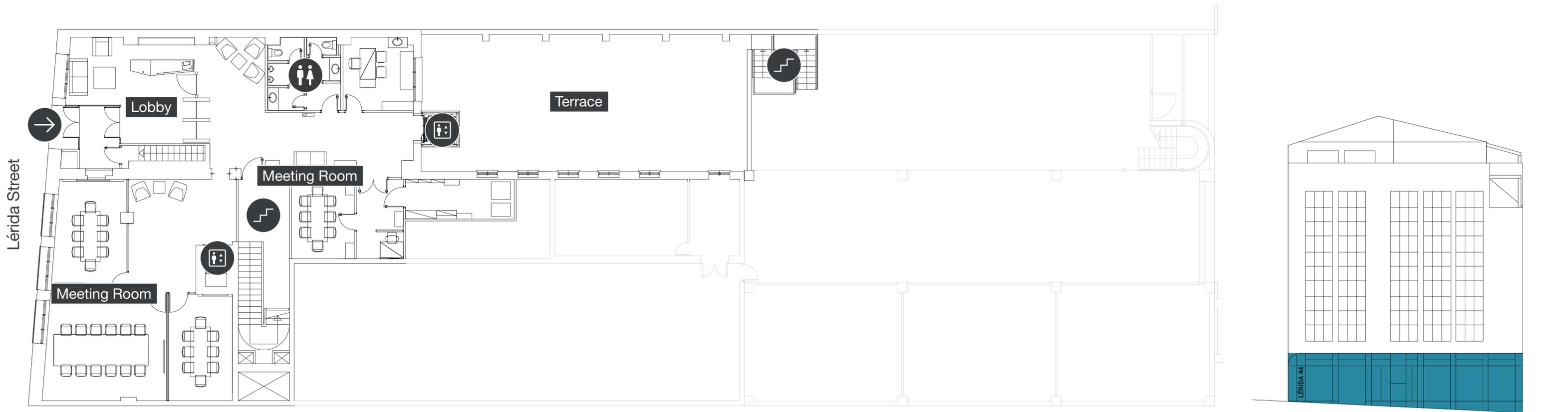
**Ground Floor** 345 sqm

**Total** 4,300 sqm



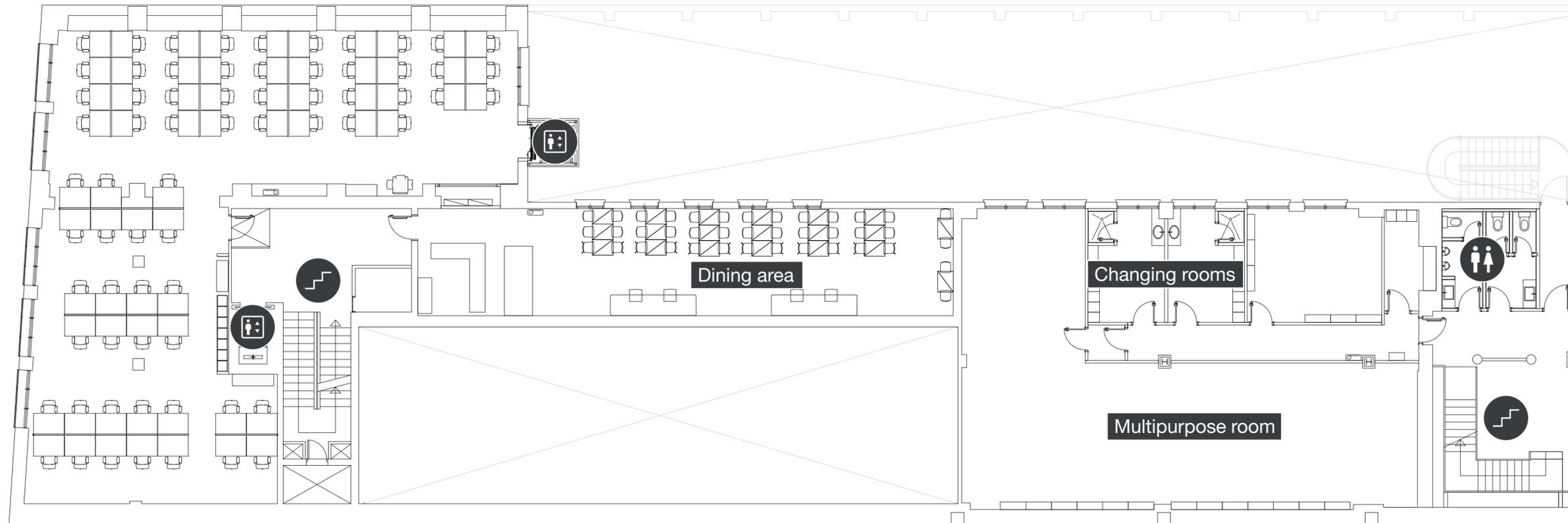
# Ground Floor

345 sqm



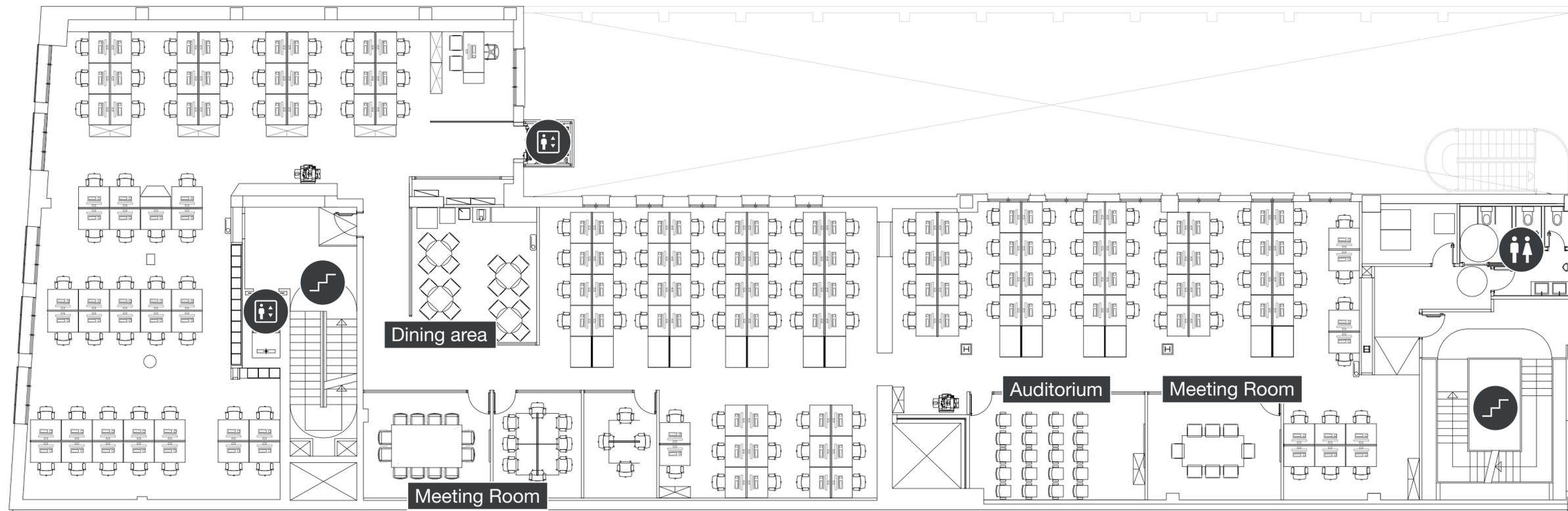
# 1<sup>st</sup> floor

329 sqm



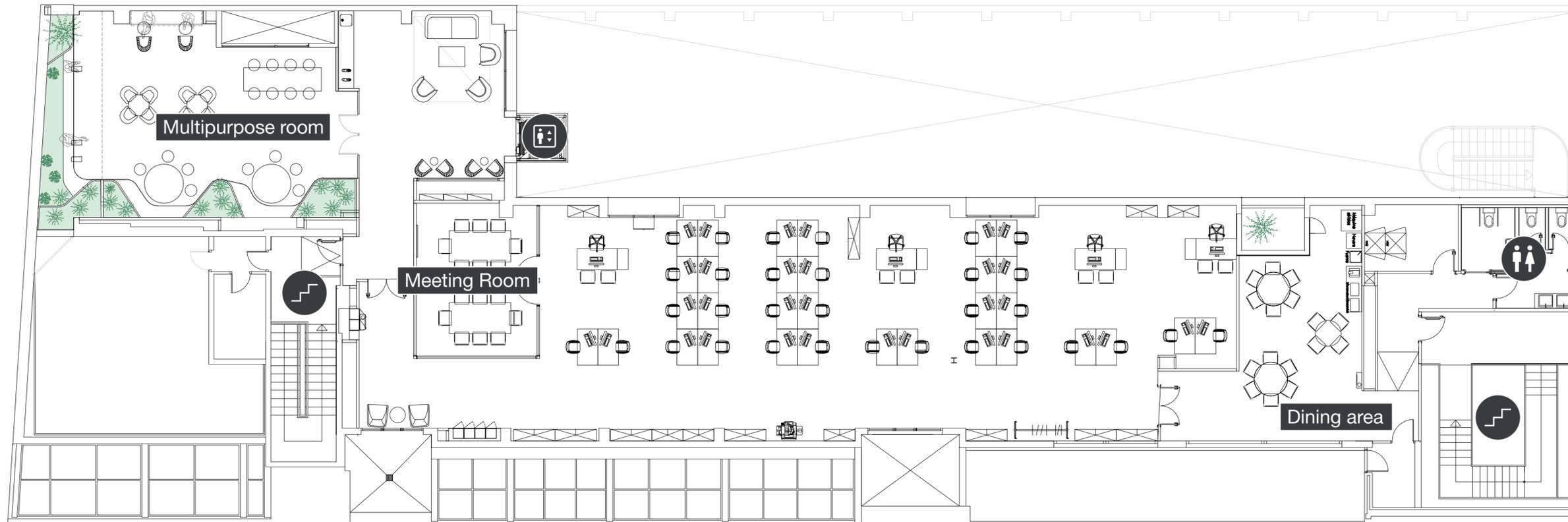
# Typical floor (levels 2-4)

984 sqm



# 5<sup>th</sup> floor

674 sqm



# Tech specs

## Building, façade and finishes

### Façade

Brick envelope with monocouche finish, thermal insulation, and interior plasterboard lining. Windows with double glazing.

### Roof

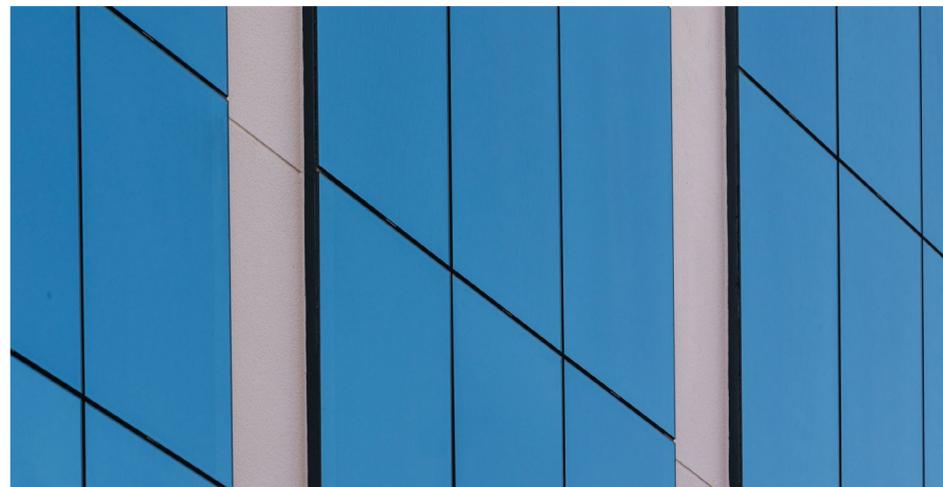
Pitched roof with sandwich panel made of sheet metal with thermal insulation. Flat roofs with recently renewed waterproofing.

### Raised floor

Raised technical floor on all levels (except ground floor and basement).

### Suspended ceiling

Modular suspended ceiling on all floors except under the roof. Free height from raised floor to suspended ceiling: 2.70 m.



## Technical installations

### Iluminación

Low-consumption LED luminaires, enabling significant economic savings. Maximization of natural light through two façades with windows (west and north), skylights on the 4<sup>th</sup> and 5<sup>th</sup> floors providing natural illumination, in addition to the south-facing façade. Openings designed to enhance natural light entry.

### Electrical installation

Electrical supply distributed through secondary panels located on each floor, allowing independent operation for each level. Dual electrical supply: standard power and an emergency line.

### Climate control

VRV heat pump climate control systems with interior air distribution via ducts connected to indoor units. The VRV system allows different building zones to operate in heating and cooling modes simultaneously, depending on specific needs. Fresh air renewal through ventilation units (AHUs) equipped with heat recovery systems. Centralized control system for all installations.

### Telecommunications

Category 6 cabling included. High-speed connectivity available with fiber optic services from various providers (currently Movistar).

### Fire Protection

- Fire hose reels (BIEs)
- Water tank and pumping system with electric pump and jockey pump
- Fire extinguishers
- Fire detection system
- Emergency lighting and signage

### Rainwater and sewage drainage

Renovated non-separative drainage system in PVC.

### Elevators

Dos ascensores accesibles con capacidad para 8 personas cada uno.

## Other features

### Certification of sustainability

The building aims to achieve a LEED GOLD certification.

### Adjacent parking

10 car spaces available.





Commercialized by



917 89 11 11



913 19 13 14

A project by



[www.lerida44madrid.es](http://www.lerida44madrid.es)

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