

Marqués de Mondéjar 21

# INMADRID

MAKE SOMETHING BETTER

- 01 OVERVIEW**
- 02 LOCATION**
- 03 THE BUILDING**
- 04 SUSTAINABILITY AND WELLBEING**
- 05 PLANS AND TECH SPECS**
- 06 PARTNERS**
- 07 CONTACT**

Navigate through the brochure by clicking on each section.  
To return here, click on the logo on each page.

OVERVIEW

Marqués de Mondéjar 21

INMADRID

# Discover InMadrid

Welcome to a 14,259 sqm amazing office building with four of the largest floor plates in the centre of Madrid. Designed to make work better: more productive, more creative, more enjoyable.

“A city centre office building to transform the way you work”

Street view, at sunset





**A smoother commute to work**

A major metro hub at your doorstep. Fast and easy access from the M-30 ring road.



**Inspiring office space to shape around your business**

Large and full of light. Unique, modular +2,282 sqm office floors to spark ideas and empower your team.



**4,184 sqm of gardens and terraces**

Massive rooftop garden. Courtyards and terraces on every floor. Be inspired by fresh air and nature, even in the heart of the city.



**Transform working habits**

In a zero-carbon building with the platinum grade standards of sustainability, technology, and wellbeing.



**CARBON CERTIFICATION**



**WiredScore PLATINUM**



**INMADRID**

# **Superb city centre location**

Marqués de Mondéjar 21

# Salamanca District: prestigious, popular, perfectly connected

“Salamanca district, one of Madrid’s most desirable business locations”



InMadrid is located in the city’s Salamanca district, Madrid’s most prestigious residential and business location. Extending

from Castellana to the M-30 ring road, Salamanca is the focal point for shopping, services and important event venues.



MADRID

# Start everyday with a smoother commute

InMadrid is located minutes from a major metro hub with three lines easily accessible. Fast and easy access from the M-30 and more than 202 private parking spaces in

the building. An easier journey in, however you choose to travel. Colleagues arrive refreshed and ready. Mornings are so much better... and evenings will be too.



Skyline view

← Parque del Retiro

AZCA

Manuel Becerra

← Plaza de Colón

**INMADRID**

Las Ventas

↘ Parque Quinta Fuente del Berro

5 Towers Business Centre

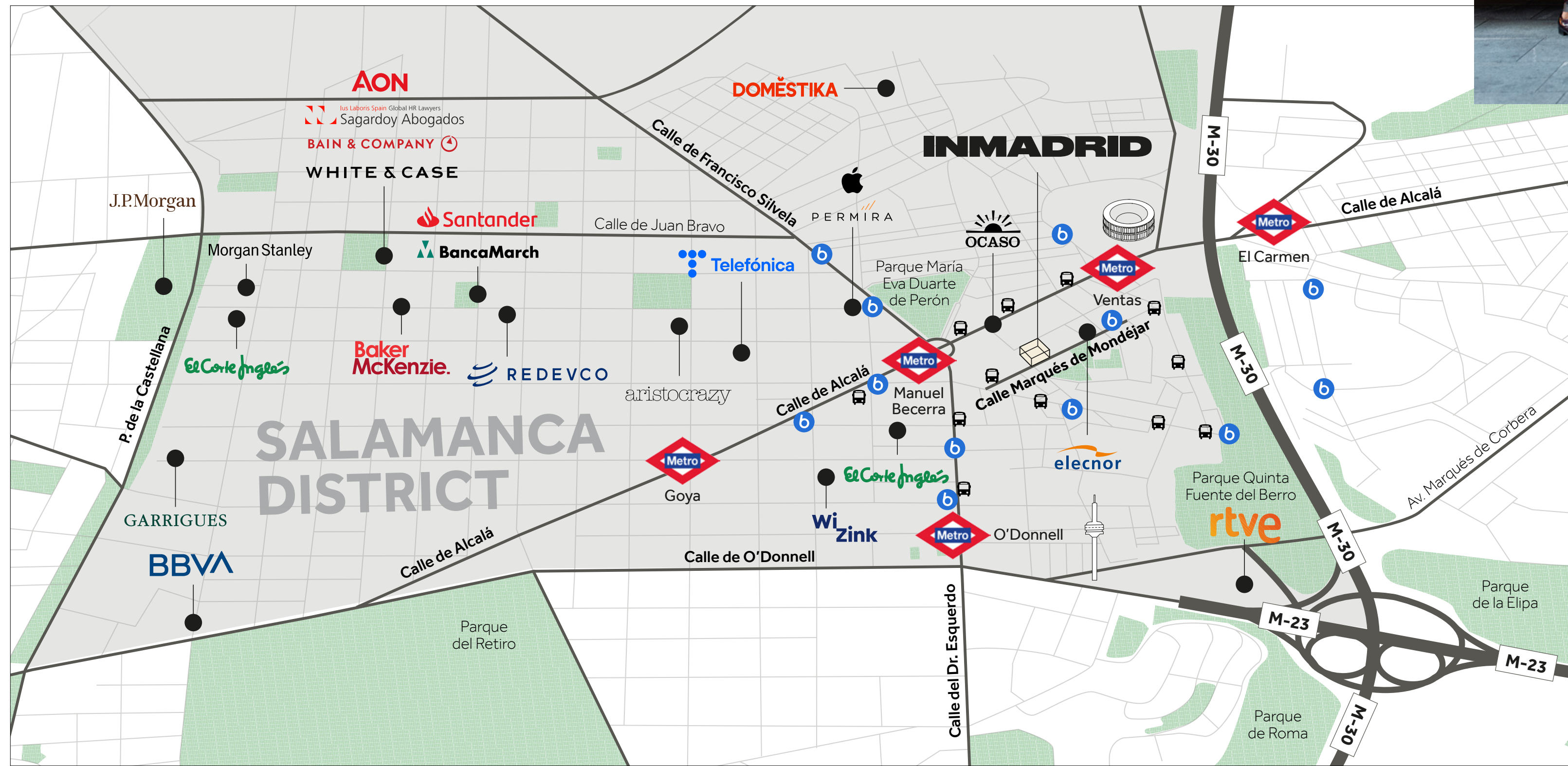
M-30

# In good company

“Salamanca district has become the Spanish base for many global professional services firms”



b Bicimad 🚗 12, 21, 43, 53, 56, 143



From InMadrid to...	🚶	🚗
🚗 12	3'	-
b Bicimad	4'	-
🚇 Manuel Becerra	7'	-
🛣️ M-30	-	4'

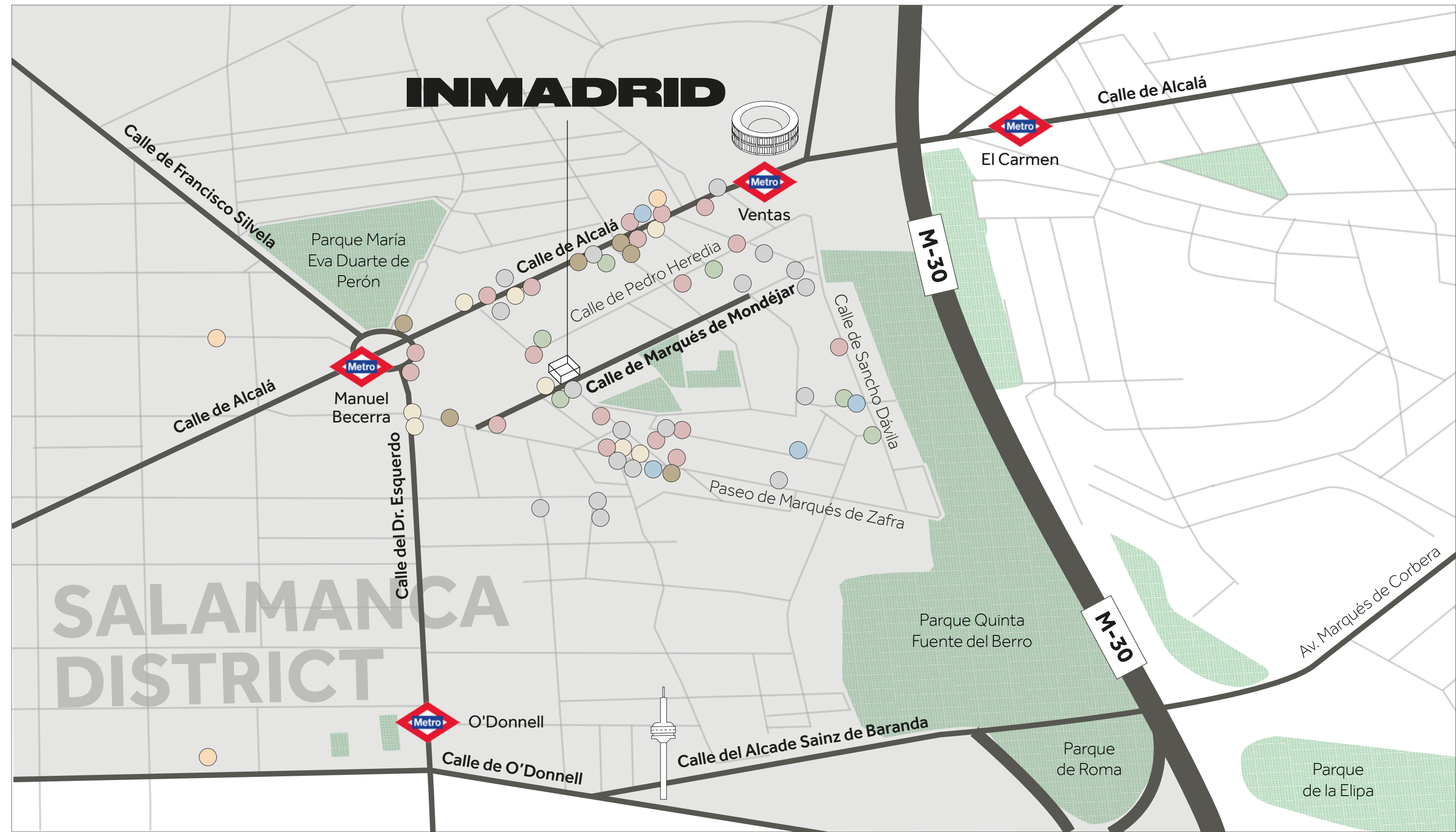
From Castellana following Ortega Gasset to the east, Salamanca is the business and fashion hub of Spain's capital city.

# Lunching in Salamanca District



Lunch in one of the amazing restaurants. Take inspiration from the museums and galleries, or a short walk to see the peacocks in the Fuente de los Berros Park. From culture and cuisine to sports and fitness, at InMadrid you're at the heart of everything Spain's capital has to offer.

- Coffee shop
- Restaurant
- Gym
- Shop
- Pharmacy
- ATM
- Hotel



**+20,000 sqm of green areas are being developed within a 5' walk\***



**\*The underground construction of the M-30 at Ventas started in 2024**

An ambitious urban regeneration project started in 2024. It will see the covering of the M-30 and will feature a 300-meter-long pedestrian walkway. Furthermore, this area will enjoy a green zone spanning over 20,000 sqm. It will provide easier access to sports facilities of Ciudad Lineal and the Quinta de la Fuente del Berro park.

El Debate Madrid, 20.01.2024

[Read more](#)

**Construction started in 2024**





**INMADRID**

**An office for the  
way you work**

Marqués de Mondéjar 21

# Smart space for smart businesses

InMadrid applies lessons from contemporary working environments and practices around the world to create an office that meets the needs of today's innovation-led businesses.



The large inner courtyard – visible from every floor



A lobby that gives the right impression

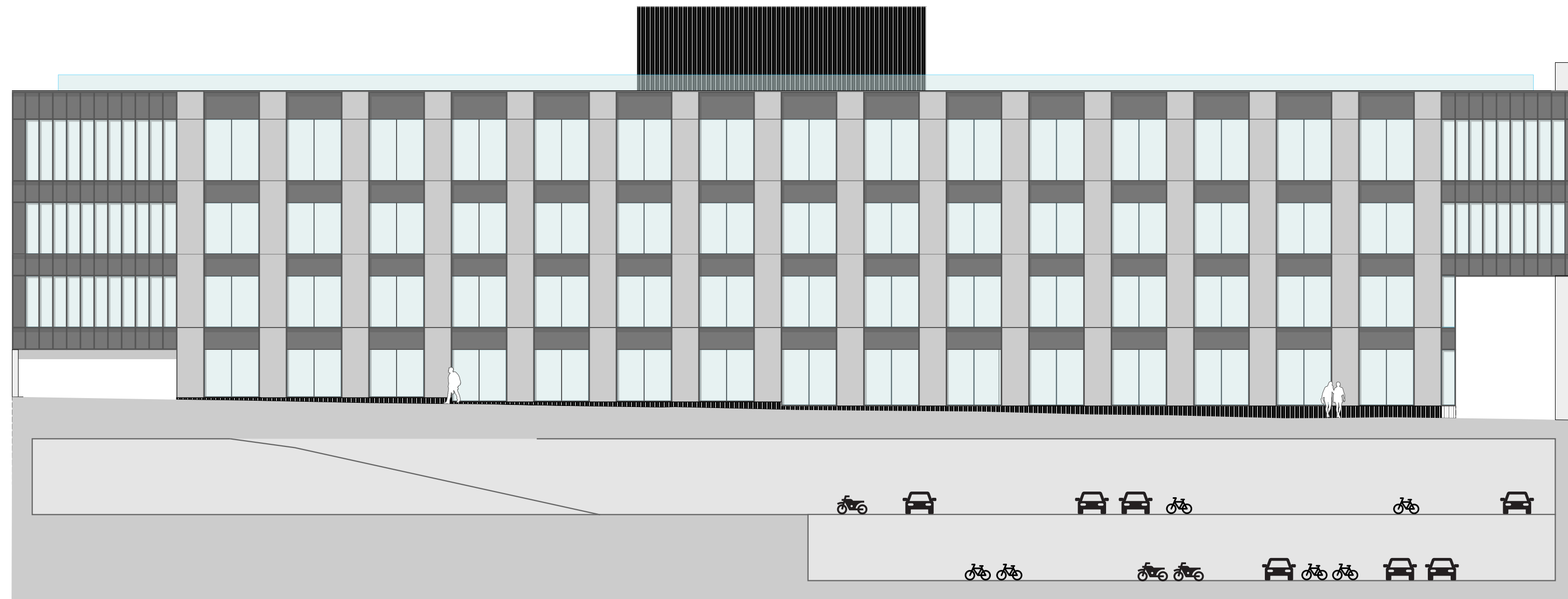
Four of the largest office floors in the centre of Madrid. Divisible and modular to create buzzing, open plan or focused, separated spaces. As you like it.

Large curtain wall windows to maximise natural light from the neighbouring streets and the leafy interior courtyard.

# Four spacious floors



“Flexible floorplates of up to 4,492 sqm ensure space and spaces for all”



🚲 40 🏍️ 60 🚗 202\*

\*of which 101 are electric

	GLA (sqm)	Outdoor areas (sqm)
<b>Rooftop</b>		<b>1.228</b>
<b>3<sup>rd</sup> Floor</b> South Office	<b>2,282</b> 2,282	<b>1.191</b>
<b>2<sup>nd</sup> Floor</b> North Office South Office	<b>4,492</b> 2,217 2,275	<b>87</b>
<b>1<sup>st</sup> Floor</b> North Office South Office	<b>4,155</b> 2,087 2,068	<b>83</b>
<b>Ground Floor</b> North Office South Office	<b>3,330</b> 1,590 1,740	<b>1,594</b> 836 758
<b>S -1*</b>	134 car parking places	
<b>S -2*</b>	68 car parking places	

**TOTAL**

**14,259**

**4,184**



Natural light fills the atrium



Interior planting adds drama and improves air quality

# Fitted for you

As the first occupants of InMadrid, you can help define the layout and fitout to meet the needs of your business, culture and workforce.

Built to enable maximum flexibility



# Optimised for today's workstyle

Open plan working areas provide the buzz and sociability of a busy office; quiet zones allow for focus, and there are multiple

meeting and breakout rooms on each floor, including on the outdoor terraces.

Collaborative, open plan working areas



## More space to think

With a 1:7 occupancy ratio, InMadrid has been designed to give every worker more personal space – 7 sqm to be precise. That's better for health, wellbeing

and productivity. Colleagues on neighbouring desks can be on separate conference calls without disturbing each other.



The ground floor, opening on to the courtyard

## Relax on the rooftop

Where better to celebrate your team's successes than on the roof terrace? Enjoy skyline city views, surrounded by trees and flowers.



The generous roof terrace



Great spaces to take a break

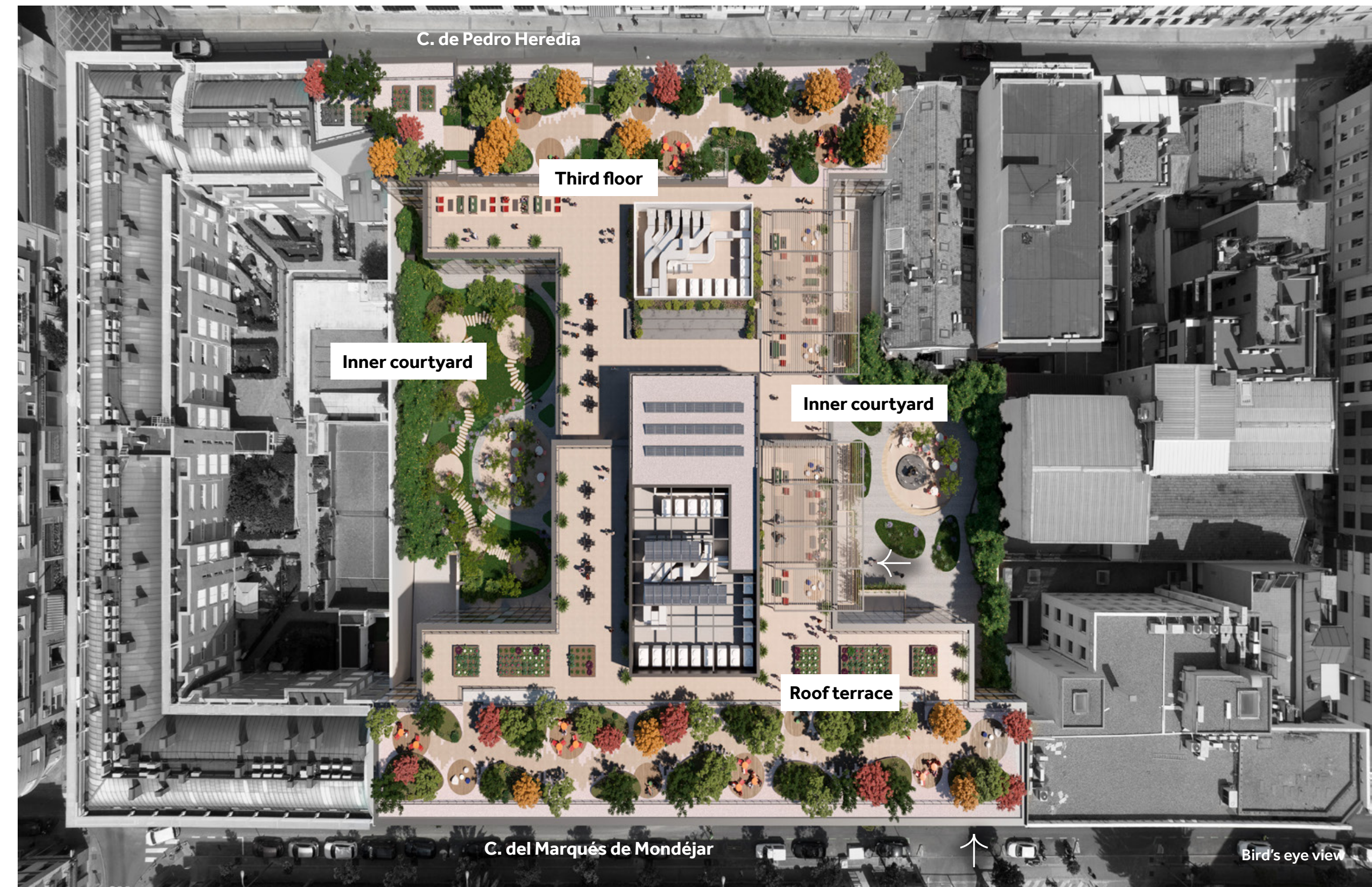
# Outdoor space on every floor

“More than 4,184 sqm of private green spaces”



Be inspired by fresh air and nature, even in the heart of the city. From the tree-lined ground floor courtyard to terraces on each floor – with seating areas, cafes and discussion zones –

InMadrid has more than 4,184 sqm of private green space. So there are plenty of opportunities to clear your mind and refresh your thinking.



# Every requirement considered



## Flexible design

Each space can be adapted to the layout, workflow, and style of every company.



## 202 private parking spaces

The basement contains 202 secure parking spaces, across two levels, of which 50% have electric vehicle charging points.



## Auditorium and Meeting Area

A flexible space for meetings of up to 40 people, or lobby area.



**INMADRID**

**A design for today  
and tomorrow**

Marqués de Mondéjar 21

# Multiple ESG accreditations

“InMadrid is one of the first workspaces in the whole of Spain to be Net Zero”



**Well Platinum**

Everyone deserves to live their best, healthiest life. WELL marks the commitment to people-first places.



**LEED Platinum**

The highest ranking in environmental protection and sustainability.



**Energy Efficiency Certification | A**

This certification honours the building's high efficiency through minimal energy use and CO<sub>2</sub> emissions.



**CARBON CERTIFICATION**

Recognizes the growing interest and focus on a broad-based tool for highlighting highly energy efficient buildings which are designed and operated to fully account for their carbon emissions impacts.



**WiredScore PLATINUM**

Defines and certifies digital connectivity and smart technology in offices on a global scale, ensuring that buildings provide a best-in-class infrastructure that businesses and individuals require to thrive.



**On the charge**

Half of the car parking spaces are designed as charging points for electric vehicles. Plus, there is a large secure bicycle parking area in the basement too.



**Green city**

With its famous parks, 300,000 trees and long-term climate strategy, Madrid is already one of Europe's greenest cities – meaning the expectations for new buildings are high. InMadrid embraces those expectations, putting biophilia to functional use as well as for workplace wellbeing.

# Committed to sustainability

“Positive environmental and social impact”

Welcome to a workplace for those serious about sustainability. InMadrid has been created to deliver positive environmental and social impact for the neighbourhood, and for the city.



The green spaces on every floor help make this a net zero carbon building

Planting around the exterior contributes to urban greening

# Powered by green energy

InMadrid uses green energy, from geothermal sources and a large rooftop solar PV installation. Lighting and cooling demands are minimised, thanks to the building's shape and design.

And the green spaces, full of foliage, are more than a place to relax: they also help absorb carbon emissions from the building, the neighbourhood and pollution from the city streets.

“The ground source heat pump will dramatically cut energy consumption costs”





# Ground Floor

3,330 sqm

North Office  
1,590 sqm

South Office  
1,740 sqm

- Lobby
- Auditorium
- Bike Parking
- Changing room
- Pergola
- Kiosk
- Lifts
- Stairs
- WC



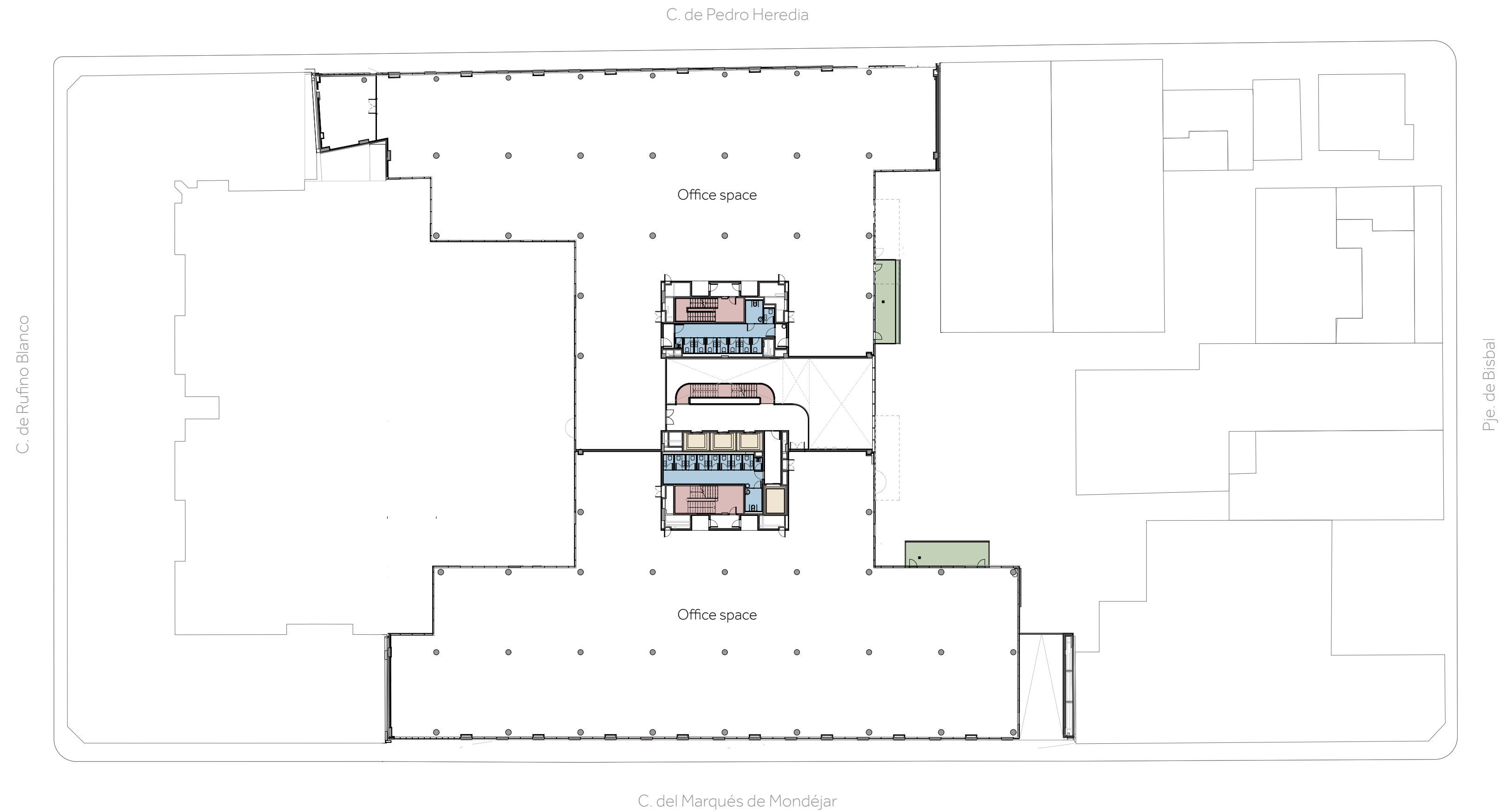
# First Floor

4,155 sqm

North Office  
2,087 sqm

South Office  
2,068 sqm

- Lifts
- Stairs
- Terraces
- WC



# Second Floor

4,492 sqm

North Office  
2,217 sqm

South Office  
2,275 sqm

- Lifts
- Stairs
- Terraces
- WC



# Third Floor

2,282 sqm

South Office  
2,282 sqm

- Pergola
- Lifts
- Stairs
- WC

C. de Rufino Blanco

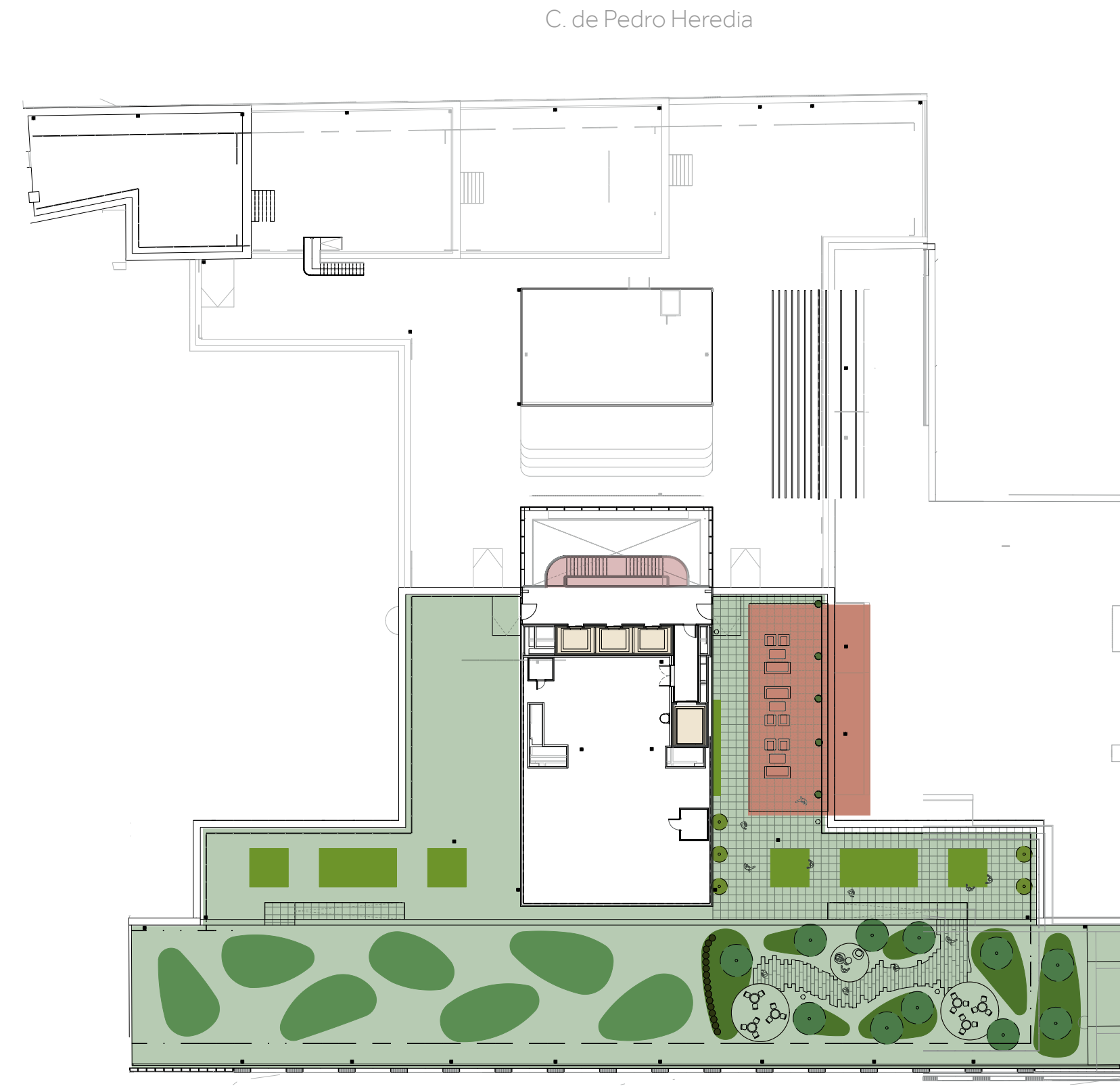


C. del Maestro Alfonso

# Rooftop

- Pergola
- Lifts
- Stairs
- Outdoor areas

C. de Rufino Blanco



C. de Pedro Heredia

C. del Marqués de Mondéjar

Pje. de Bisbal

# InMadrid. InDetail

## Structure

Designed from scratch to offer maximum internal flexibility, the concrete structure spans 8.10 and 10.8 metres between columns, allowing for comfortable workspaces. The structure extends to the façade but does not make contact with it, providing the utmost design expression on a continuous façade and an elegant exterior appearance.

On the ground floor, the concrete colonnade remains hidden behind the curtain wall of the façade, creating an elegant atmosphere as the façade meets the stone finish of the main entrance. The contrast between the materials and textures of both materials (stone and glass) offers a unique experience to the users.

A structural grid in the basements optimizes space utilization while providing a fast and convenient parking experience.

## Façade

The building features a high-performance curtain wall facade with high acoustic capabilities to maximize interior acoustic comfort. Moreover, opaque panels have been employed to reduce solar radiation indoors. The floor-to-ceiling glazing on the external facades (main facades) and internal facades (courtyard facades) allows for deep integration of natural light into the spaces, creating a sense of openness in all directions.

## Typical floor layout

The building has been designed with maximum flexibility for tenants in mind. The typical floor layout allows for the subdivision of office floors into up to 4 independent leases, all of which can be accessed from the central core. This layout also maximizes the use of glazed facades for the actual office space, placing most service and circulation spaces in the centre of the floor.

## Elevators and core

The vertical service core includes elevators and stairs to accommodate an occupancy density of up to 7 sqm per person, ensuring a wide margin of comfort and service quality in any situation. The building has 3 state-of-the-art elevators in the central core, which complies with the leading UK BCO office standard. Additionally, there is a visitor elevator and an additional freight elevator. The main elevators, with a capacity for 21 people, minimize wait times, with waiting times of less than 30 seconds during peak hours with maximum building occupancy.

The freight elevators are located in the main core with a capacity of 1,600 kg/21 people, conveniently located so that maintenance, installation, and supply activities never interfere with the operation of the main core or compromise the experience of the building's common spaces. Evacuation staircases are also located in these cores, offering greater flexibility to the offices on each floor.

## Look and feel external areas

Special attention has been given to the exterior finishes to provide a welcoming atmosphere and contribute to the user's well-being.

For circulation areas, a combination of light-coloured Portuguese limestone cobblestones is used. Various landscaping elements, such as seating areas and outdoor furniture, promote informal activities such as outdoor meetings, relaxation, and dining, as seen in the ground-floor courtyards and rooftops.

The proposed flooring in the external areas, made of Portuguese limestone cobblestones, creates an elegant contrast with the facade materials (aluminium and glass) and the project's landscaping vegetation. On the roof of the building, a large recreational rooftop area is planned, where materials such as wood and natural vegetation coexist, introducing the concept of biophilia to the project.



## Reception area

The reception area features a spectacular triple-height space with a glass façade, visually connecting the two courtyards. It is a well-lit space that serves as the building's central focal point. This space is presided over by the main staircase, which undoubtedly plays a leading role in the area. High-quality materials are used throughout, creating a contemporary yet welcoming ambience.

The reception area is accessed through fully glazed revolving doors integrated into the glass façade, leading first to the main reception desk and then to the triple-height space. Once inside, large porcelain floor tiles are complemented by natural oak panels from floor to ceiling, creating visual focal points as users move through the space.

The reception desk occupies a prime location at the building's entrance and features a combination of materials for a warm and modern appearance. High-end access control turnstiles allow access to the elevator lobbies and the triple-height space, where natural wood cladding highlights the entrance to the stairwell and elevators. The steel staircase, covered with noble materials, provides a unique focal point in the main hall, displaying the space's character to users.

The elevator interiors combine durable porcelain flooring used for the reception with full-height mirrored and light-coloured painted glass panels on the walls, enhancing the spaciousness and elegance in the elevator cabin, which can accommodate 21 people.

## The staircases

The main staircase dominates the triple-height space, encouraging its use and inviting users to experience the stairs. This "journey" begins in the garden by the large interior wall, emphasizing the building's green elements. The staircase materials present a minimalist yet compelling material palette, combining exposed concrete, prefabricated steps, glass, and metal railings with carefully crafted and user-focused natural oak handrails designed for user comfort and to promote the use of stairs.

## Elevator lobbies

The elevator lobbies on office floors are designed to provide a contemporary and stimulating atmosphere. Natural wood is repeated to express the building's central core as if it were a large "wooden" trunk around which the building is organized. Using natural materials such as wood gives the space an aesthetic appeal and sensory qualities, including aroma and acoustic comfort.

Large format porcelain pieces selected for their elegant and distinctive appearance take centre stage on the floor. Steel door frames of high-quality lead to the elevators, helping users understand the space's usage. The ceiling plan incorporates attractive acoustic island systems for sound control in most building public areas. Furthermore, the space is completed with linear indirect lighting at the intersection of the wooden vertical plane and the ceiling plane.

# InMadrid. InDetail

## Bathrooms

Bathroom design has been meticulously planned, starting with the concept of unisex cabins consisting of toilets and sink-cabinet-mirror combinations. In terms of finishes, a contemporary design is proposed, featuring small-format porcelain pieces forming a mosaic combined with exposed clay mortar finishes. Cabin separations and integrated sink cabinets are executed with laminated wood finishes, while the floor features terrazzo finishes. All of this is complemented by careful lighting in each cabin, achieving a premium level of finish. Specially selected sanitary fixtures, large mirrors, and high-end hand dryers provide the finishing touch.

## Office space

The uninterrupted office space on each floor can accommodate various layouts and configurations, from open offices to partitioned offices and meeting rooms in various sizes and formats along the facades.

The typical floors have a clear height of 2.70 metres from the finished floor level to the luminaires, which is the most restrictive dimension. As there is no false ceiling and the installations are exposed, there are points where the height reaches up to 3.15 metres. With all installations visible and well-organized and a ceiling configuration that creates acoustic islands, the ceiling plane becomes a significant part of the office space. Additionally, carefully designed lighting is also a key feature.



## Mechanical, electrical, plumbing engineering, air conditioning and ventilation

The air conditioning and ventilation systems are designed to provide mechanical ventilation in occupied spaces, increasing indoor air quality by 30% compared to the minimum required rates. Additionally, the building can capture between 70% and 80% of viruses and microparticles through a UV filtration system.

The design of enclosures, air conditioning equipment, and ventilation is aimed at maximum energy efficiency, saving over 30% compared to ASHRAE standards. This results in the building achieving the highest energy rating, "A."

## Energy efficiency

The goal is to reduce energy consumption to reduce operating costs and associated adverse environmental impacts, such as emissions. Different strategies have been implemented to achieve this goal in the design of air conditioning control, ventilation, lighting, and other energy consumption processes.

In addition, InMadrid consumes 43% less energy than any other newly constructed buildings in Madrid, assuming basic regulatory parameters are met. Moreover, comparing InMadrid to a database of Madrid's existing buildings, it consumes 65% less energy than the average of Madrid buildings.

## Comparison with a building meeting current regulatory standards

Electricity consumption according to regulations: 99.5 kWh/sqm  
 Project's electricity consumption: 72 kWh/sqm  
 Energy savings: 27.5 kWh/sqm (27.65%)  
 Energy savings in €: €65,000 per year

## Comparison with the average of Madrid buildings

Electricity consumption according to regulations: 107 kWh/sqm  
 Project's electricity consumption: 72 kWh/sqm  
 Energy savings: 35 kWh/dqm (32.75%)  
 Energy savings in €: €80,000 per year



## Lighting

Thanks to LED technology and a detailed study, electric power has been optimized to an average of 4.50 W/m<sup>2</sup> to provide maximum efficiency in using interior equipment such as computers and lighting, well below the ratio established by local regulations (10 W/m<sup>2</sup>).

Electricity consumption according to regulations: 298,054 kW  
 Project's electricity consumption: 134,054 kW  
 Energy savings: 163,903 kW (45%)

## WiredScore Platinum

In addition to the environmental commitment, the project aims to achieve a WiredScore Platinum certification focused on improving digital connectivity features to prepare the asset for the future and meet tenant technological requirements. The project's design has implemented the following features: mobile and wireless building connectivity, digital infrastructure for technical facilities, electrical resilience, and ease of access.

The smart building system is characterized by the installation of a fibre optic backbone network to provide data exchange security and stability in the cloud.

## Communications and security

InMadrid's communication infrastructure complies with the WiredScore standard, and parallel installations offer tenants complete flexibility in their Internet connection. Security measures include the installation of access control systems for buildings and parking and a comprehensive network of security cameras to monitor the entire building.

## Fire protection

A building of this type requires exceptional fire safety features, including fire and smoke detection systems, fire curtains, a gas extinguishing system, fire hose cabinets, fire hydrants, dry standpipes, and a pre-installation system of sprinklers with sufficient water supply to meet the building's needs.

# Partnering for something better



## Developer and Investor

BWRE (Bermejo & Williamson Real Estate, S.L.) is a developer and investment manager focused on innovative office and residential projects in Madrid City. BWRE was founded in 2012 by executives with more than 20 years of experience in the Madrid Office Market. BWRE also includes business lines such as the development of urban residential rental, with more than 35 buildings currently owned, and real estate fin-tech.



## Investor

REVCAP invests equity in joint ventures with proven local operating partners through three principal investment lines: Value Add Investments, Real Estate Platforms and Income Strategies. It was founded in 2004 and it has slowly built its operating partner network and investor relationships. Revcap operates discretionary funds and separate accounts with blue chip investors in opportunistic through core plus risk profiles.



## Architects

BUCKLEY GRAY YEOMAN is based between London, Bristol and Madrid and has completed projects across the UK and Europe. Their architecture is sensitive, authentic and balances depth with delight. BGY's European work includes a series of significant commercial projects which demonstrate a skill in the adaptive reuse of buildings, such as Tànger 66 in Barcelona, Moscova 33 in Milan and Ancora 40 in Madrid. Buckley Gray Yeoman is an employee-owned company and is ranked 28 in the AJ100 list of the largest architecture practices in the UK.



## Architects

LORENZO ALONSO ARQUITECTOS is a Spanish architectural firm based in Madrid and Lausanne, that focus their project designs with the premises and principles of Sustainability, Innovation, Technology and Energy Efficiency. Past projects include the World Trade Organization's Headquarters in Geneva and the City Hall of Alcorcon.



## Project Manager

MACE provides a wide range of consultancy services to clients across the retail, public, hotel, leisure and residential sector, offering integrated services across the full property life cycle. Experts in project management and sustainability they constantly strive to find better solutions to project challenges. Their talented and professional people work from within their customers' organisations, asking challenging questions and driving value at every turn. They have a relentless passion for finding a better way to help deliver projects safely and efficiently, while defining the industry best practice.

TECHNOLOGY

# Make something better

Contact our team today

(+34) 910 520 474

**CBRE**

+34 91 598 19 00

spain.oficinasmadrid@cbre.com

 **CUSHMAN & WAKEFIELD**

+34 91 794 98 61

oficinas.mad@cushwake.com

A project by

**bwre** REVCAP



Street view, by day

inmadrid.co

Marqués de Mondéjar 21

**INMADRID**

This dossier is solely informative and does not constitute a contract, either as a whole or in part. None of the text, images or logos contained herein may be quoted, copied or published without receiving express prior written consent from Revcap and BWRE.