



Lérida 44
Madrid

A charming building in the
heart of Madrid

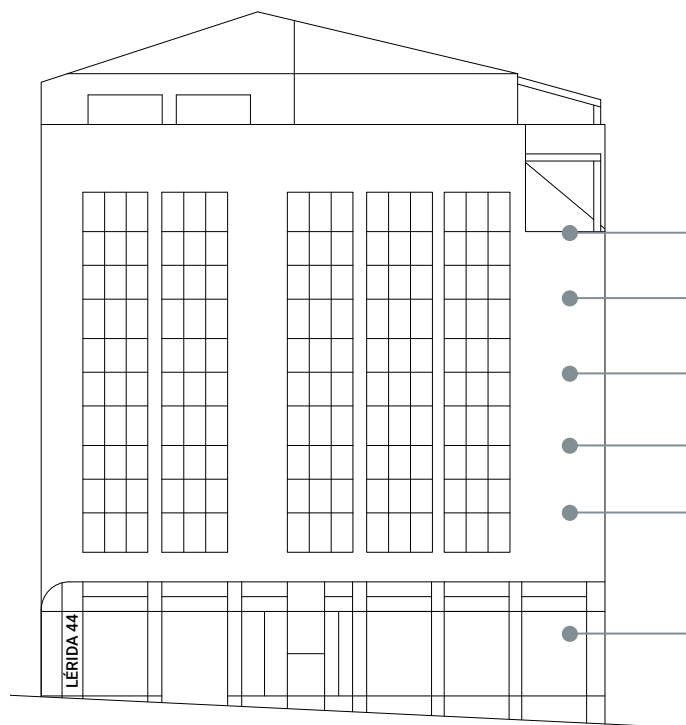
Floorplans and Technical Specifications



LERIDA 44



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Floor	Available space
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Floor 5	674 sqm
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Floor 4	984 sqm
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Floor 3	984 sqm
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Floor 2	984 sqm
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Floor 1	329 sqm
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Ground Floor	345 sqm
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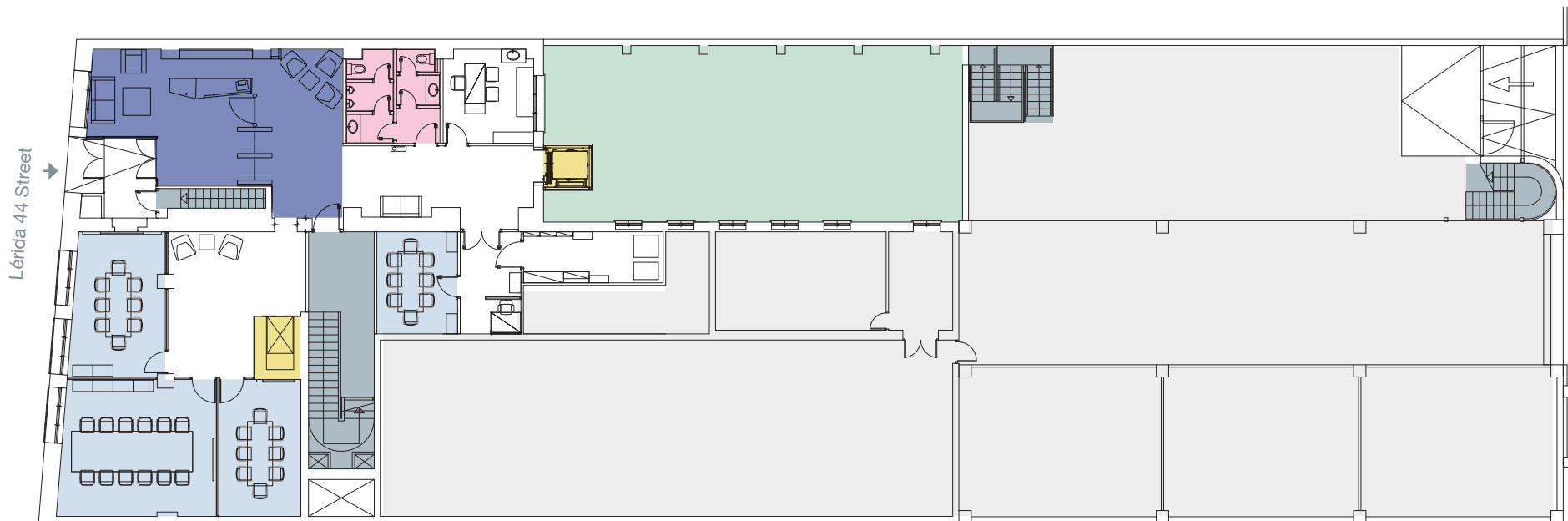
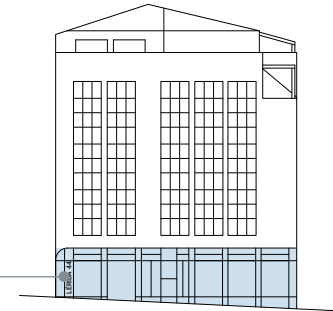
Total	4.300 sqm
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Ground Floor

345 sqm

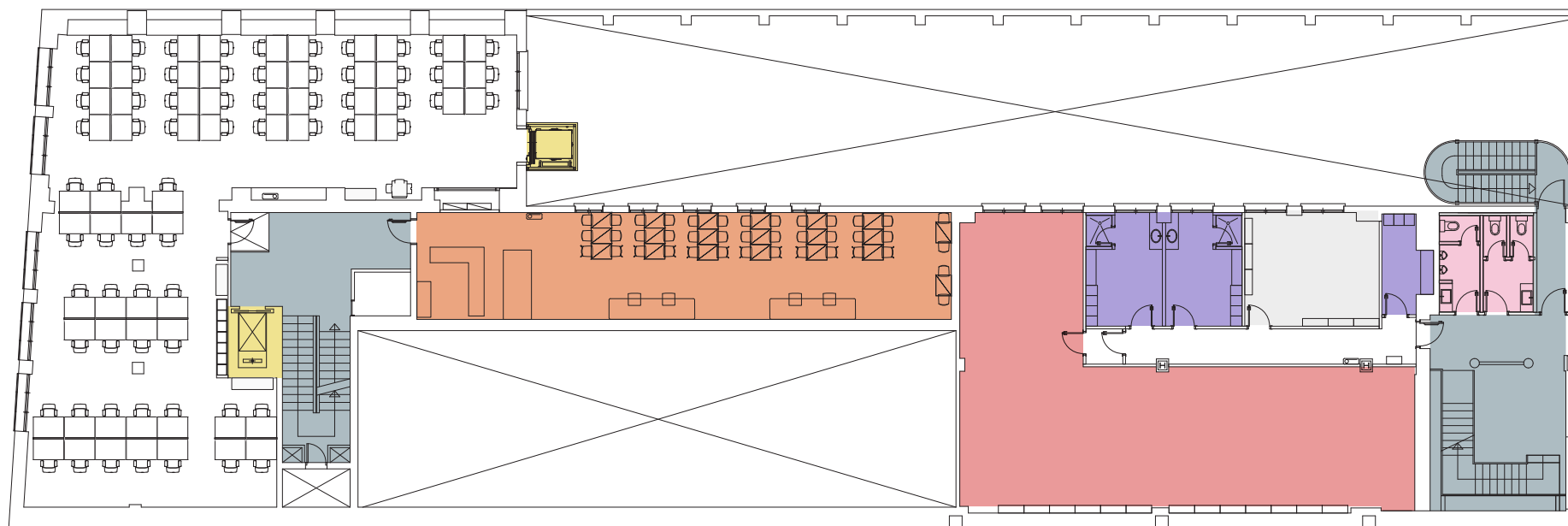
Ground Floor



● Lobby ● Meeting Room ● Terrace ● Restrooms ● Lifts ● Stairs

Floor 1

329 sqm

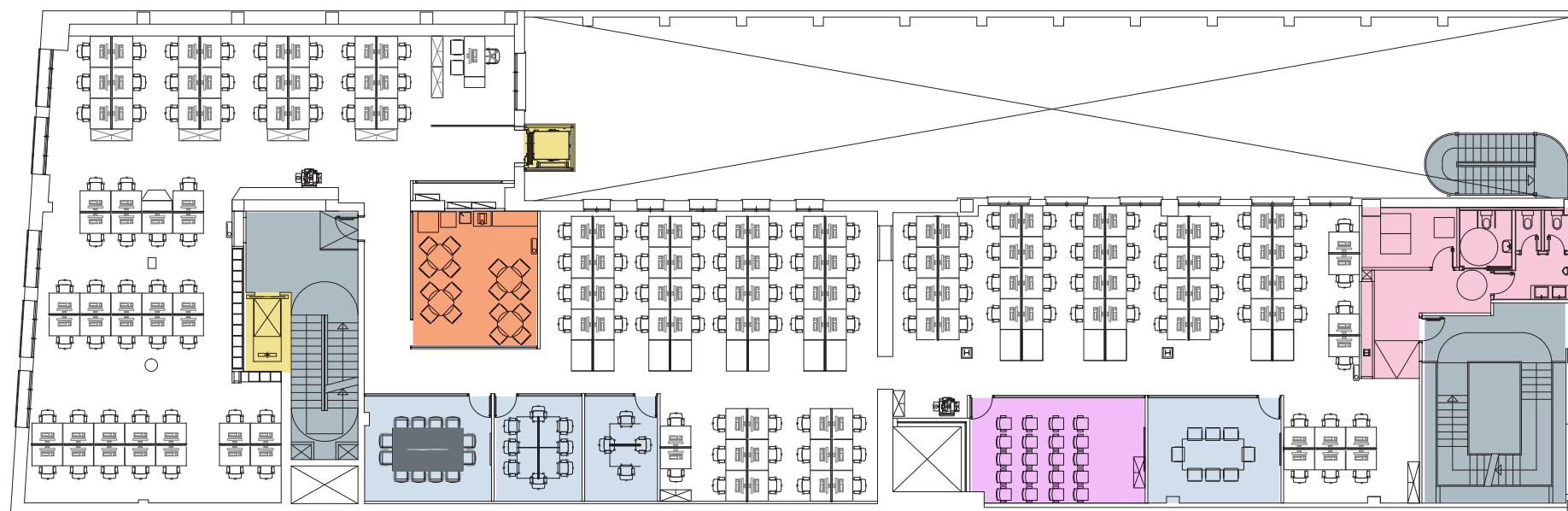
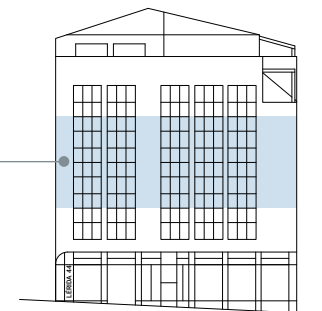


● Meeting Room ● Terrace ● Dining Area ● Multipurpose room ● Changing Rooms ● Restrooms ● Lifts ● Stairs ○ Offices

Floors 2-4

984 sqm

Floors 2-4

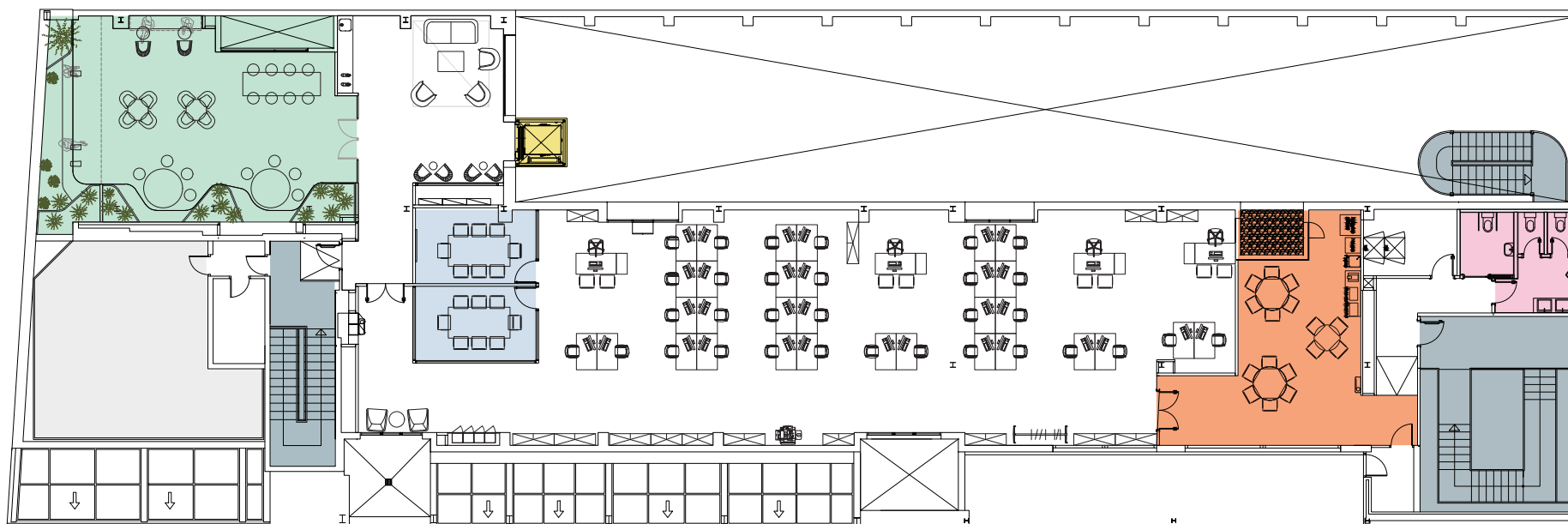


● Meeting Room ● Terrace ● Dining Area ● Auditorium ● Changing Rooms ● Restrooms ● Lifts ● Stairs ○ Offices

Floor 5

674 sqm

Floor 5



● Meeting Room
 ● Terrace
 ● Dining Area
 ● Changing Rooms
 ● Restrooms
 ● Lifts
 ● Stairs
 ○ Offices

Technical Specifications

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.

Equipment

Lighting

Low-consumption LED luminaires, enabling significant economic savings.
Maximization of natural light through two façades with windows (west and north), skylights on the 4th and 5th 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

Two accessible elevators, each with a capacity for 8 people.



Other features

Certification of sustainability

The building aims to achieve a LEED GOLD certification.

Adjacent parking

10 car spaces available





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