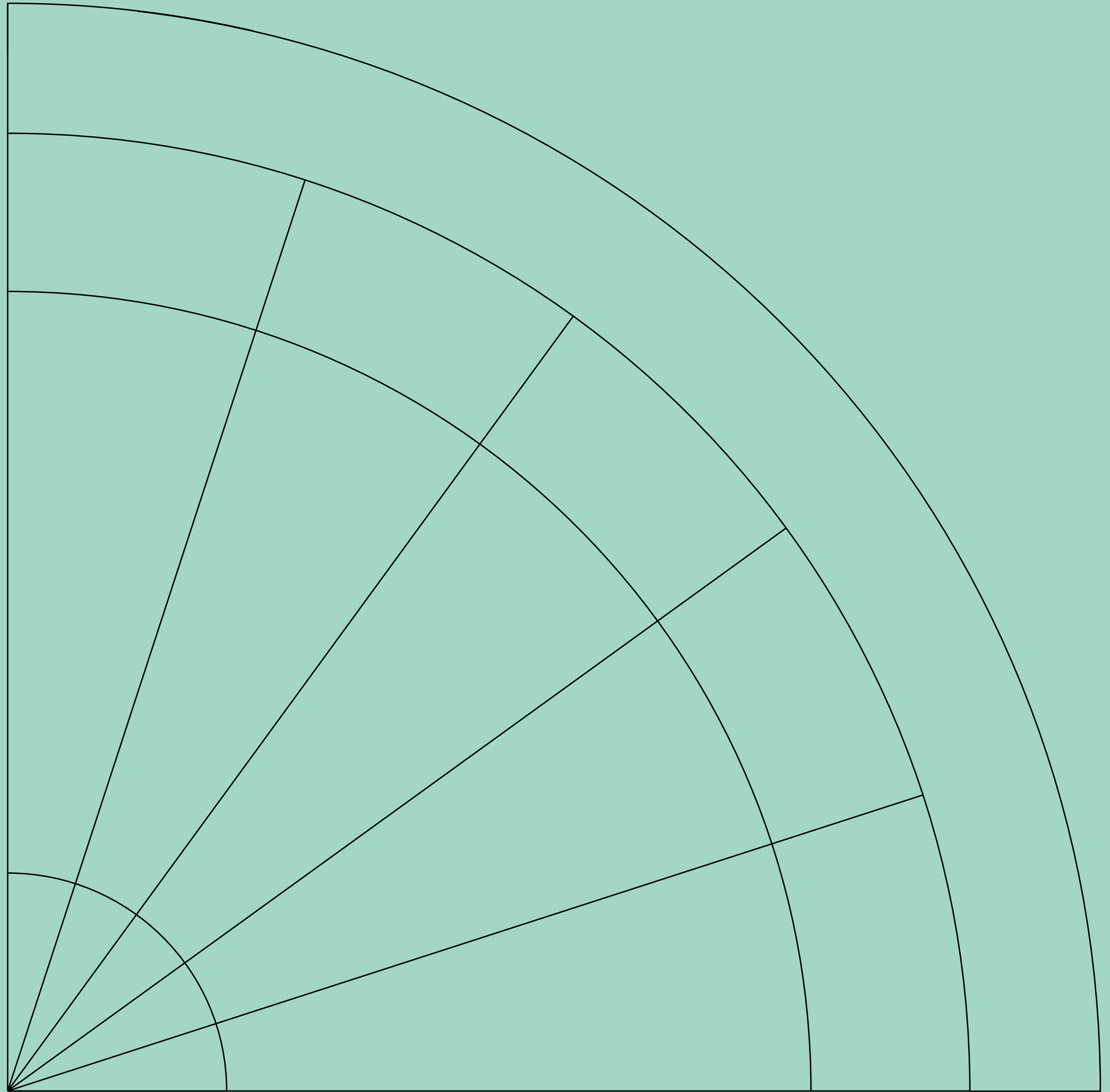


JORBA
BARCELONA

Est. 1926



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Project Overview

Jorba Barcelona.
Design, Functionality, and an Unbeatable Urban Setting

| Floors | Rentable | Private Terraces | Communal Terraces |
|--------------|----------|------------------|-------------------|
| Rooftop | - | - | 1.102 |
| 6th floor | 1.725 | 371 | - |
| 5th floor | 1.959 | 88 | - |
| 4th floor | 1.894 | 166 | - |
| 3th floor | 2.593 | 63 | - |
| 2nd floor | 1.576 | - | 424 |
| 1st floor | - | - | - |
| Ground floor | - | - | - |
| Basement -1 | - | - | - |
| Basement -2 | - | - | - |



Total (GLA) **9,747** **689** **1,526**

| | | | | | | | | | | | | | | | |
|------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| Area |  Historic Building |  Iconic Views | Amenities |  Private and Shared Terraces |  Mobility Hub |  Smart Lockers |  Lounge Area | Health |  Green Zones |  Central Courtyard |  Wellness Room |  Well, Leed, Wiredscore Cert. | Others |  Sky Lobby |  Coworking Area |
|------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|

History & Heritage





1

1 Central atrium.

Jorba Barcelona A Timeless Icon

Join its story and become part of a unique legacy in the commercial heart of Barcelona's history.

Discover Jorba Barcelona, a workspace where history comes alive in every corner. This iconic building, with roots dating back to 1926, offers the privilege of working in a place that has witnessed Barcelona's evolution through the decades.



Est. 1926
JORBA

Immerse yourself in its historical charm and explore its transformation over the years.

First phase of the building inaugurated **1926**

Designed by acclaimed architect Arnald Calvet, the building has undergone multiple transformations to meet changing commercial demands.



1932 Iconic dome and Santa Anna street section added

The building received the City of Barcelona award for best building of the year. Later, Calvet would also design the Jorba department store in Manresa.



Inauguration of the emblematic arch **1933**

The arch's design, featuring symbols of work and commerce, was created by company employee and illustrator Josep Algué. The phrase "Labor omnia vincit" is from Virgil's Georgics.





1964 Acquired by Galerías Preciados

Under this ownership, the building was significantly renovated and modernized, and renamed "Jorba Preciados."

Acquired by El Corte Inglés 1996

Major renovations were undertaken, including façade restoration and interior modernization to meet current regulations and provide modern amenities.



2022 Renovation and adaptive reuse begins, creating 9,000 m2 of sustainable office space by O&L

Jorba Barcelona es hoy un espacio vibrante que aúna un rico legado de tradición e historia, al mismo tiempo que abraza los avances tecnológicos y las últimas tendencias en nuevas formas de trabajo.





1

1 Portal de l'Àngel Avenue enjoys a prime location.

The Beginning of the Prime Axis. A Strategic Location.

In the commercial heart of Barcelona, the building acts as a link between the financial district and the traditional shopping area.

Jorba Barcelona is strategically located in the heart of the city, at the intersection of Portal de l'Àngel Avenue and Santa Anna Street. This area offers a premium environment in a prime location.



Plaça de Catalunya is the most interconnected location in all of Barcelona, the only point where FGC, commuter trains, buses, and metro all converge.

Distance from Portal del Àngel 19

| | | | |
|--------------------|-------|--------|--------|
| Plaça de Catalunya | 3 min | 1 min | - |
| Estació de Sants | - | 13 min | 11 min |
| Airport | - | 22 min | 38 min |

Points of Interest and Connectivity

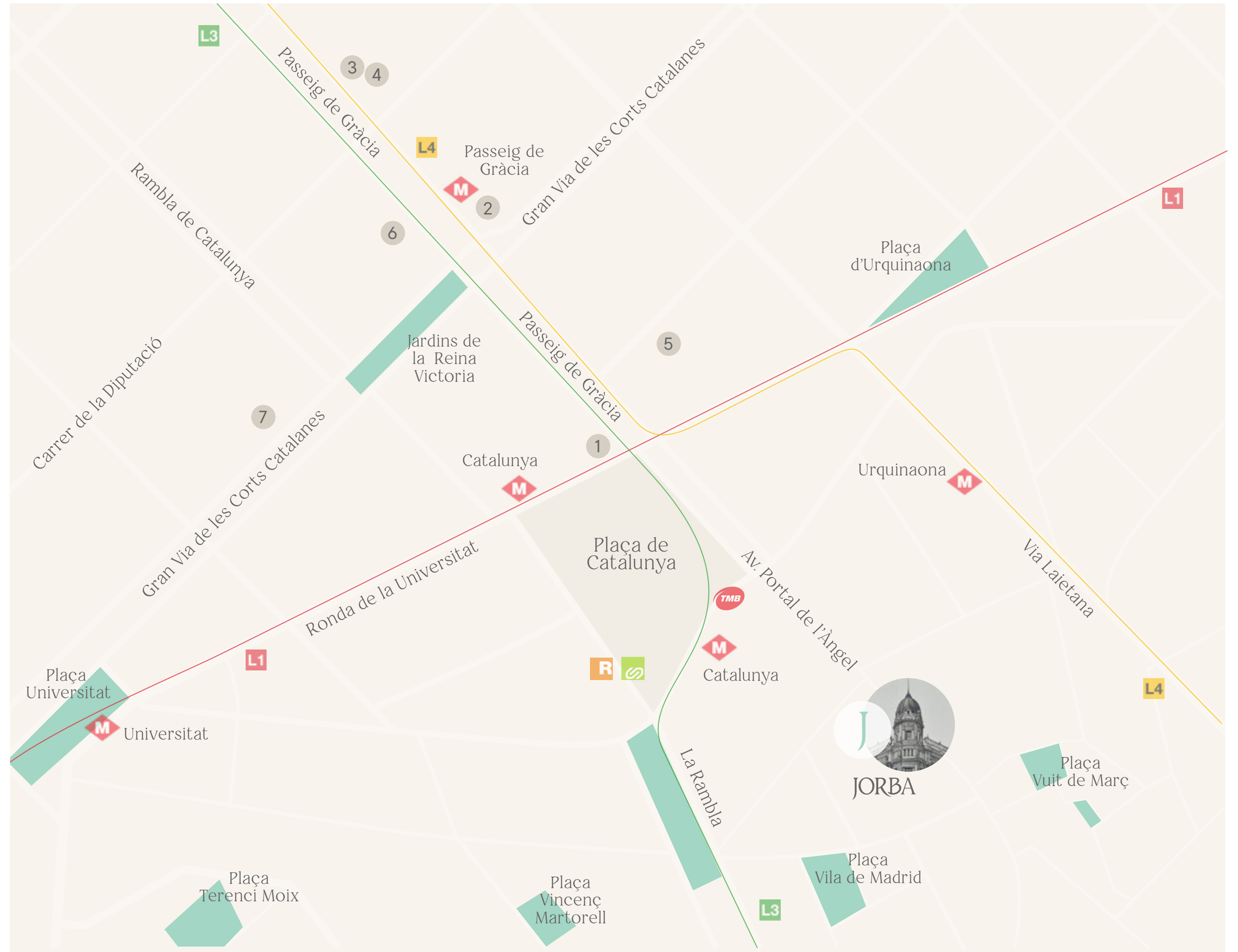
1. Apple Passeig de Gràcia
2. Uniqlo Passeig de Gràcia
3. Mandarin Oriental Hotel
4. Moments Restaurant
5. Tívoli Theatre
6. Nike Store
7. Coliseum Theatre

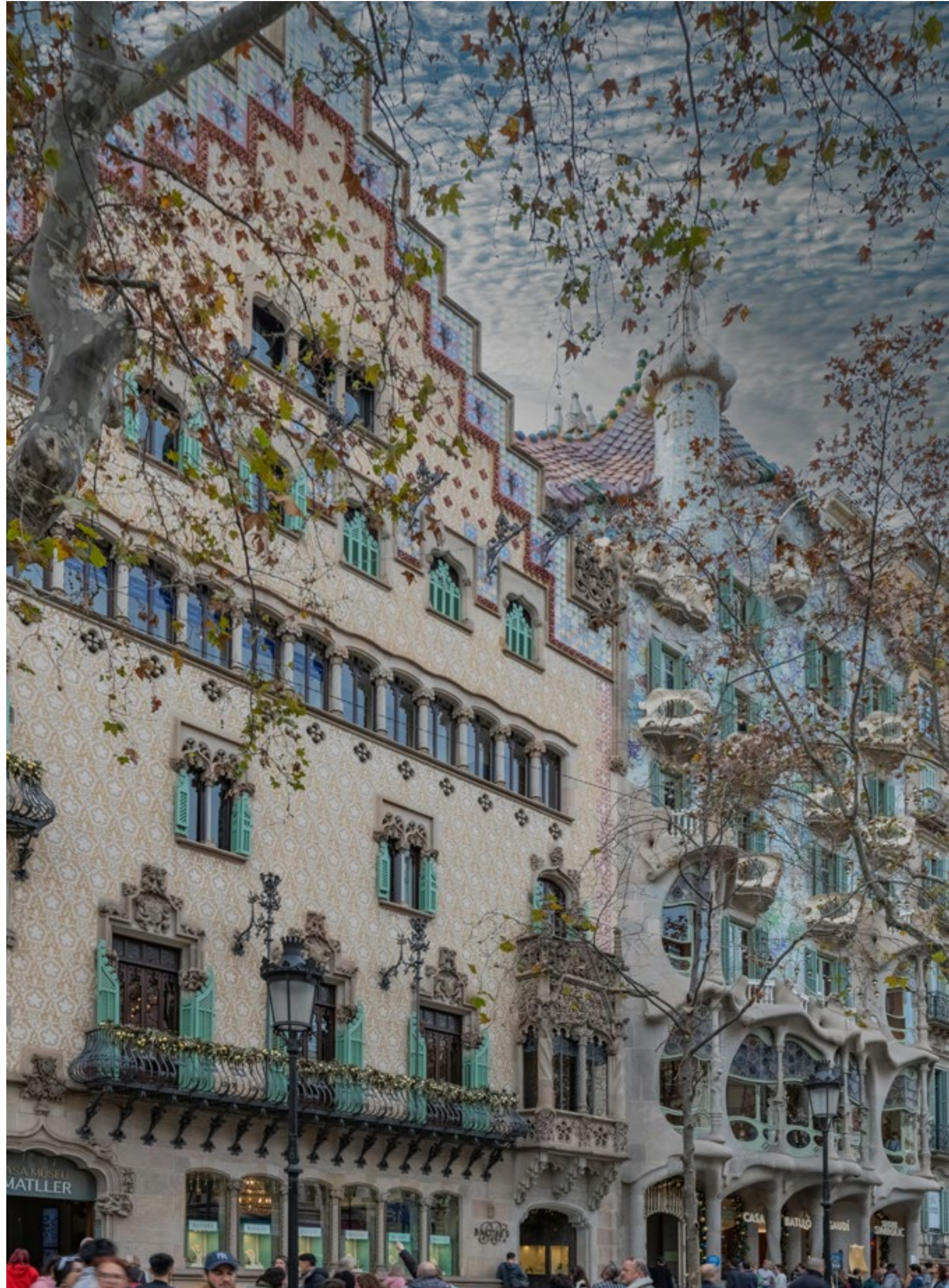
Metro
L1, L3, L4, L6, L7

Bus

FGC Tren
S1, S2

Rodalies Tren
R1, R3, R4, RG1, R12





1

In the Heart of the City

Its privileged location attracts businesses seeking a dynamic and evolving atmosphere. Furthermore, its proximity to the multimodal hub of Plaça Catalunya ensures excellent public transport connectivity, providing fast and efficient access for both employees and visitors.



2

3



- 1 Paseo de Gracia
- 2 The Plaça Catalunya transport hub offers unbeatable connectivity.
- 3 Apple Store Plaça Catalunya. The area is synonymous with international brands.

The Project & Workspaces





1

Ambience: Elegant & Inspiring

1 Interior of the dome.
The redesigned space
enhances the use of
this noble part of the
building

The ideal place to establish your business,
offering an environment that boosts
productivity and employee satisfaction.

The Jorba Barcelona building renovation, led by Ortiz
de León Arquitectos, focused on preserving its historic
character while adapting it to modern uses. It's a unique
office experience tailored to the needs of the contemporary
urban landscape.



2

A stunning double-height space enhances the feeling of openness, creating a warm and stimulating environment. This layout promotes fluid communication across floors, strengthening internal team cohesion.

1 Double-Height Space

2 Natural Presence Throughout All Areas



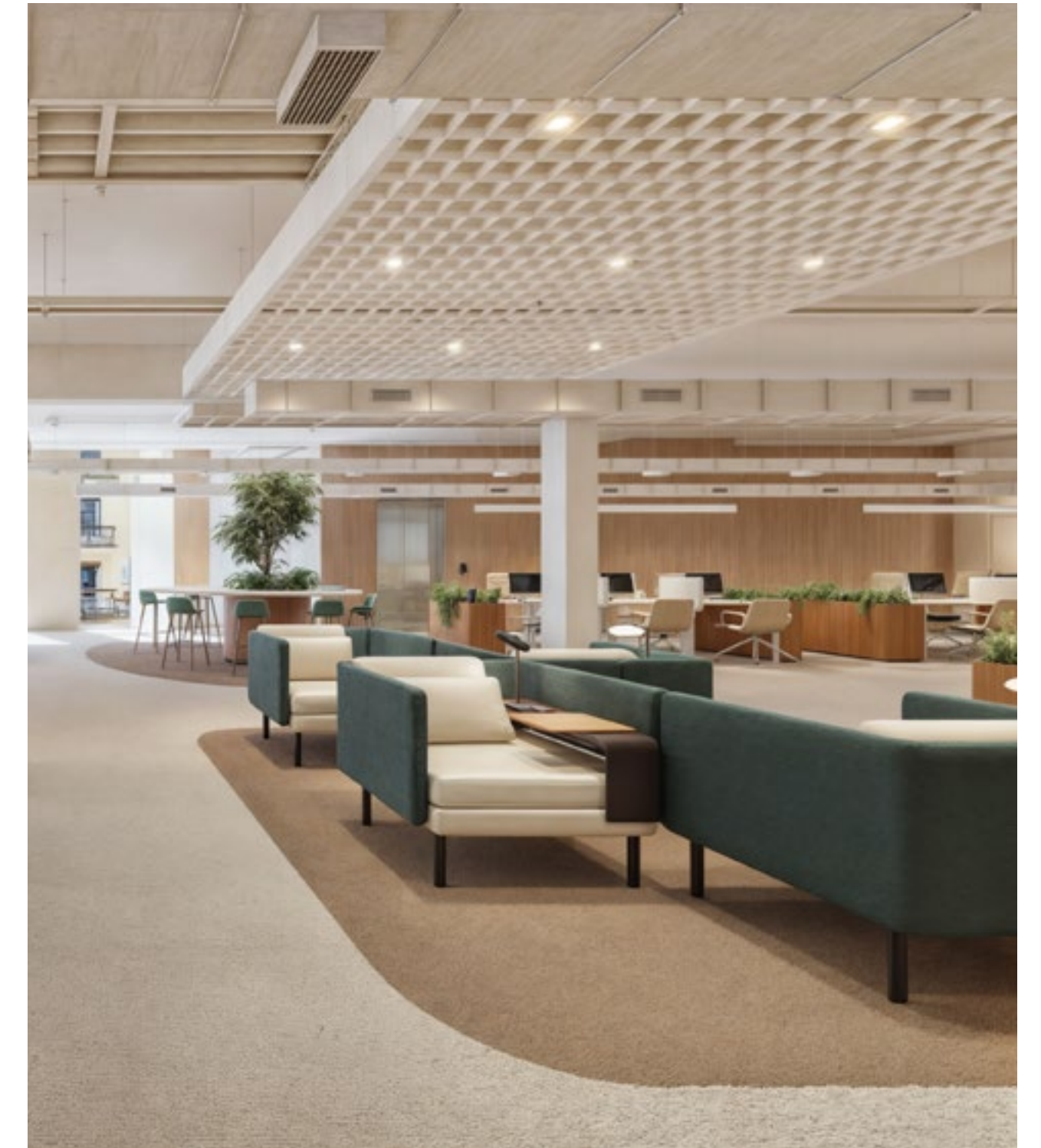
1

Much More Than a Workspace

Generous ceiling heights on each floor not only maximize spatial comfort but also provide full flexibility to adapt to the needs of any organization. Each level has its own character, offering limitless possibilities to create customized environments that foster productivity and creativity.

1 Spacious and Versatile Areas

2 Design Aligned with New Office Trends



2

The building features terraces on every floor, providing outdoor spaces that are accessible from each level. These open-air areas serve as functional extensions of the workplace. The rooftop and the second-floor terrace stand out as unique highlights.

Located on one of the city's most renowned streets, Portal del Ángel offers a blend of accessibility and prestige. The panoramic views over central Barcelona reinforce its status as a prime address.





1

Facilities: Quality & Exclusivity

1 Design and functionality across every service. In the exclusive Sky Lobby, inspiring spaces that foster creativity and productivity.

Located on the iconic Portal del Àngel street, this building redefines the concept of premium offices in the heart of Barcelona. Designed for companies that seek excellence, it combines a prime location with distinctive architectural features. All amenities are located within the exclusive Sky Lobby, a space conceived to offer first-class services and comforts in a privileged setting.



2

With an exclusive lobby that blends design and functionality, Jorba is not just a workplace—it's a statement. A rare opportunity to establish your business in a space with an unbeatable urban context.

1 Entrance Lobby

2 Ceiling Heights of 4.50 m on the Second Floor



1

A Great Place to work... and Unwind

The building offers more than just a place to work—it creates a stimulating, wellness-oriented atmosphere that connects users with nature, reduces stress, and enhances the overall work experience.

1 Lounge Area with Tiered Seating

2 Design and functionality in every amenity.

3 Inspiring spaces that foster creativity and productivity.



2



3

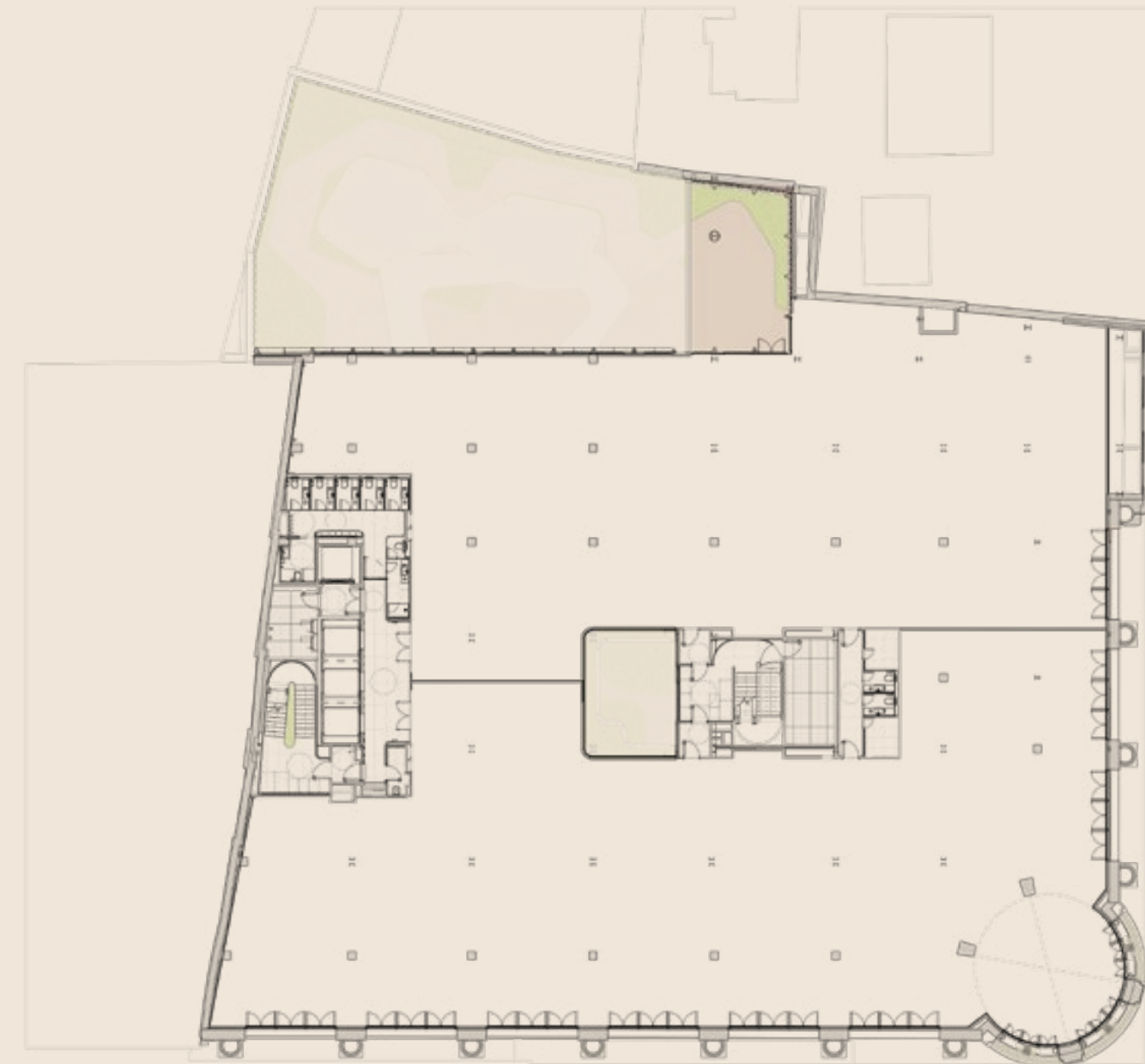




Second Floor

Third Floor

Fourth Floor



| | |
|-------------------|----------------------|
| Private Offices | 1.576 m ² |
| Private Terraces | - |
| Communal Terraces | 424 m ² |

| | |
|-------------------|----------------------|
| Private Offices | 2.593 m ² |
| Private Terraces | 63 m ² |
| Communal Terraces | - |

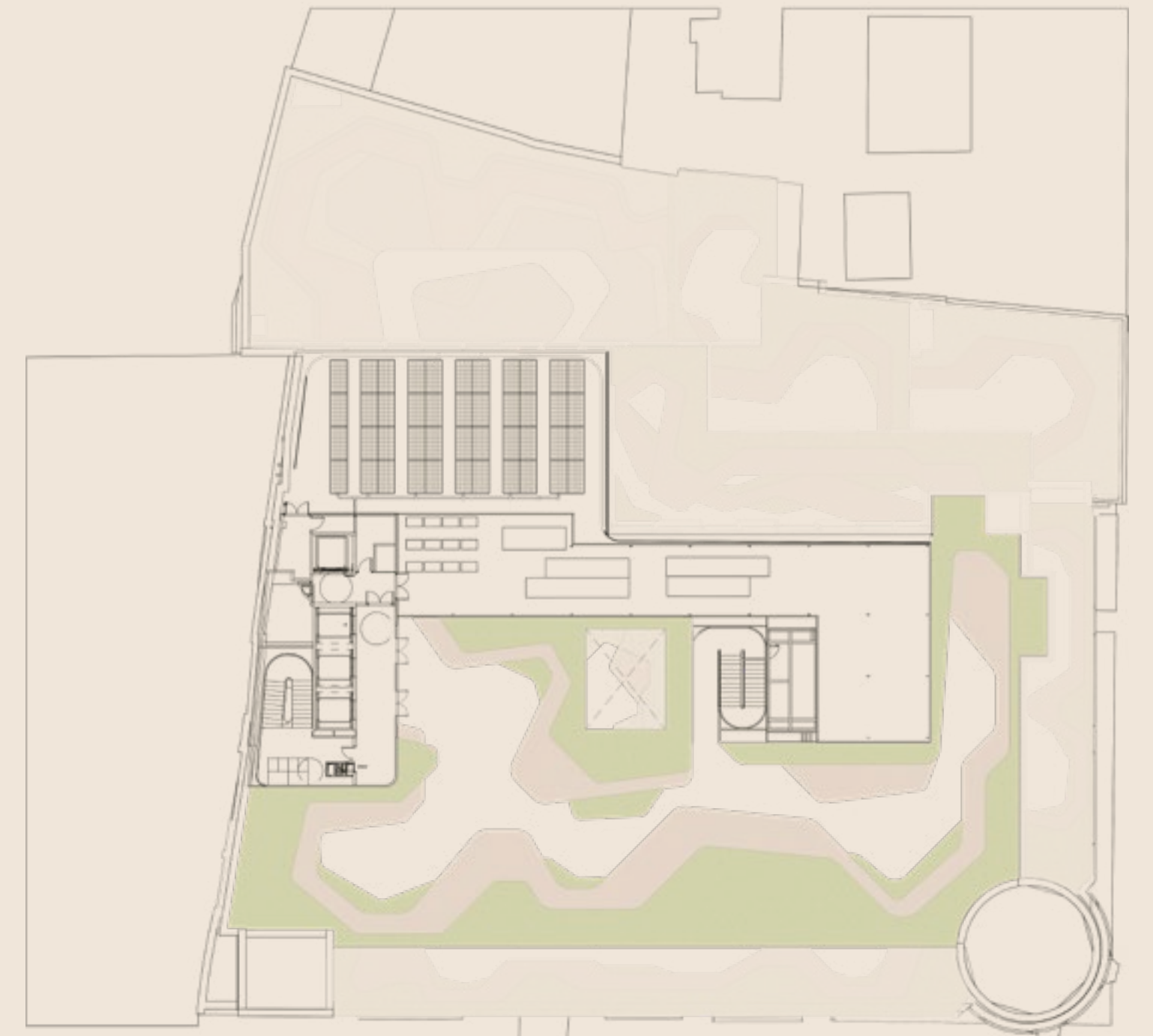
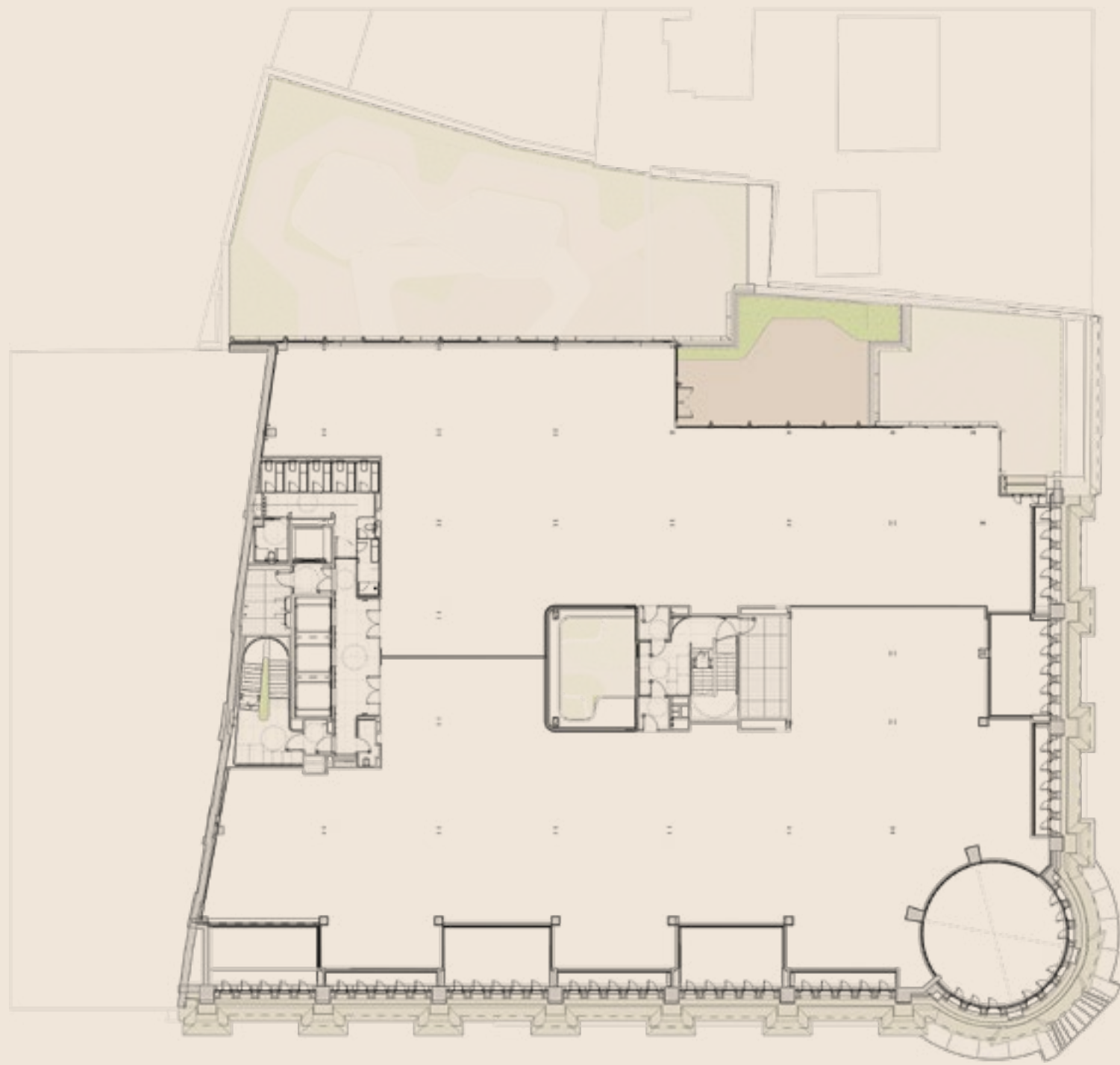
| | |
|-------------------|----------------------|
| Private Offices | 1.894 m ² |
| Private Terraces | 166 m ² |
| Communal Terraces | - |



Fifth Floor

Sixth Floor

Rooftop



| | |
|-------------------|----------------------|
| Private Offices | 1.959 m ² |
| Private Terraces | 88 m ² |
| Communal Terraces | - |

| | |
|-------------------|----------------------|
| Private Offices | 1.725 m ² |
| Private Terraces | 371 m ² |
| Communal Terraces | - |

| | |
|-------------------|----------------------|
| Private Offices | - |
| Private Terraces | - |
| Communal Terraces | 1.102 m ² |

Rehabilitación con Impacto Positivo



Alternative Mobility Prioritized
Dedicated bicycle and scooter parking with separate access, showers and lockers.



Green Areas
Private terraces on every floor, plus shared terrace and rooftop featuring native vegetation.



Landscaped Area
More than 30% of the plot area is dedicated to landscaped outdoor spaces.

As part of its adaptive reuse, the project will feature outstanding digital and electrical connectivity, making it a highly connected building.



Rainwater Harvesting
50% reduction in potable water use for irrigation.



Reduced Water Consumption in Sanitary Fixtures
50% reduction in potable water use.



Refurbishment and Circularity
Embodied carbon estimated at only 375 kgCO₂e/m².



Natural Light
The building has been adapted to maximize natural daylight across the entire floor plate.

Health and Environmental Certification



WELL
The WELL certification confirms that the building meets high standards for employee health and well-being.



LEED PLATINUM
A certification that verifies the building is sustainable and environmentally friendly.

Marketed by:

CBRE

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Developed by:

Redevco Iberian Ventures

Set up your company in an environment that combines design, functionality, and an unbeatable urban setting.