

## MÉNDEZ ÁLVARO BUILDING, 20 - MADRID

Located right opposite Atocha Train Station, very close to Paseo del Prado and the Reina Sofia Museum, MÉNDEZ ÁLVARO, 20 is an exclusive and modern office building that is newly fitted with top- quality material.

The 5,800m2 of rentable floor space is distributed across 5 office floors with wonderful views of the city, 2 basements for parking use and 2 business premises.

This innovative and practical building can be rented as a whole property for the business headquarters of a single company or by each individual area.

### AVAILABLE SPACES

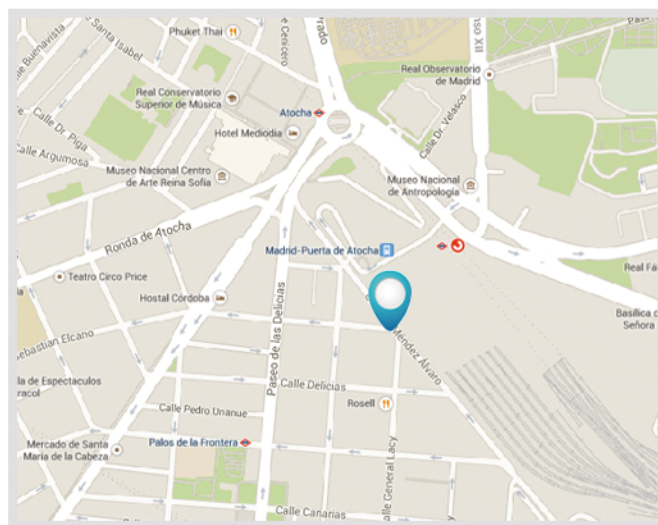
- 5 office floors filled with natural light and with wonderful views of the city
- 2 basement floors for parking
- Core area for two high speed elevators
- 2 street level premises and vast windows
- High-quality materials and a cutting-edge design
- False ceilings with built-in lighting fixtures
- Raised technical flooring
- Individual air-conditioning units per floor and area (VRV system)
- Excellent hot and cold insulation
- 4 bathrooms on each floor
- Fire detection systems
- Double-glazed facade
- Terraces

### AVAILABLE SPACES

AVAILABLE FLOOR	COMPLETE FLOOR (M²)	MODULE A (M²)	MODULE B (M²)
GROUND FLOOR	RECEPCION		
FIRST	1.007,48	581,50	425,98
SECOND	1.007,48	581,50	425,98
THIRD	1.007,48	581,50	425,98
FOURTH	997,51	582,06	415,45
<del>FIFTH</del>	<del>RENT OUT</del>	<del>RENT OUT</del>	<del>RENT OUT</del>
PREMISES	666,45	365,11	301,34



**CALLE DE MÉNDEZ ÁLVARO, 20, 28045 MADRID**



Located on the street of Méndez Álvaro, an example of the urban renewal of the capital and representative of its development and expansion; this property has excellent transport connections:

- **Atocha Train Station** (AVE high speed rail, train and local train lines)
  - **Meiro:** Atocha/Palos de la Frontera
  - **Buses:** routes 8, 47, 55, 102, 112 and 117
  - **Road:** immediate access to the M-30 and direct access to Paseo del Prado - Recoletos - Paseo de la Castellana link
- Other large companies such as Repsol, Grupo Mahou-San Miguel, Ericson, Aguirre Newman or Adif have established their headquarters in this area, further reinforcing its position as one of Madrid's most important districts within its office market.