



DON'T CALL IT' OFFICE

Non-Conventional Workspaces



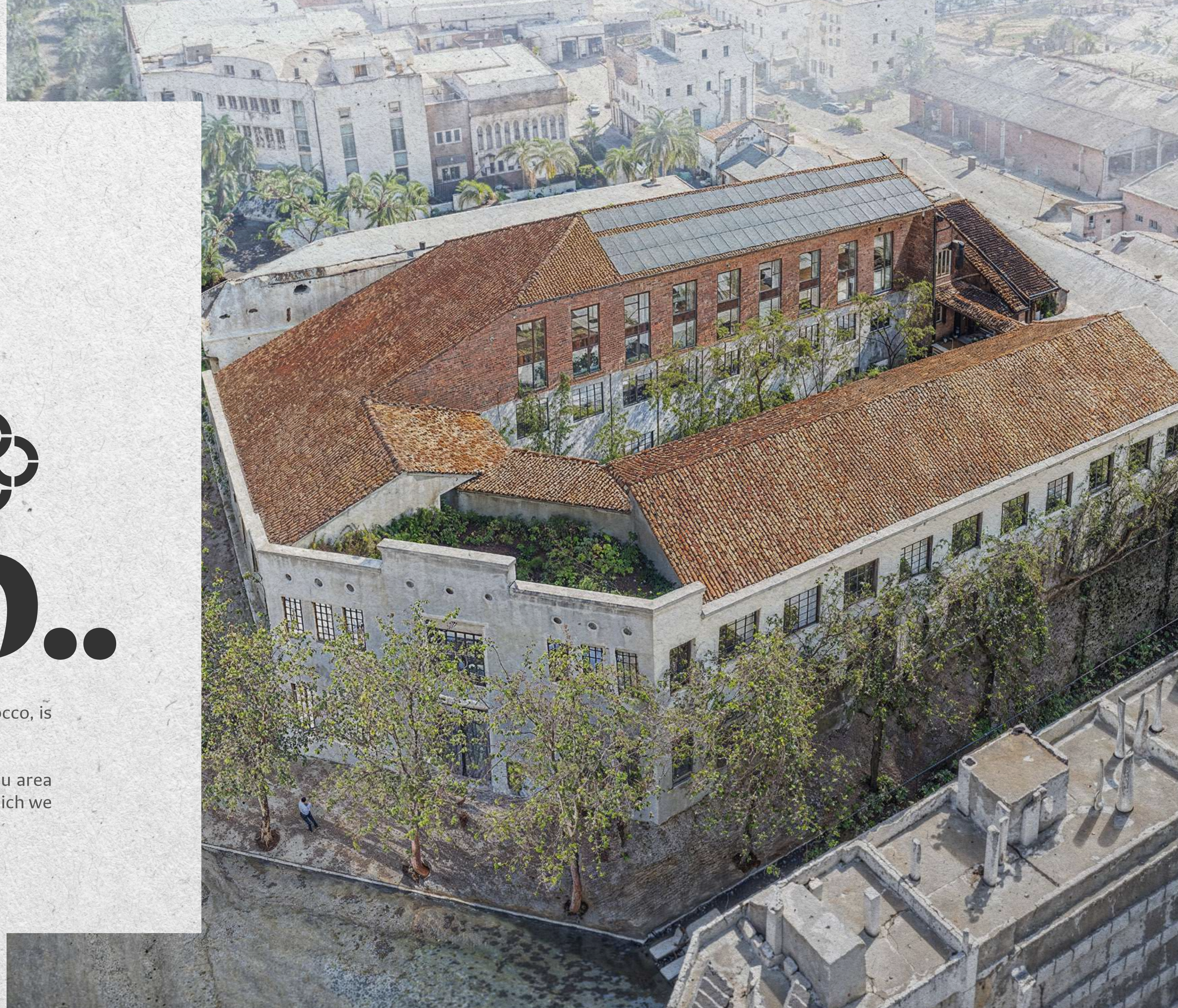
BARCELONA BUILDING

01 / THE PROJECT

MEET' NOCCO..

The 1945 Old Tulle and Lace Factory, currently named Nocco, is part of the city of Barcelona's industrial heritage.

The chance to convert this unique building in the Poblenou area into a spectacular sustainable office is a great challenge which we have taken head-on.



02 / THE LOCATION

“Located 2 blocks from Glories shopping centre, 1 from the Rambla de Poblenou and with the UOC Campus next door.....”

IN THE HEART OF GLORIES

A **creative** epicenter surrounded by talent, good restaurants and leisure amenities.

Located in the well-known 22@, a technological and innovative Barcelona district where international companies, big hotels and university campuses such as the UB, UPF, BAU and the UOC Thrive.

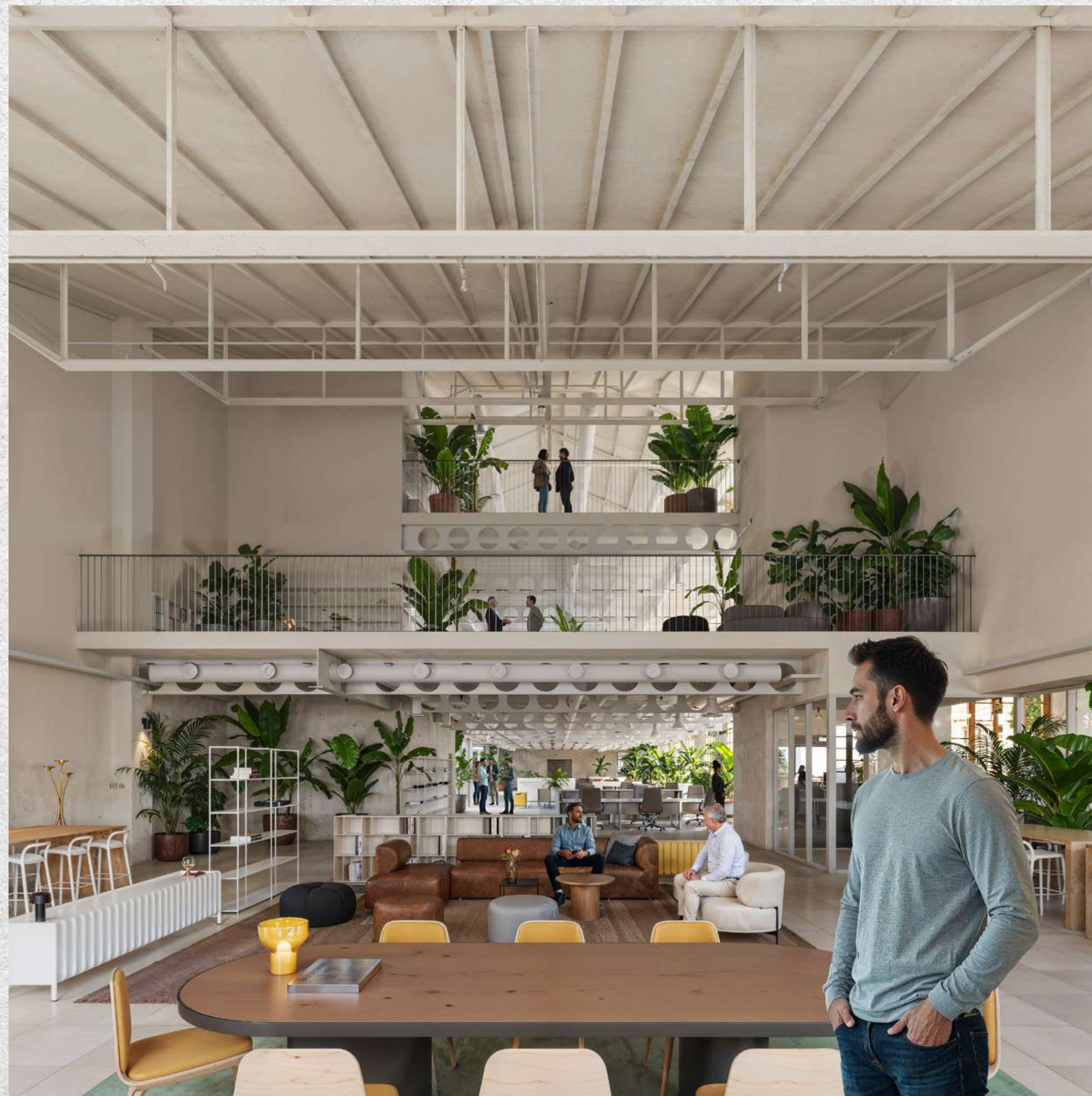
03 / SPACES

YES, THIS IS WHERE I WORK!

Offering a human scale and open spaces like these is a sure-fire way to attract highly talented professionals. Airy internal work spaces, unique common parts and a sociable central courtyard in sync with the neighbourhood vibe.



Central Courtyard and Staircase



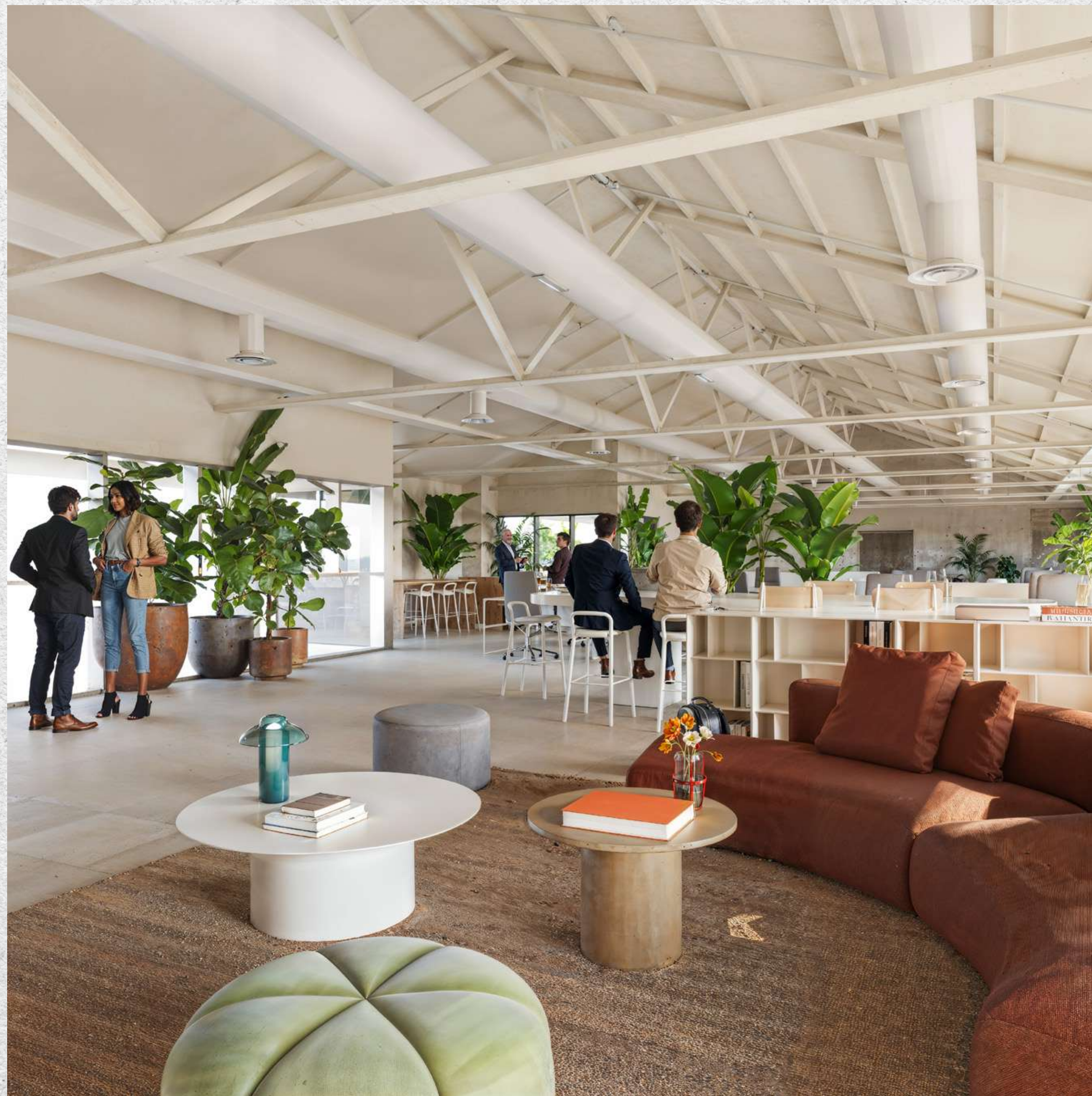


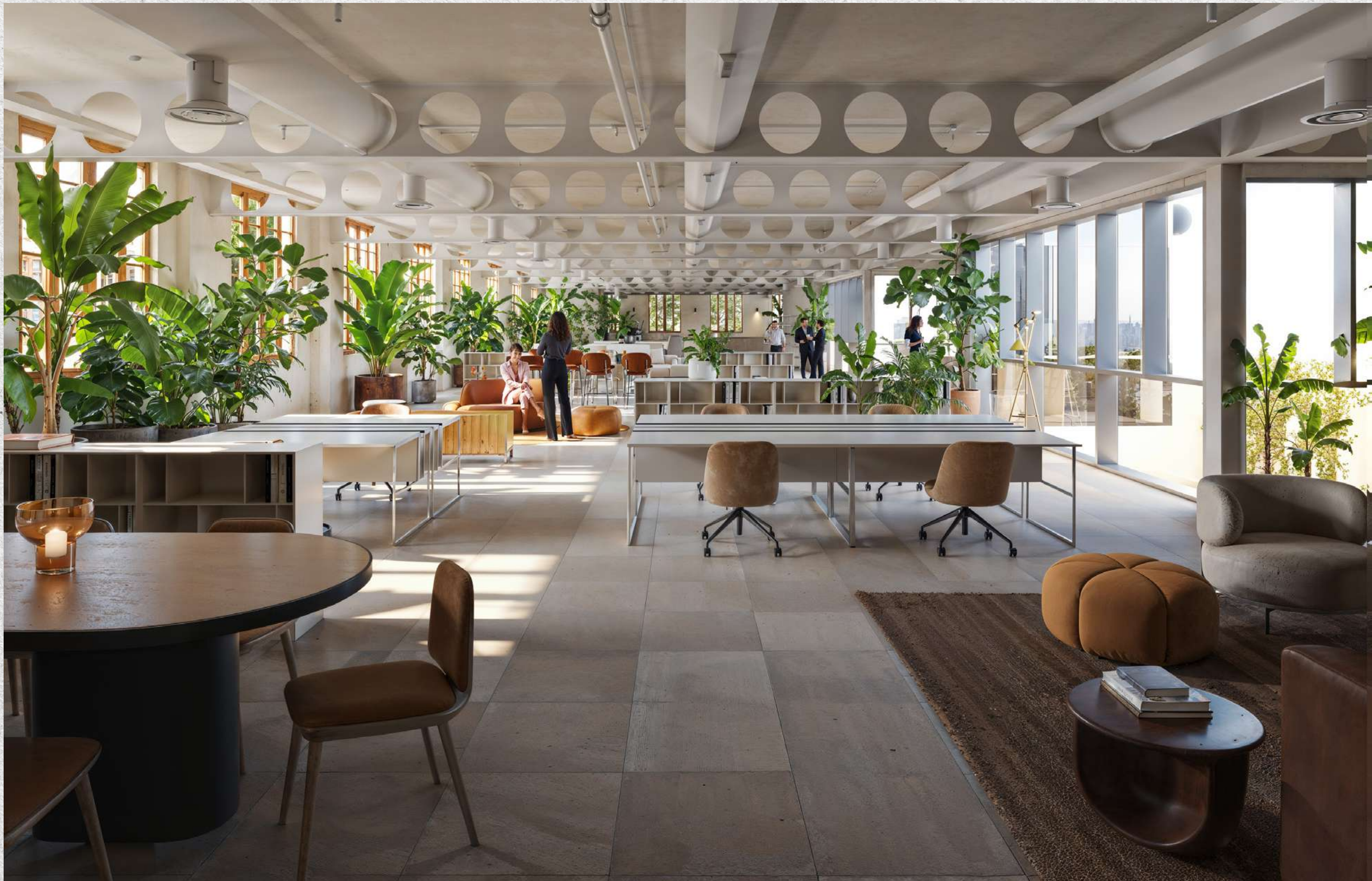
Reception

04 / SPECIFICATIONS

INSIDE ME.

Nocco will have a Class A office layout, with spacious floors that offer flexibility, light and allow for different types of configurations and uses. All of this surrounding a large central courtyard.





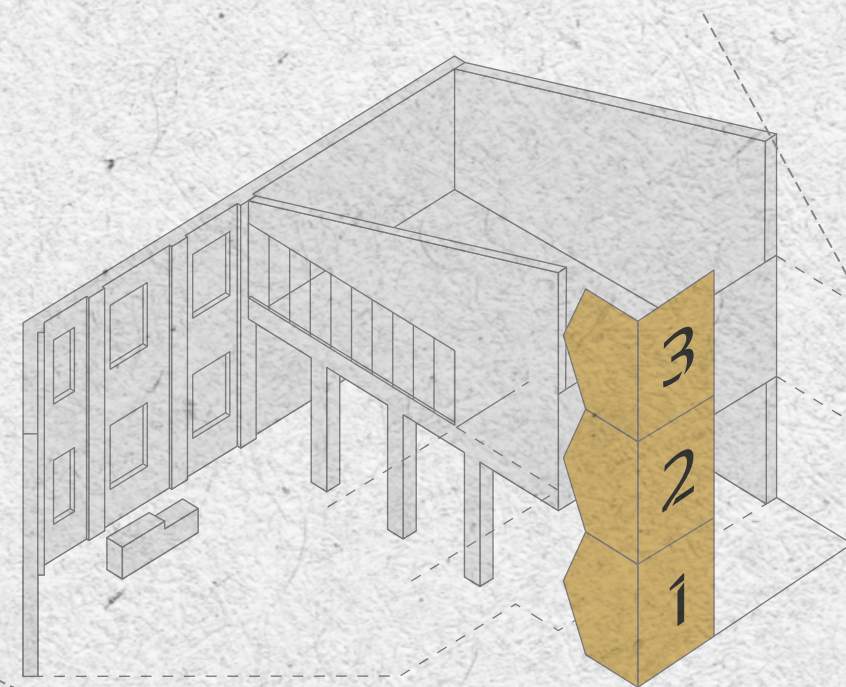
04 / SPECIFICATIONS

WE ARE OUR OWN ENERGY.

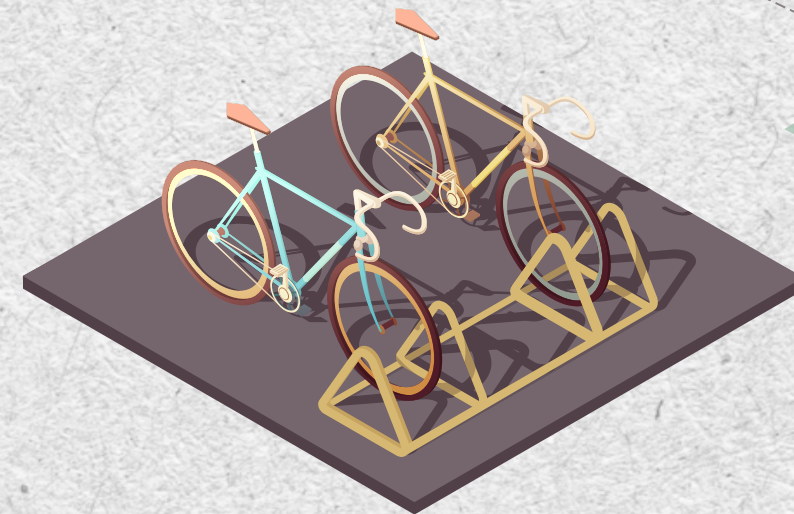
Obviously, we generate our own electricity thanks to photovoltaic panels, which make the most of our main energy source: the sun.

But we don't just think about energy—our building features a rainwater collection and reuse system that allows for virtually zero water consumption. A real commitment to the environment and the responsible use of natural resources.

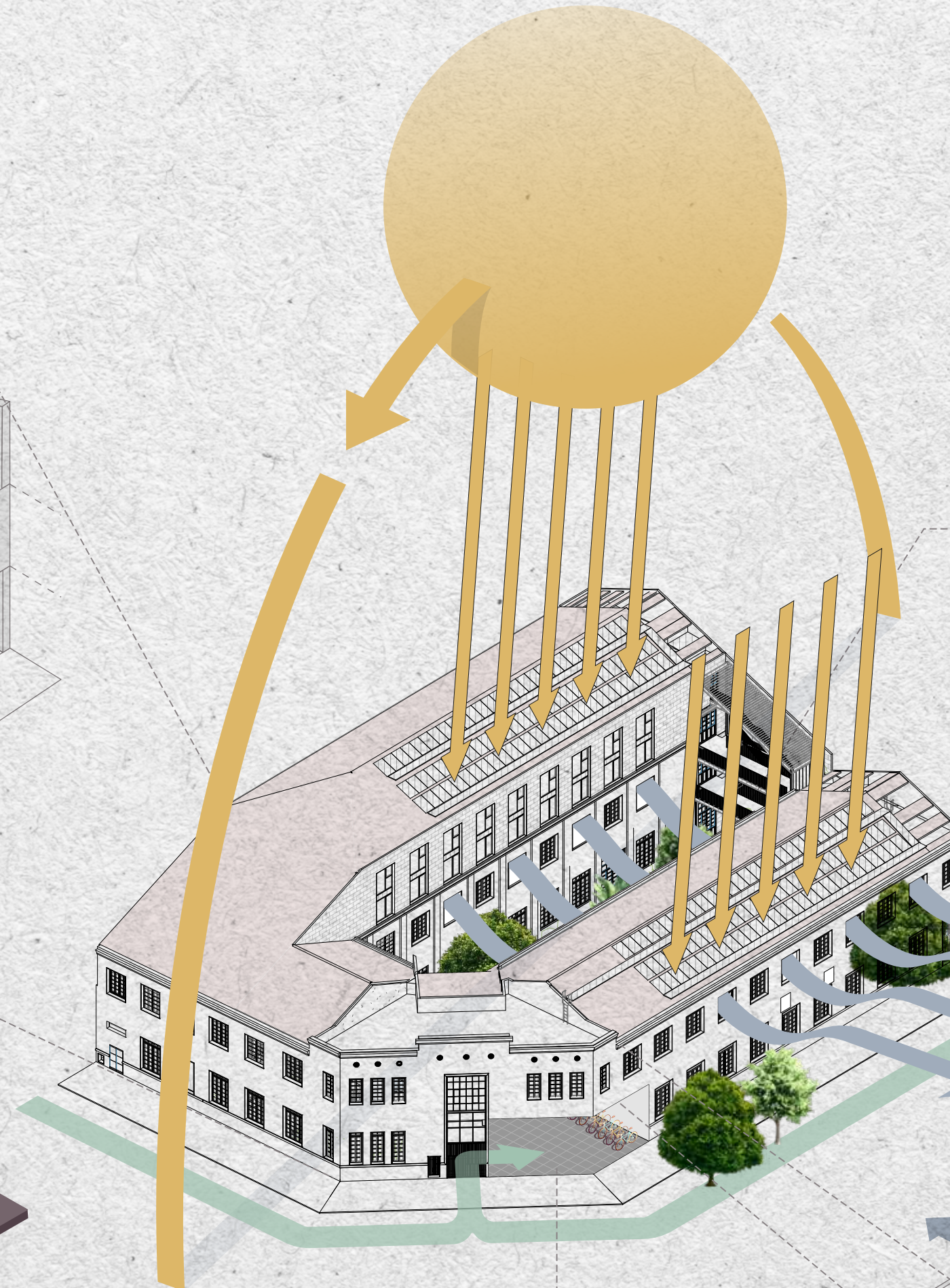
At **Nocco**, we use an automated cross-ventilation system that operates throughout all seasons, ensuring the highest air quality for a healthy environment.



GREAT HALL
Multipurpose open space with triple height.



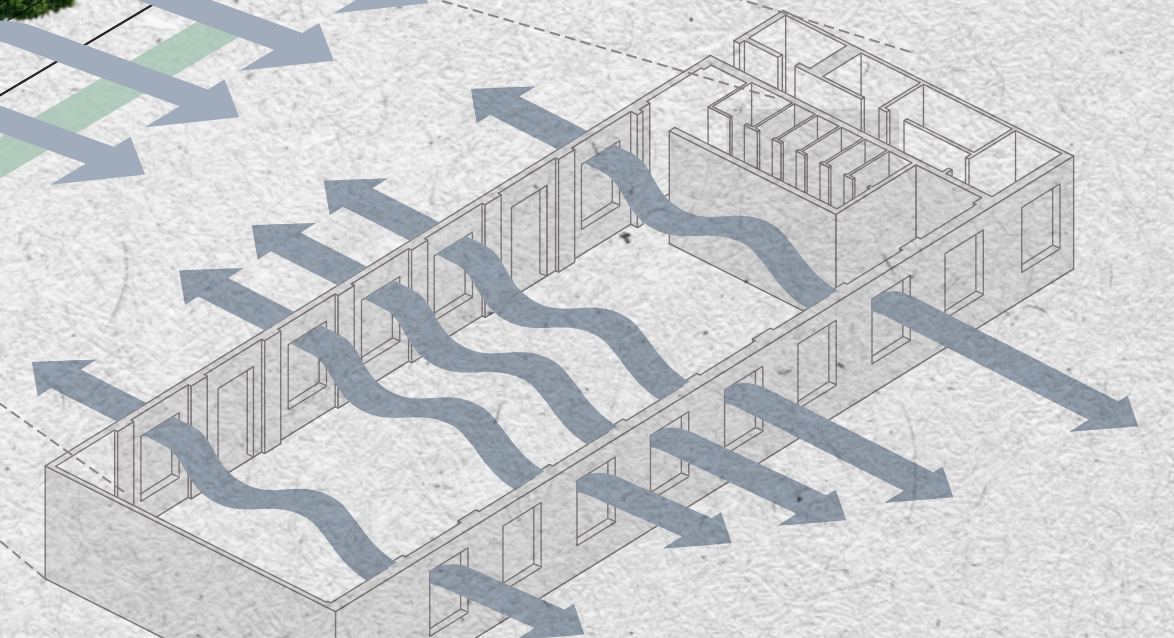
BICYCLE PARKING
Promotes sustainable mobility



NATURAL LIGHT
Multipurpose open space with triple height.



CENTRAL COURTYARD
With spaces for rest and exchange, surrounded by vegetation and water.

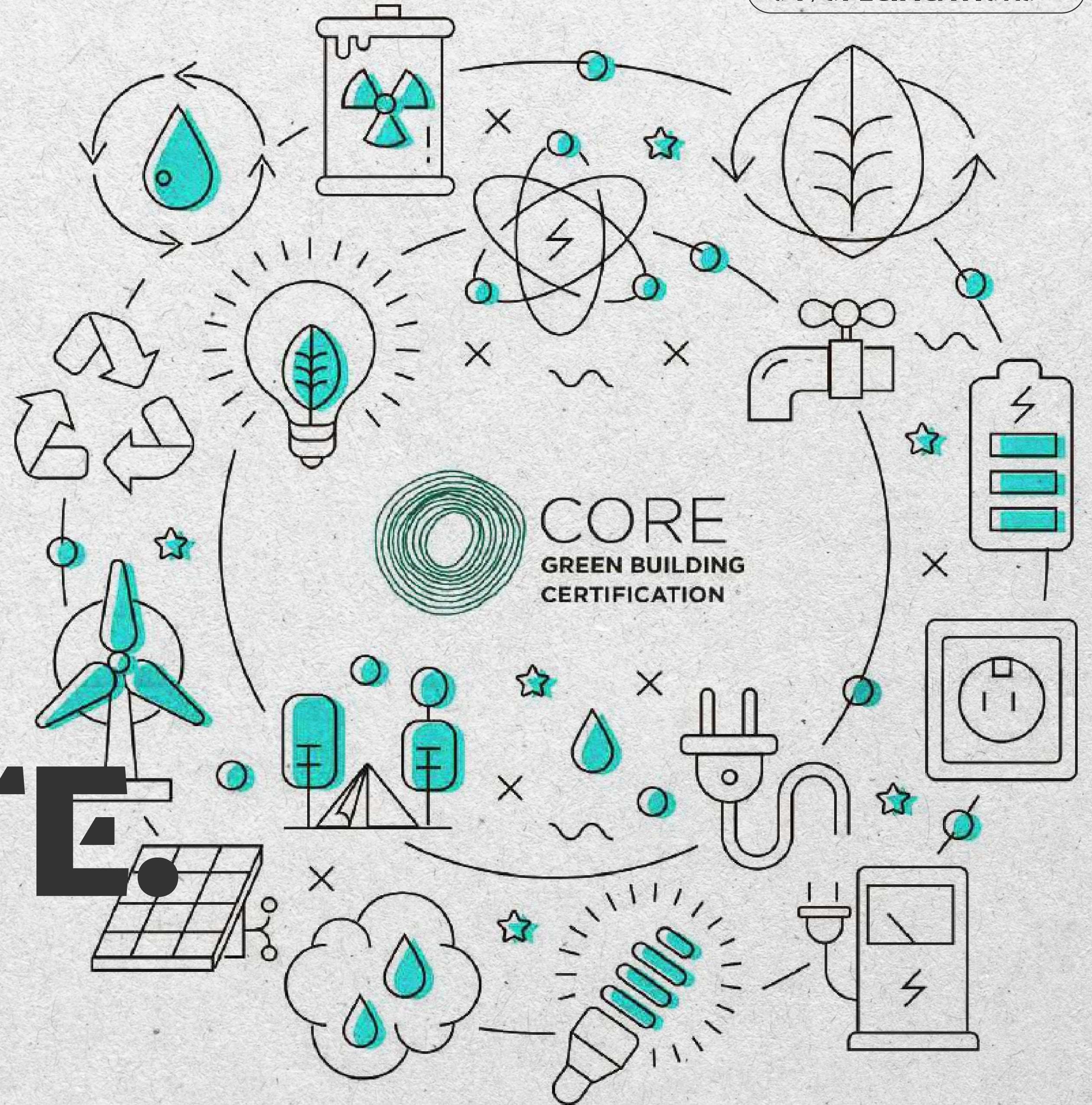


LARGE WINDOWS
Cross ventilation and abundant natural light in work and ventilation spaces

04 / SPECIFICATIONS

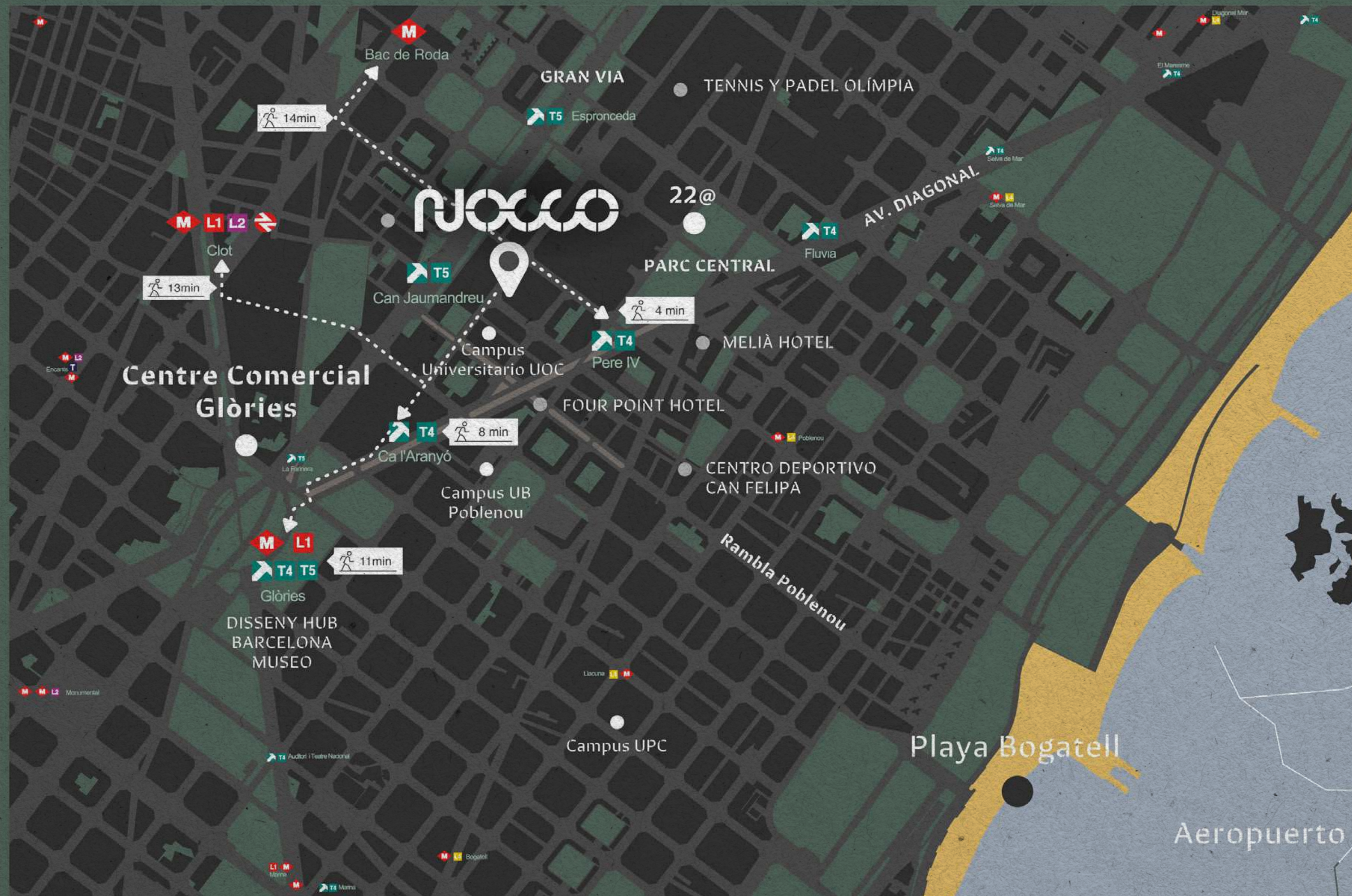
CORE BUILDING CERTIFICATE

The project is at the forefront of technology, services and resource management, with a focus on the use of renewable energies, the implementation of cross ventilation, water reuse and the use of materials with low environmental impact.



Non-Conventional Brochure

**NOCO
IN ALL ITS
DIMENSIONS.
FLOORS
PLANS.**



Good restaurants, green areas such as the Poblenou Central Park, the Glorias shopping center and also small shops.

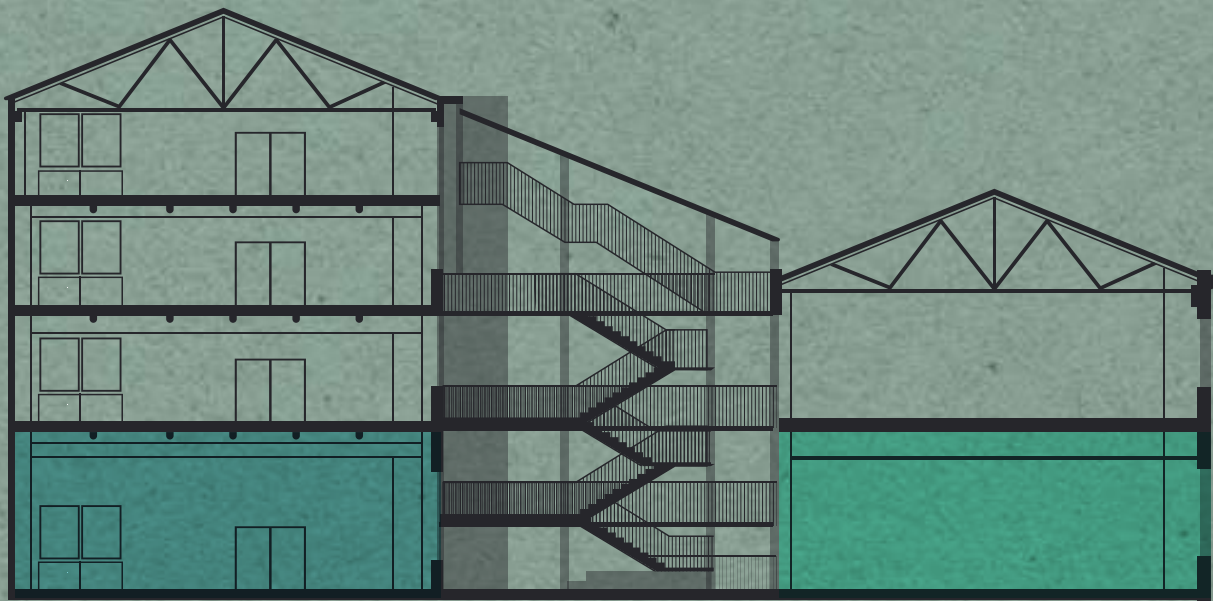




Nocco
BARCELONA BUILDING

FLOOR 0

Non-conventional
NOCCO_WORKSPACE_PLANS



SURFACE_MODULE_RENTABLE / (MA) (Sqm)

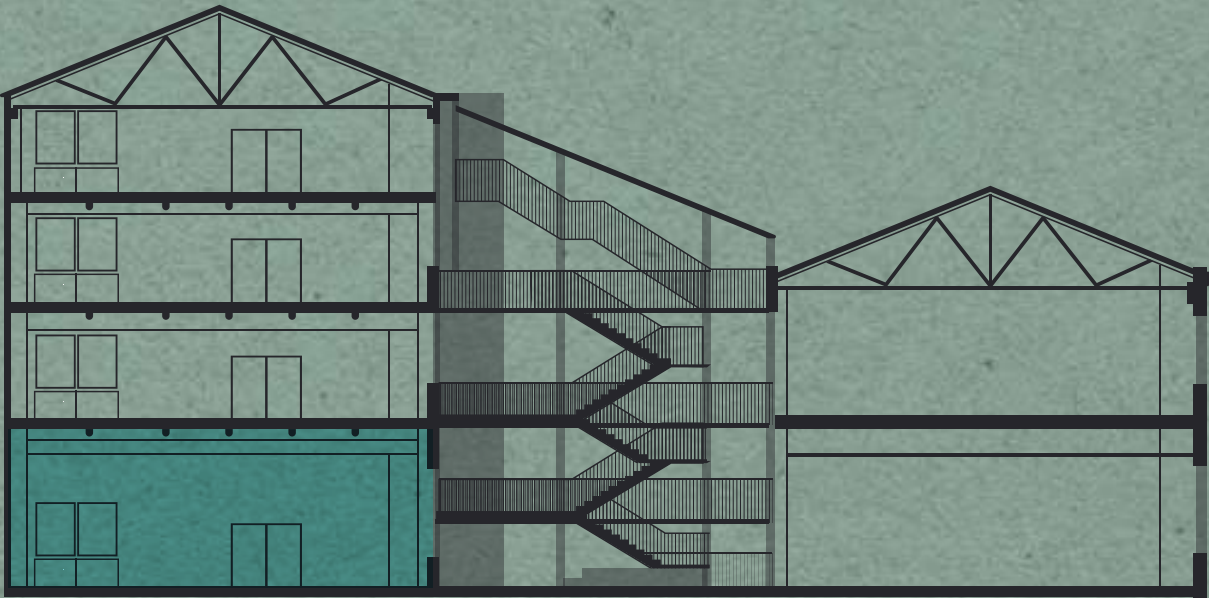
FLOOR	NORTH WAREHOUSE	SOUTH WAREHOUSE
0	709,4 / Sqm	669,8 / Sqm
MEZZANINE	135,5 / Sqm	
1	1001,9 / Sqm	865,4 / Sqm
2	785,0 / Sqm	
3	689,6 / Sqm	
TOTAL	3321,4 / Sqm	1535,2 / Sqm





MEZZANIE

Non-conventional
NOCCO_WORKSPACE_PLANS



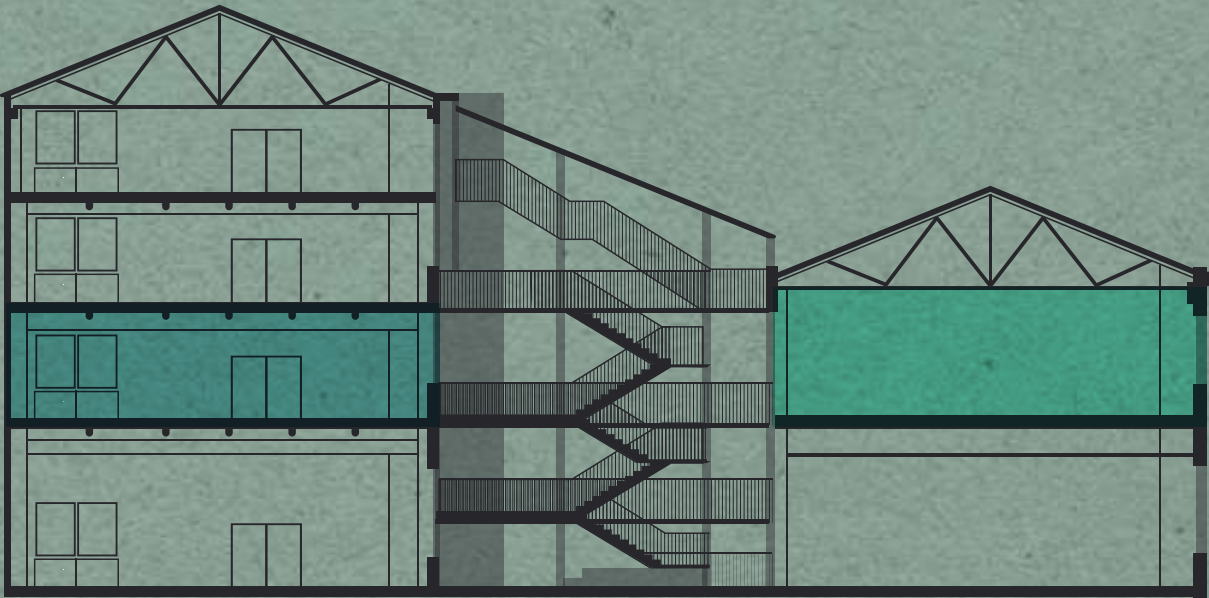
SURFACE_MODULE_RENTABLE / (MA) (Sqm)

FLOOR	NORTH WAREHOUSE	SOUTH WAREHOUSE
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MEZZANINE	135,5 / Sqm	865,4 / Sqm
1	1001,9 / Sqm	
2	785,0 / Sqm	
3	689,6 / Sqm	
TOTAL	3321,4 / Sqm	1535,2 / Sqm



FLOOR 1

Non-conventional
NOCCO_WORKSPACE_PLANS



SURFACE_MODULE_RENTABLE / (MA) (Sqm)

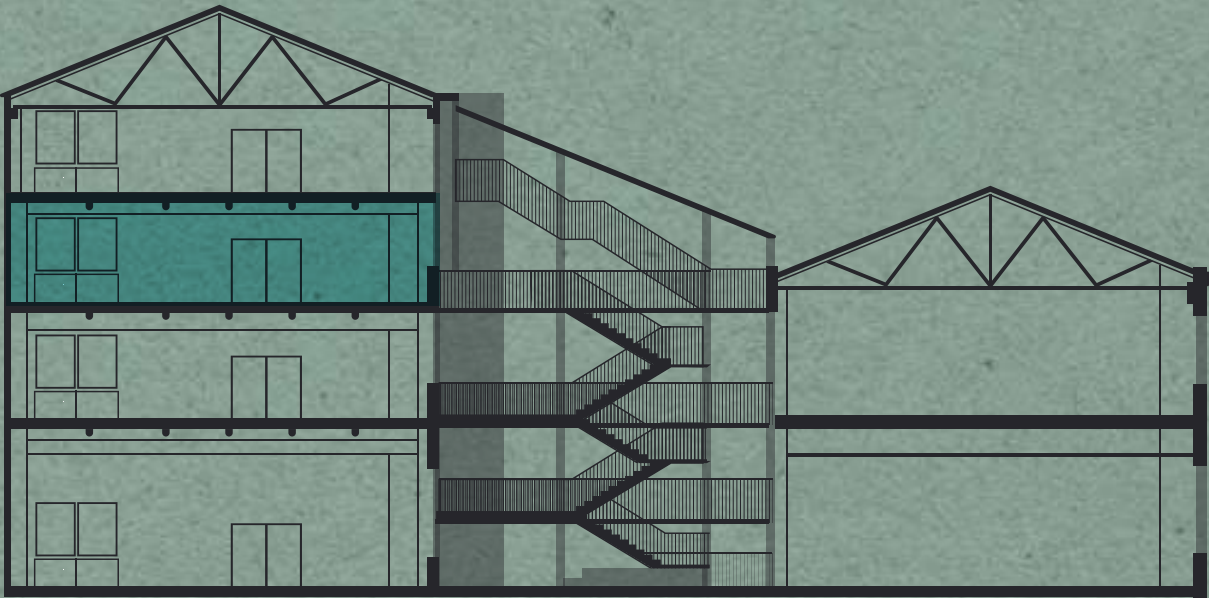
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FLOOR 2

Non-conventional
NOCCO_WORKSPACE_PLANS



SURFACE_MODULE_RENTABLE / (MA) (Sqm)

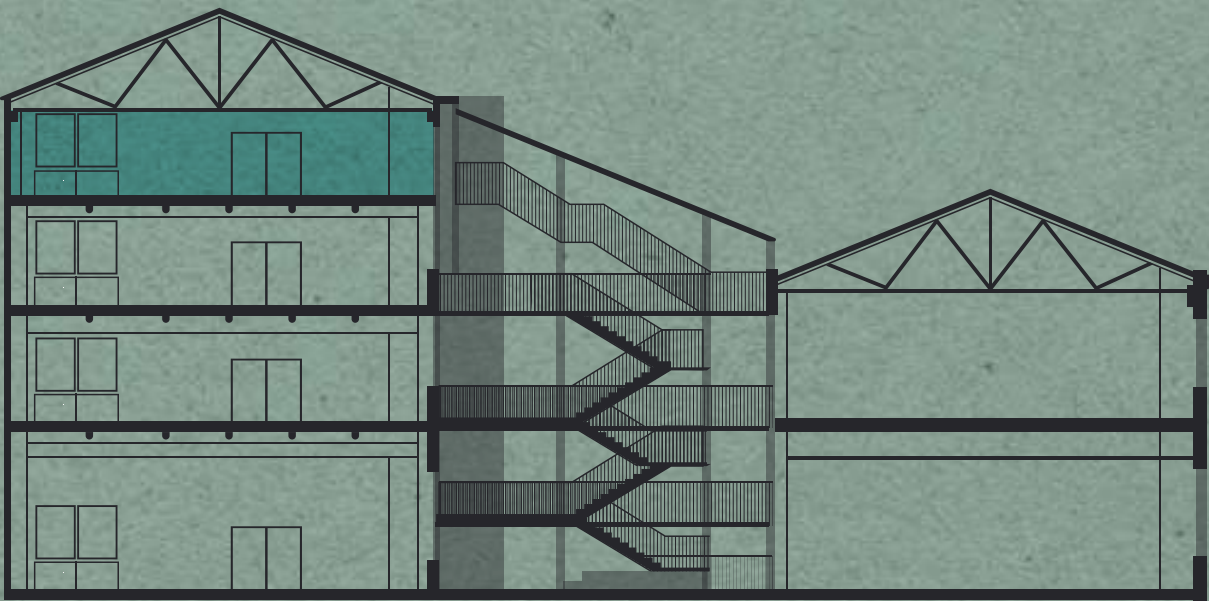
FLOOR	NORTH WAREHOUSE	SOUTH WAREHOUSE
0	709,4 / Sqm	865,4 / Sqm
MEZZANINE	135,5 / Sqm	
1	1001,9 / Sqm	
2	785,0 / Sqm	
3	689,6 / Sqm	1535,2 / Sqm
TOTAL	3321,4 / Sqm	





FLOOR 3

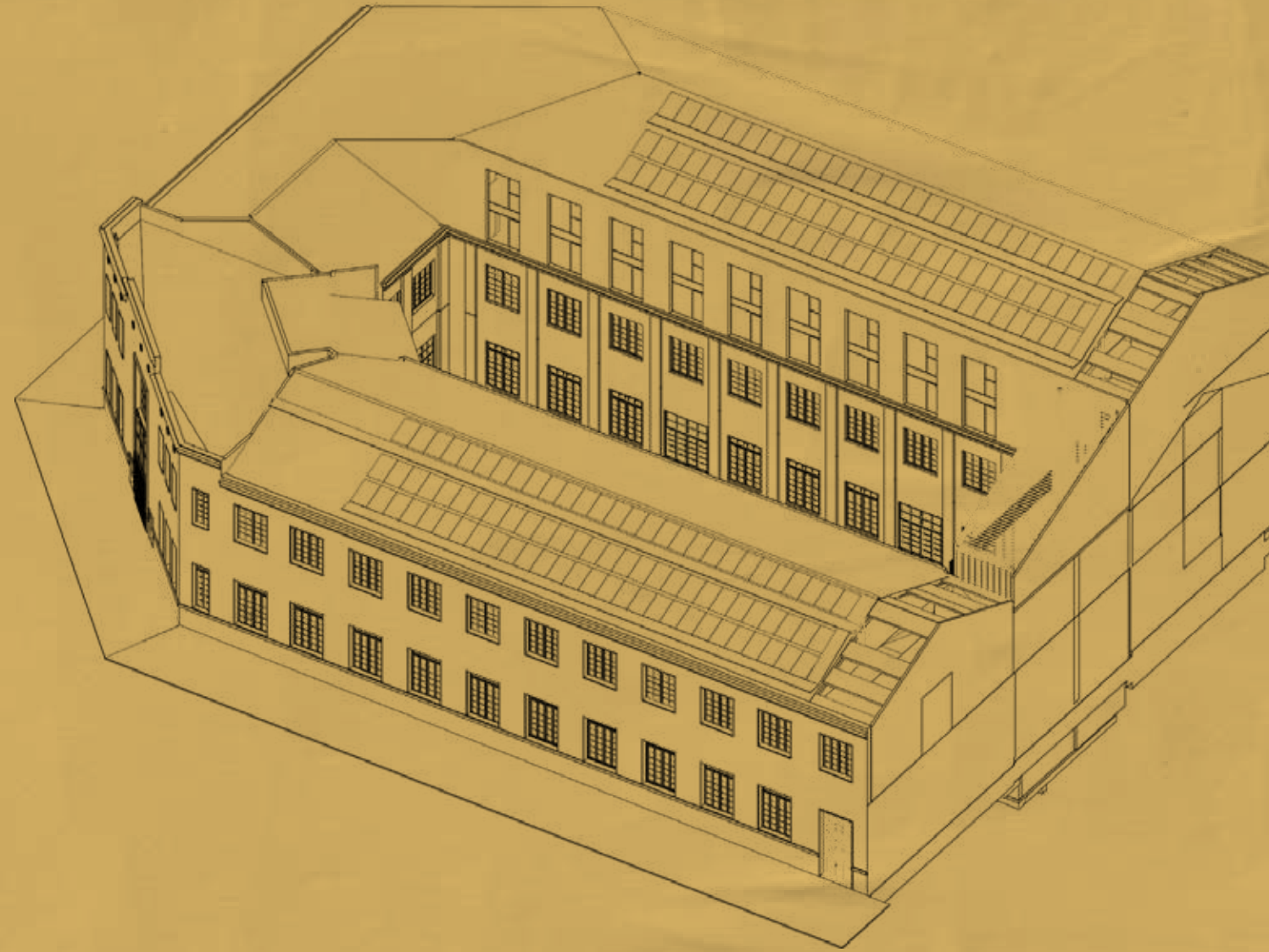
Non-conventional
Nocco_workspace_plans



SURFACE_MODULE_RENTABLE / (MA) (Sqm)

FLOOR	NORTH WAREHOUSE	SOUTH WAREHOUSE
0	709,4 / Sqm	669,8 / Sqm
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TOTAL	3321,4 / Sqm	1535,2 / Sqm





BARCELONA BUILDING

Non-conventional Workspaces

