



 ELEVER

 iSur
GRUPO







A business destination created by and for the well-being of people

Insur Group presents Elever, a project that redefines the traditional concept of offices to improve the quality of life of professionals.

An ideal environment for developing talent in which the gardens and outdoor spaces stand out, generating a healthy and unique work environment.





An optimal location and size for your corporate headquarters



Located in Las Tablas, in the vicinity of Madrid Nuevo Norte



An office building with terraces on all floors



Floors with open-plan offices with no columns

Total leasable area

9,990 sqm

Parking spaces

234

Occupancy rate

1/7

Private terraces

1,146 sqm

Communal terraces

1,136 sqm

Green areas

1,332 sqm



Certifications*

Leed Platinum

Well Platinum

WiredScore Gold





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Location



02

The building



03

Sustainability
and Innovation



04

The Team

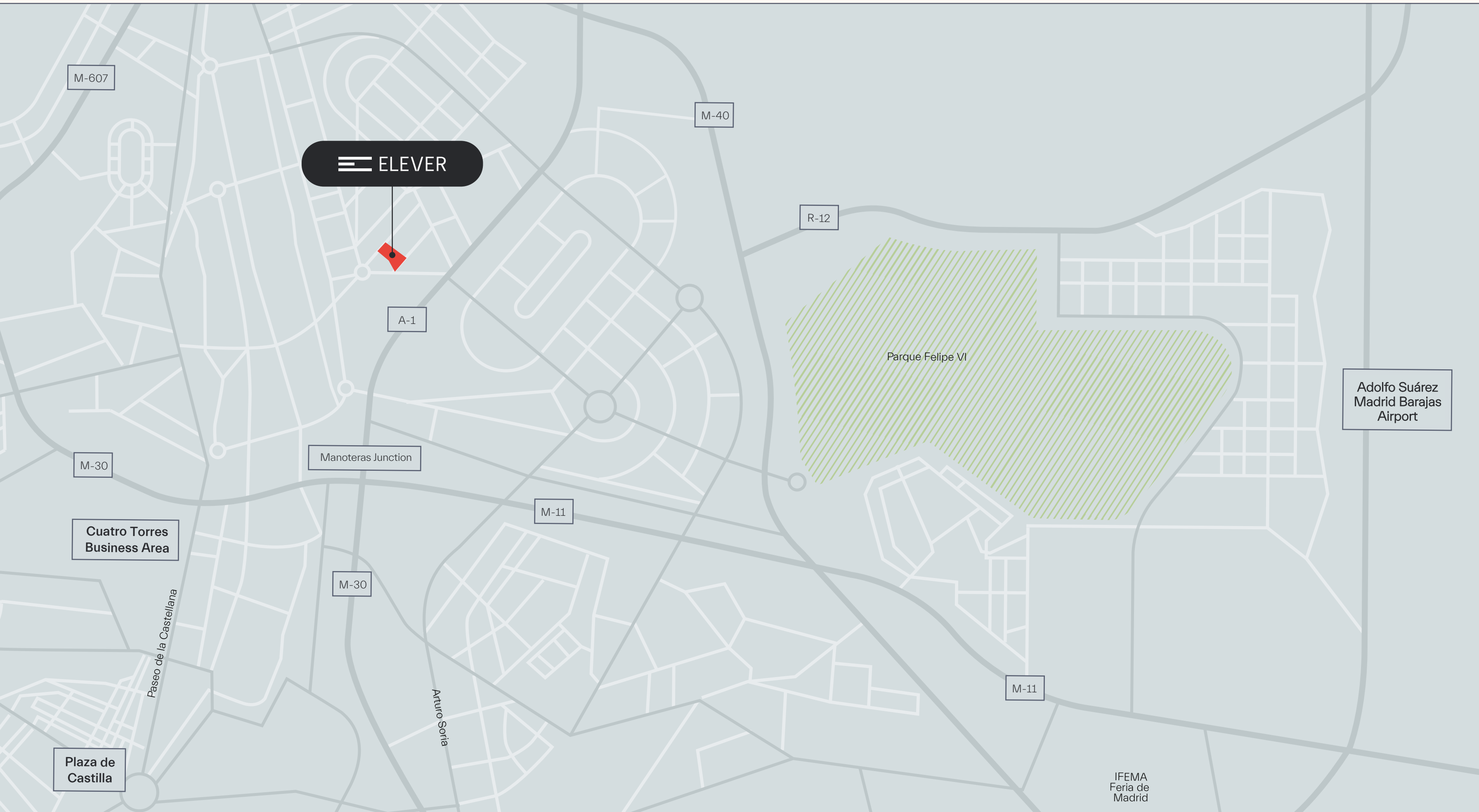


Location

Madrid's most promising
business centre



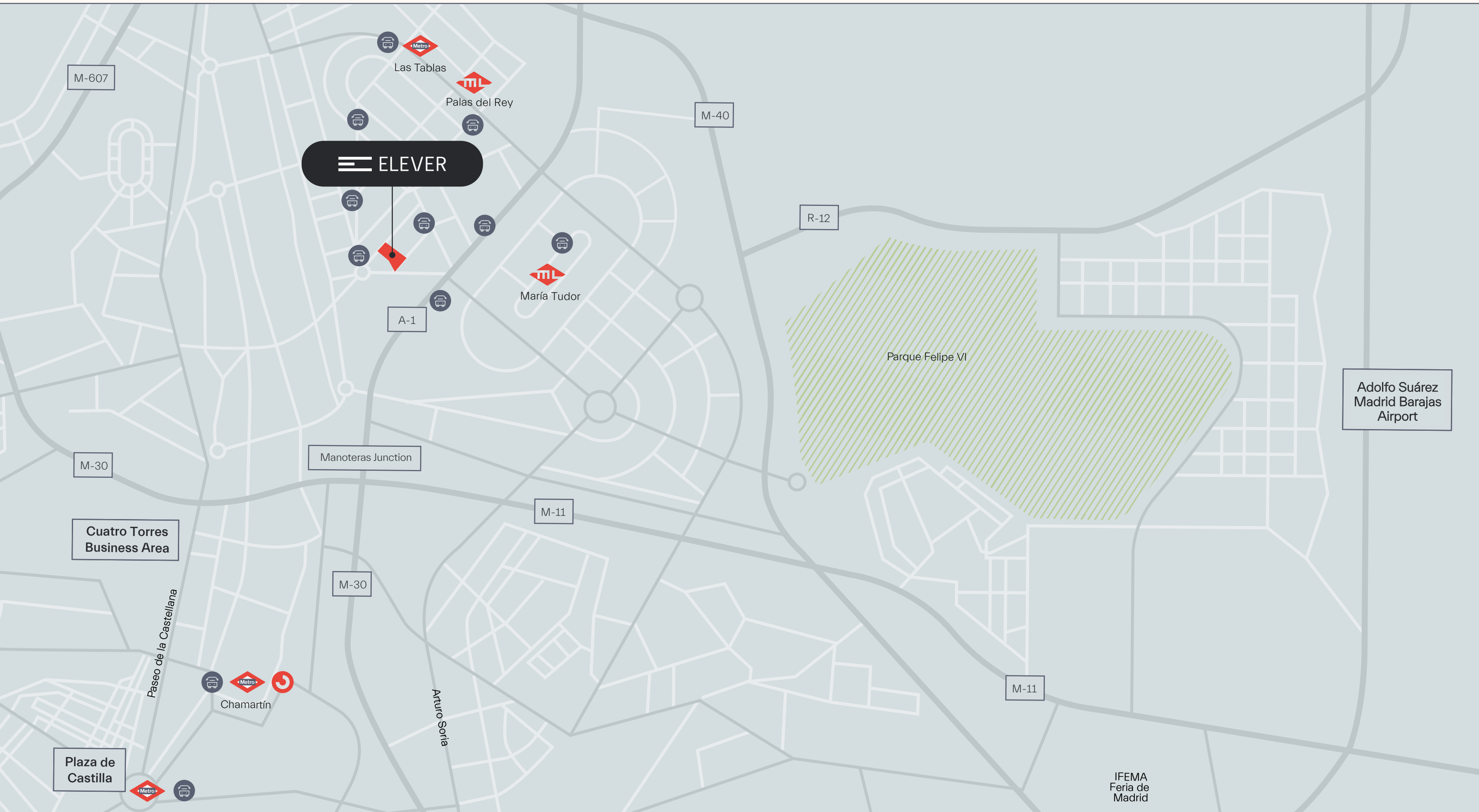
Located in one of the most consolidated and active business areas in Madrid



With a privileged position in Las Tablas, Elever has excellent connections to the M-30, M-40, M-11, and A-1; as well as quick access to Paseo de la Castellana and the Airport.



A strategic area with excellent connections,
both by public and private transport

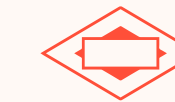


CONNECTIONS
LOCATION



Car

- A1 - 1 min
- M30/M11 (Manoteras Junction) - 3 min
- 4 Torres - 5 min
- Plaza Castilla - 7 min
- Azca - 10 min
- Airport - 11 min
- Airport, T4 - 14 min
- Chamartín Ave Station - 10 min
- Atocha Ave Station - 19 min



Underground and Light Rail

Underground:

- Las Tablas (L10) - 16 min walk away
- Las Tablas (L10) - 5 min bus ride away
- Plaza Castilla Interchange (L1, L9, L10) - 10 min bus ride away
- Chamartín (L1, L10) - 10 min bus ride away

Light Rail:

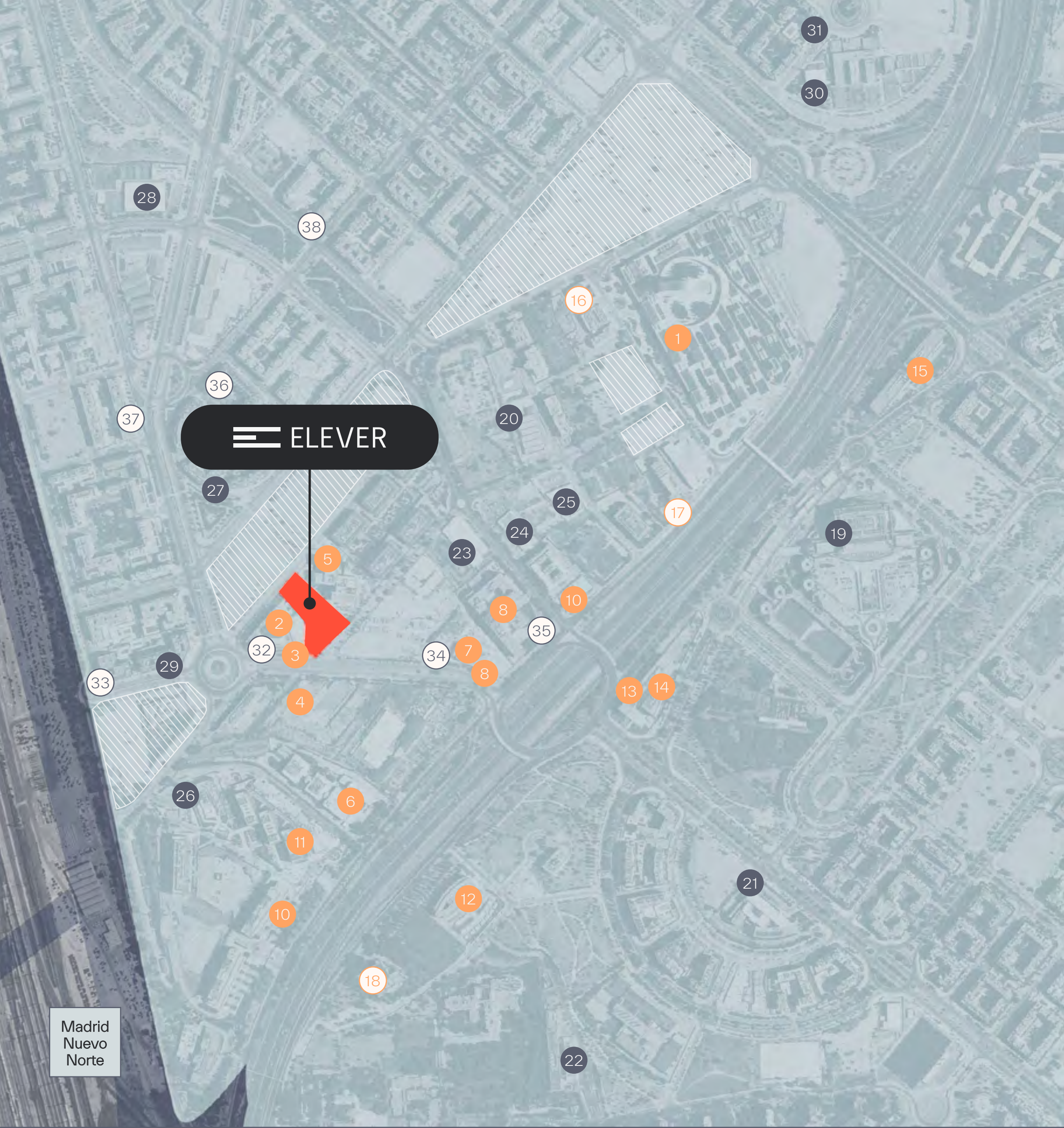
- Palas del Rey ML1 - 16 min walk away
- María Tudor (ML1) - 13 min walk away



Bus

- Line 176 - 1 min walk away (Plaza de Castilla - Las tablas)
- Line 172 - 2 min walk away (Camino de Santiago - Valcarlos)
- Line 173 - 4 min walk away (Plaza de Castilla - San Chinarro)
- Line 174 - 5 min walk away (Plaza de Castilla - Sanchinarro East)*

* Future connection to Chamartín via bus lane.



TENANTS AND SERVICES
LOCATION

Tenants and services

An exclusive area that offers a wide range of services and amenities in its surrounding area, making it a prime location to establish a corporate headquarters in the capital.

Tenants

- 1 BBVA
- 2 Lenovo
- 3 Cap Gemini
- 4 Siemens (Future Headquarters)
- 5 Bristol Meyer
- 6 Abbot
- 7 Astra Zeneca
- 8 Metrovacesa
- 9 Caser / Helvetia
- 10 Técnicas Reunidas
- 11 EDP
- 12 SAS / Vestas
- 13 Philips / Neoris
- 14 Honeywell
- 15 Inetum / Medtronic

Others in the area:

- Telefónica
- Dragados

- Ferrovial
- Huawei
- Nokia
- Management Solutions

Hotels

- 16 Ibis Hotel
- 17 NH
- 18 EXE

Services

- 19 El Corte Inglés
- 20 HM Nuevo Norte Hospital
- 21 HM Sanitas Moraleja Hospital
- 22 HM University Hospital
- 23 Mercadona
- 24 Aldi
- 25 Ahorramás

- 26 Viva Gym
- 27 Basic Fit
- 28 Paddle Tennis Club
- 29 Bilingual Smart Nursery School
- 30 El Valle School
- 31 Fomento School

Restaurants

- 32 Do Eat
- 33 El Rincón de las Tablas
- 34 Honest Green
- 35 Vips/Popeye/Sushi
- 36 Sanuk
- 37 La Tabla de Góngora
- 38 Restaurante La Dehesa

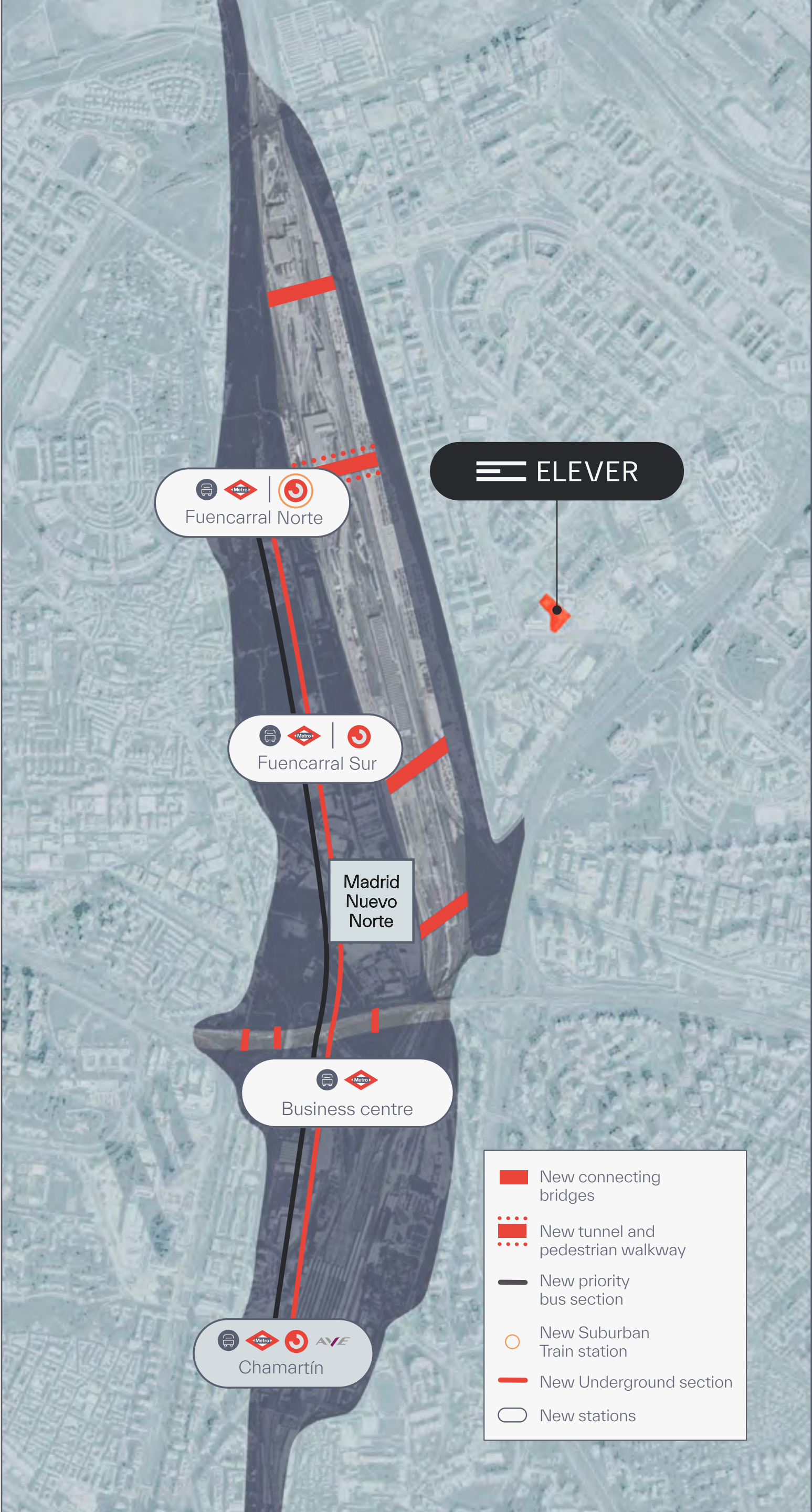
- Facilities
- Madrid Nuevo Norte



The capital's corporate hub driven by the development of Madrid Nuevo Norte

Madrid's major urban regeneration project will have a positive impact on Elever, integrating Las Tablas into the city's urban fabric and expanding the area's public transport infrastructure.

MADRID NUEVO NORTE
LOCATION



New connections over the train tracks and the M-30:

- 5 Bridges.
- 1 Tunnel.
- 1 Pedestrian walkway.



New Underground Section

Three new underground stations that connect to the bridges, the pedestrian walkway and the new suburban train stations.



Suburban trains

New Fuencarral Norte suburban train station and renovation of the Chamartín and Fuencarral Sur stations.



New intermodal interchange at Chamartín station, connecting city and intercity buses, Underground, Suburban Trains and the High-speed network.



Priority bus platform

It is 3 km long and connects with the existing network of city and intercity buses, Underground, Suburban Trains and Light Rail.



The building

Where the workplace
becomes a stimulus to life





A move into the future based on the “Human Centric” model

Elever is a much more humane office building where people become the centre of everything. A project adapted to the new times in search of connection, interaction and collaboration of its users.

A space focused on real efficiency, comfort and attention to the user, which has been designed under the Blue Architecture model, complementing workplaces with areas for social interaction, leisure and health.



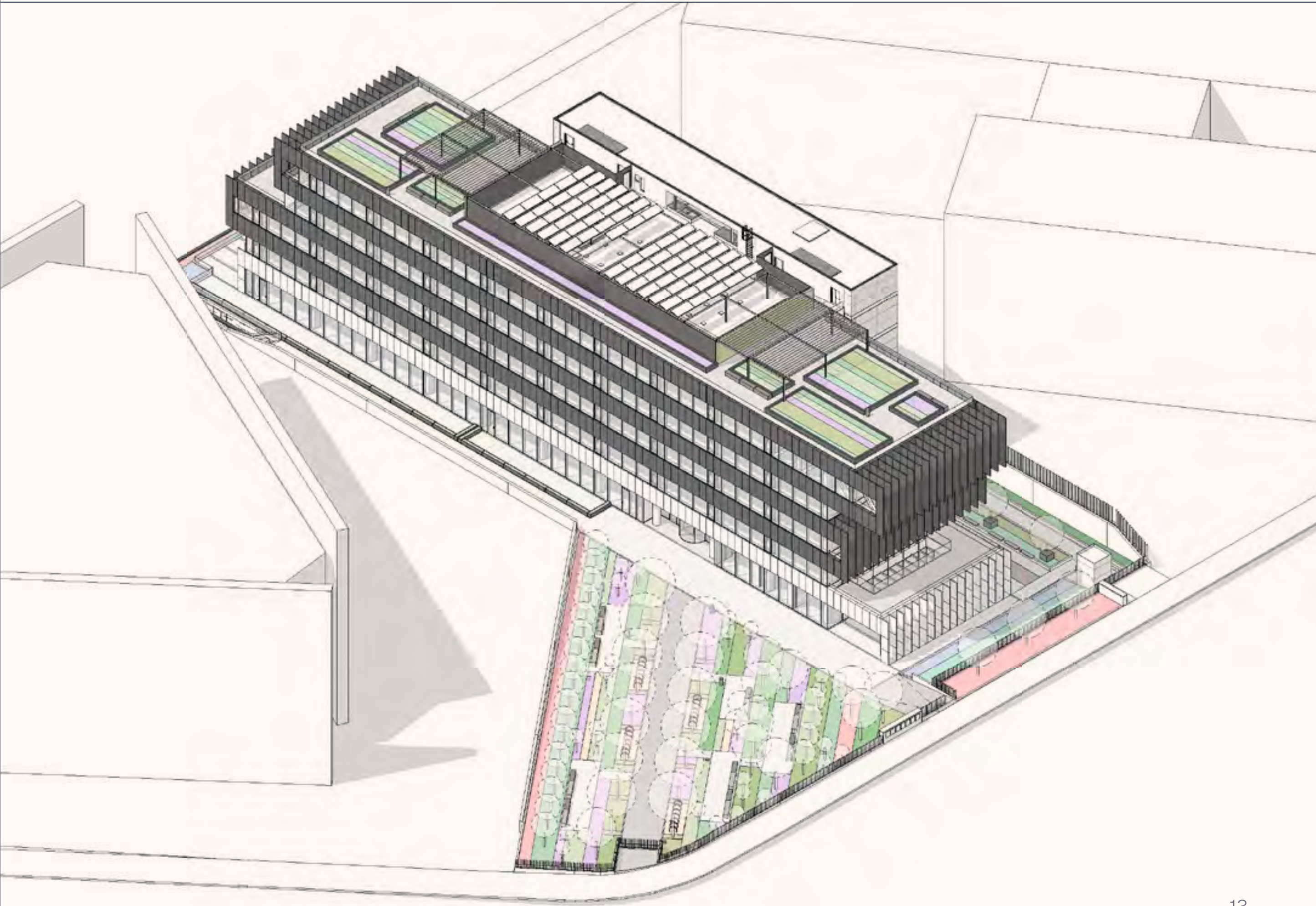


FLOOR	OFFICES	PRIVATE TERRACES	COMMUNAL TERRACES
Ground	1,291 sqm	620 sqm	310 sqm
1st	2,239 sqm	128 sqm	-
2nd	2,250 sqm	111 sqm	-
3rd	2,078 sqm	200 sqm	-
4th	2,131 sqm	87 sqm	-
Rooftop	-	-	826 sqm
Total	9,990 sqm	1,146 sqm	1,136 sqm

Below ground level, the building has 2 basements for parking, ensuring complete accessibility and comfort for everyone.

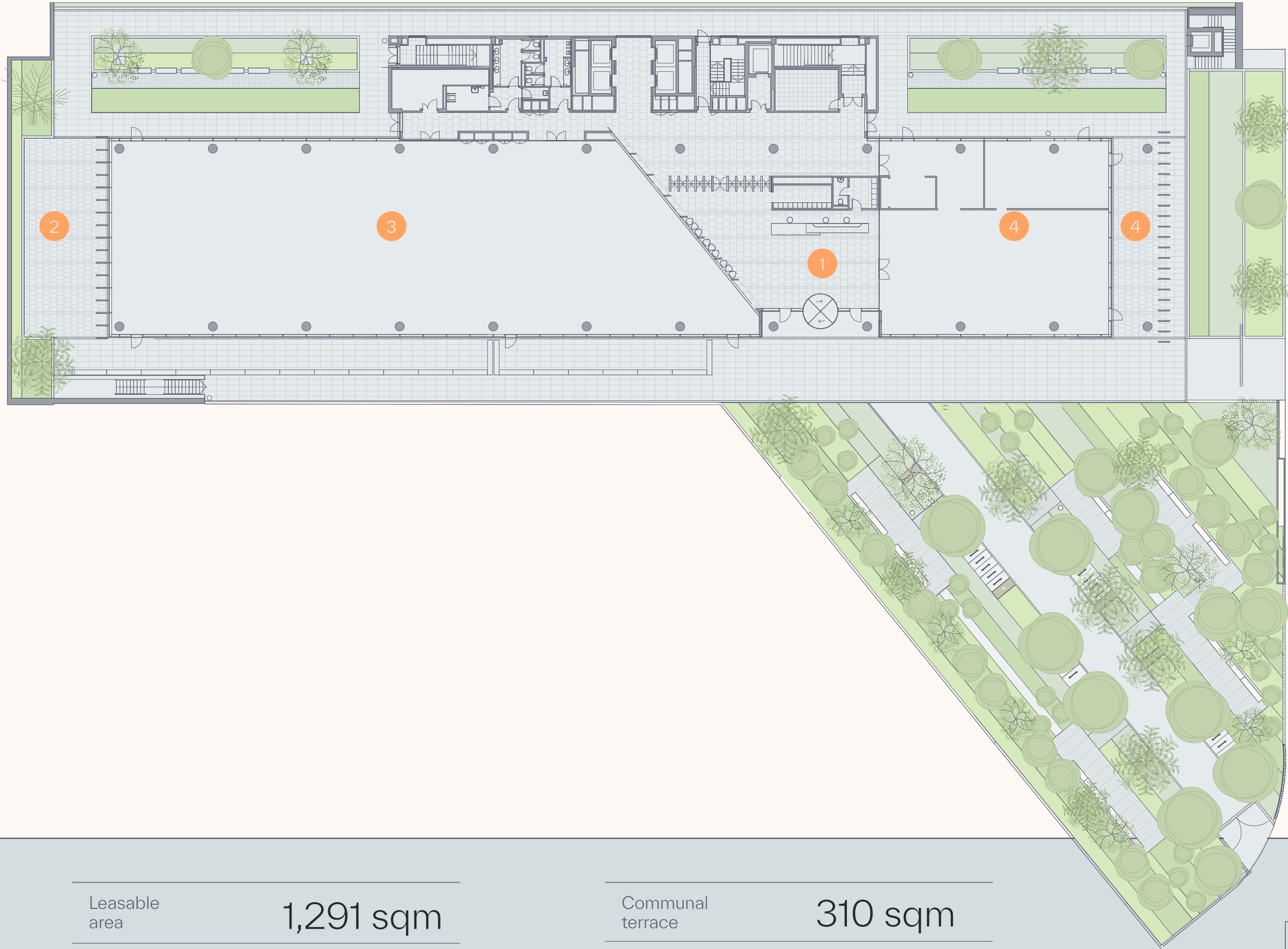
PARKING	ELECTRIC CARS	BICYCLES	MOTORCYCLES
214 Spaces	80 Spaces	64 Spaces	20 Spaces

A meeting point for knowledge and innovation, which enhances the culture and growth of companies





CALLE DE QUINTANADUEÑAS



CALLE DE LA FORESTA

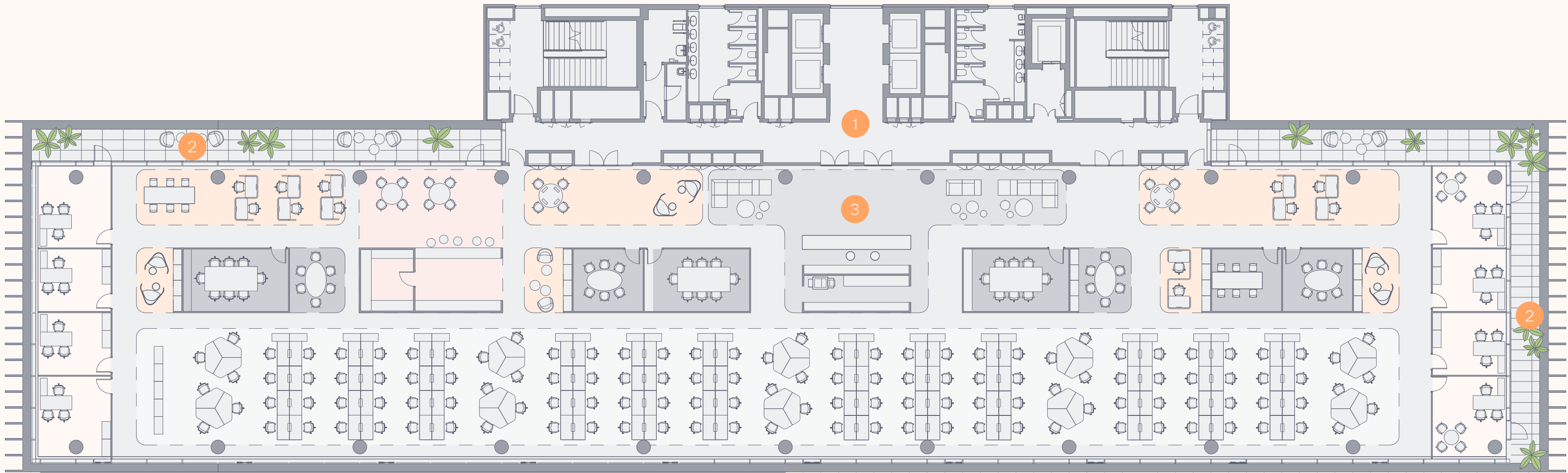
Access

Leasable area	1,291 sqm
Private terrace	620 sqm
Collaborative space	326 sqm

Communal terrace	310 sqm
Garden area	1,332 sqm

- 1 LOBBY
- 2 TERRACE
- 3 OFFICES
- 4 COLLABORATIVE SPACE





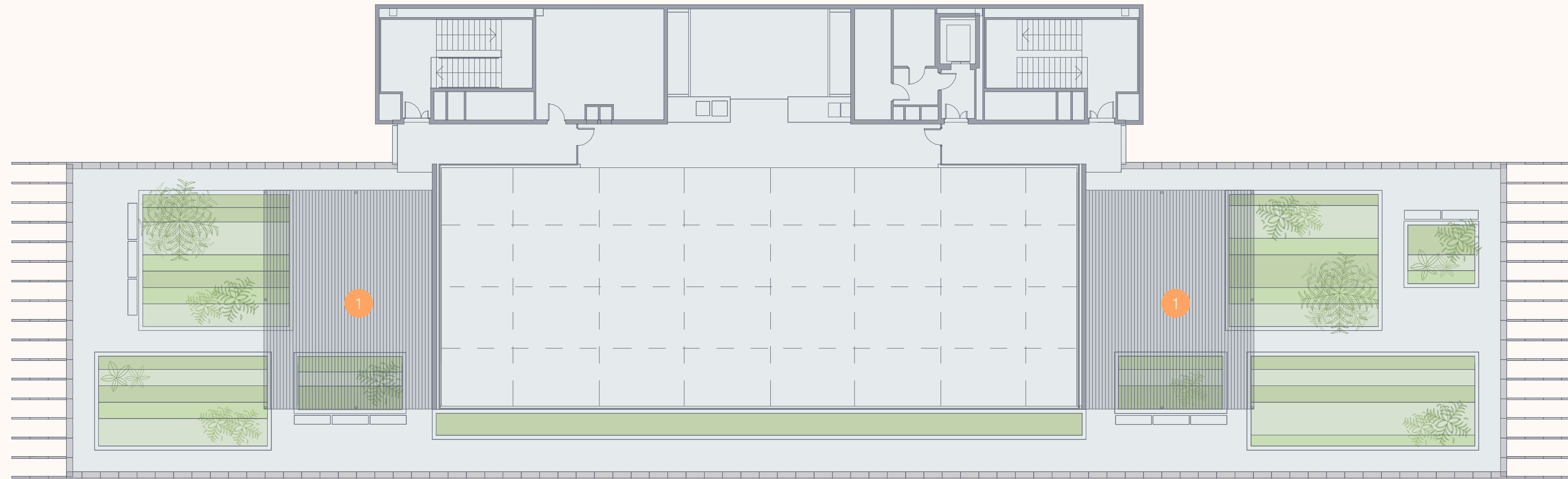
Model floor

Leasable area	2,250 sqm
Private terraces	111 sqm
Job positions	321

- 1 LOBBY
- 2 TERRACE
- 3 OFFICES

*Floors that can be divided into modules from 443 sqm to 937 sqm.





Rooftop

Communal
terrace

826 sqm

1

OUTDOOR COLLABORATIVE SPACE
/ WELLNESS SPACE





Technical Specifications



Fully open-plan rectangular floors with no intermediate columns and a width of 16 m.



Clearance of 3.20 m on the ground floor and 2.75 m on the other floors.



Suspended false ceiling in all rooms.



Raised access floor.



DALI lighting system that regulates lighting according to the amount of natural light entering the offices.



LED light fixtures incorporated in a false ceiling with an integrated control system.



Curtain wall façade with prefabricated panel lateral core.



Porcelain or natural stone flooring on the rooftop.



Installation of photovoltaic modules.



Fire detection, protection and extinguishing systems, with sprinklers on floors above ground level.



3 independent electrical panels per floor.



Generator units for essential services.



Installation of Wi-Fi access points throughout the building to guarantee optimal connectivity.



Ducted air distribution and ventilation system with primary air recovery and treatment.



HVRF-Water hybrid air conditioning system, with air/air heat pump with independent heat recovery per office module. Indoor duct units that distribute hot or cold air according to area needs.



Security and access control system throughout the building.



Car park with 214 spaces and 80 charging points for electric vehicles.



Equipped with 4 interior lifts and 1 freight lift from the basement to the rooftop and 1 exterior lift for visitors.



90% of the workspaces have natural light.



Floors that can be divided into 3 modules from 443 to 937 sqm.



Offices that take care
of people and their
surrounding area to
make businesses bigger

Spacious, bright, flexible and fully
open-plan floors thanks to the
absence of columns, promoting
comfort and maximising the
well-being of users.





Natural light
floods every
corner with
warmth and
freshness

90% of the work area has
excellent natural light,
helping to create a pleasant
atmosphere, encouraging the
personal and professional
development of employees.



Outdoor havens

Each floor has terraces for private use that enrich people's daily lives, providing healthy places to unwind.



A human centric ecosystem

Elever welcomes you surrounded by greenery and welcoming outdoor garden areas.

GARDENS
THE BUILDING

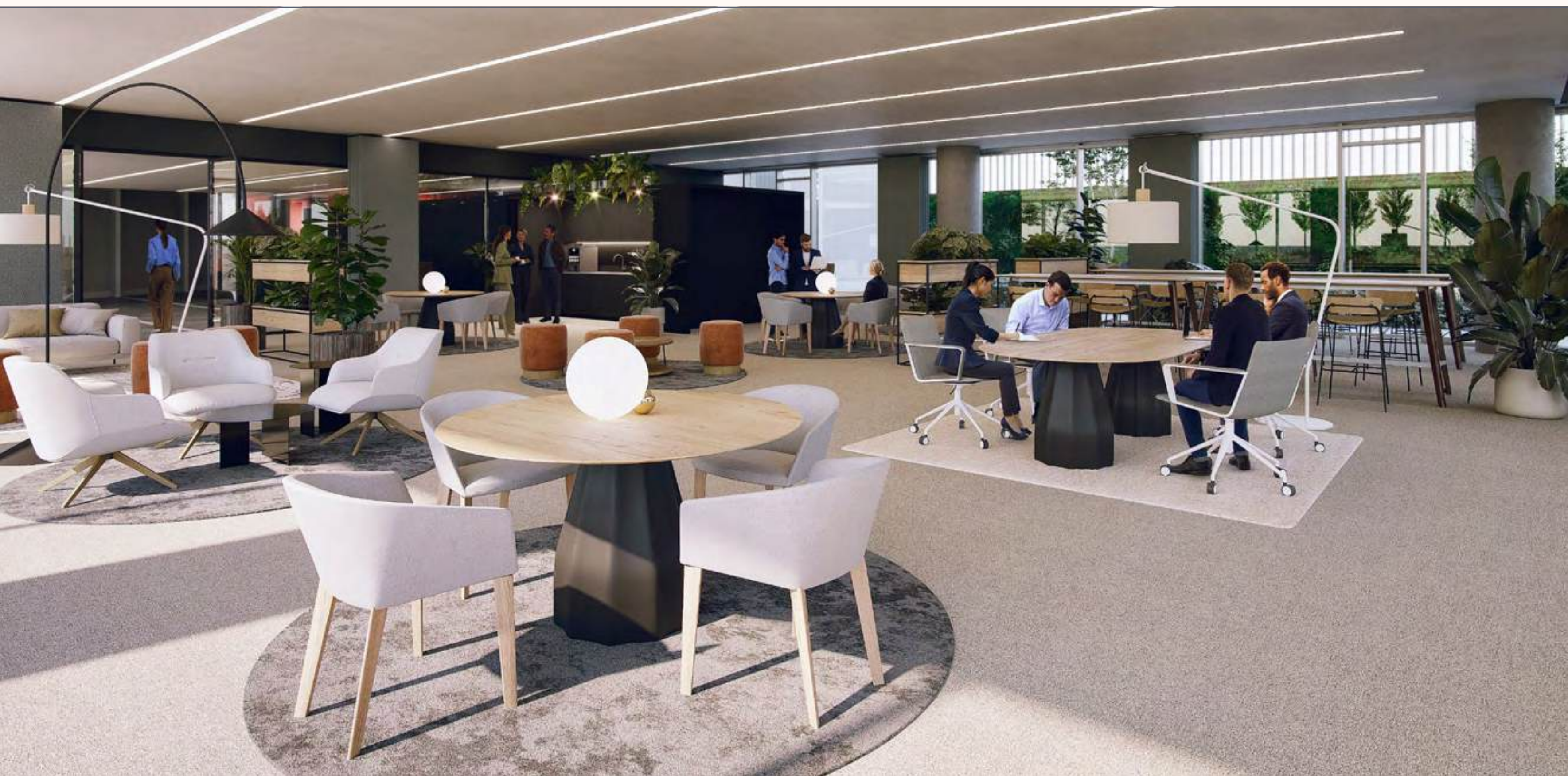


Magnificent green areas for strolling, unwinding or taking a break, which help to reduce stress and stimulate creativity.





A versatile and collaborative setting at the service of users and companies



With direct access to the outdoor terrace and gardens, this space can be transformed to host everything from executive meetings, training workshops and team-building sessions to corporate events and presentations.



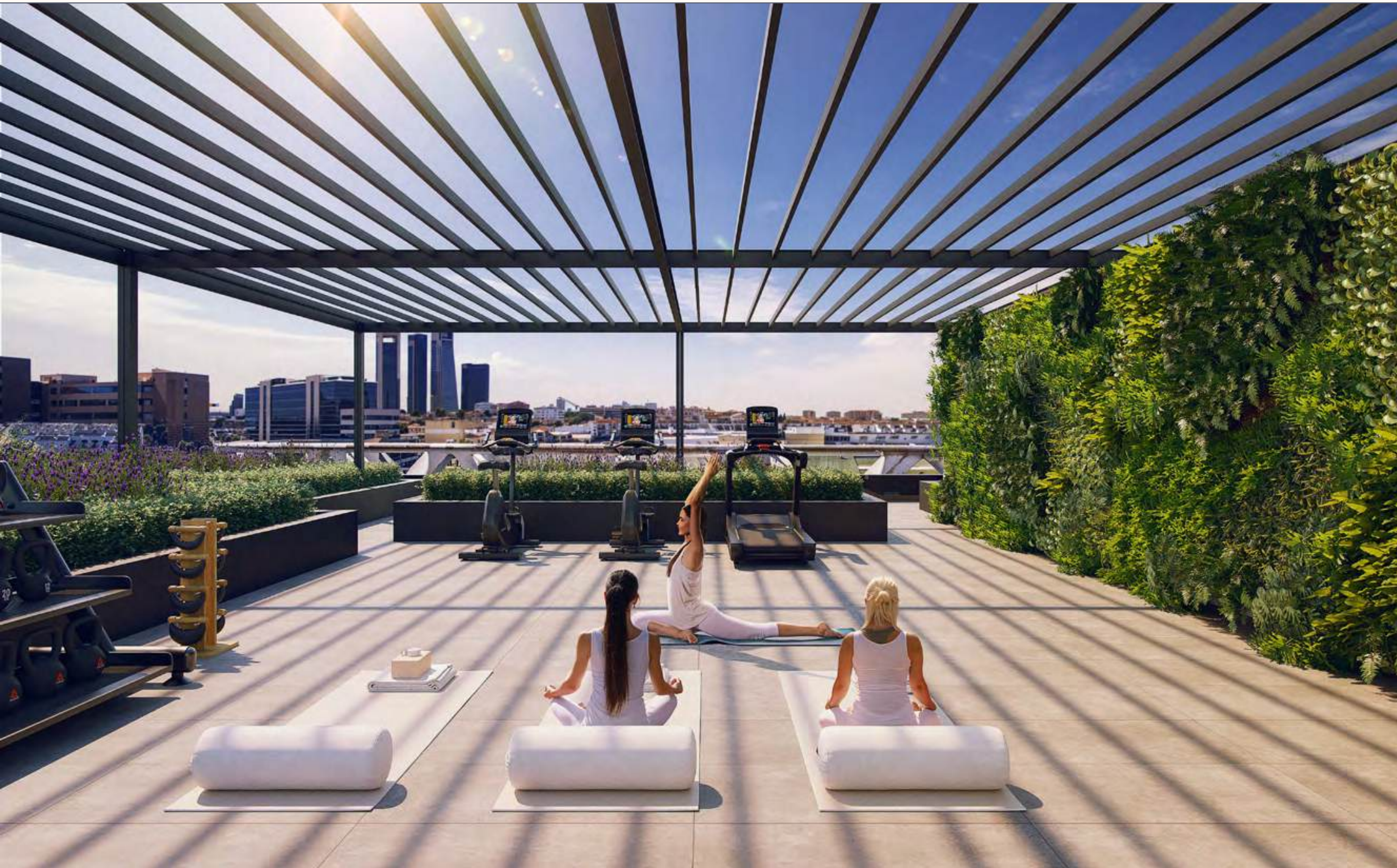
Making every moment memorable

At the top of Elever is a fantastic 826 sqm rooftop. A place with the Madrid sky as a protagonist, created for the leisure and well-being of its users.

With green areas and views that capture the vibrant pulse of the city, this floor has a large terrace and outdoor spaces for informal gatherings and for holding events of all kinds.

ROOFTOP
THE BUILDING





A healthy and balanced lifestyle

In addition, the rooftop also has spaces dedicated to health and wellness, perfect for a training session or a yoga class at sunrise.



Sustainability and innovation



Creating the future with a conscience

Under the Green Architecture concept, Elever prides itself on its commitment to people and the environment, ensuring the highest level of physical, mental and emotional well-being.

GREEN ARCHITECTURE
SUSTAINABILITY AND INNOVATION



The building implements measures such as green areas, plants requiring little irrigation, electric car charging, renewable energy production and waste management, among others. These practices give it important environmental certifications, highlighting its environmental responsibility and its contribution to building a more sustainable future.





Leed Platinum

Leadership in Energy Efficiency and Sustainable Design

This is a globally recognised rating system that indicates an exceptional commitment to sustainability. It focuses on aspects such as energy efficiency, optimal water use, reduced CO₂ emissions and improved indoor environmental quality. By achieving this seal, the building ensures a healthy working environment and reduced environmental impact.



Well Platinum

Promoting Total Well-being

This is the first standard focused on the health and well-being of the building's users. This certification reflects a high level of dedication to the built environment, evaluating aspects such as air quality, access to natural light and the promotion of healthy habits. It ensures that the spaces are not only sustainable, but also improve the health and productivity of everyone who spends time in the building.



WiredScore Gold

Connectivity and State-of-the-art Technology

This is a certification that evaluates the digital infrastructure of buildings, ensuring that they are prepared for current and future technological demands. With this seal, Elever establishes itself as a leader in connectivity and telecommunications, enabling companies to operate without interruptions and with maximum efficiency, guaranteeing the best quality in internet services and connectivity.





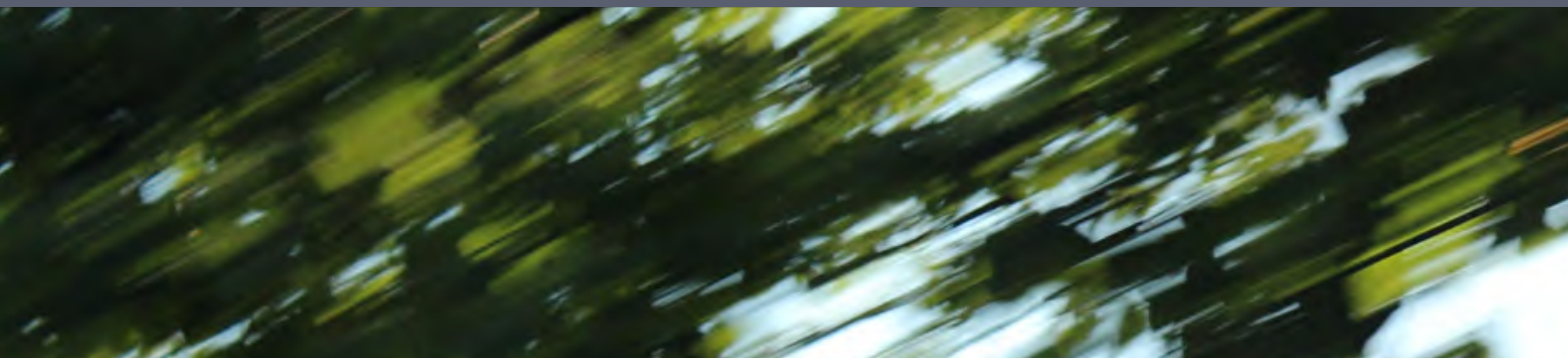
Sustainable spaces supported by technology



The building incorporates a number of features that minimise its impact and contribute to the well-being of the environment, helping future tenants to establish their own ESG strategies.

- Correct choice and use of materials
- Thermal, light and acoustic regulation
- Energy efficiency
- Sustainable water management
- Selection of drought-resistant species
- Electric mobility

Elever is equipped with advanced technological infrastructure, including structured cabling, high-speed networks and integrated communication systems.



The team

Commitment
to excellence





DEVELOPED BY



Listed real estate investment and development group with 80 years of experience. Leaders in property management in Andalucía, with a portfolio of 118,000 sqm comprising offices, hotels, and commercial premises, as well as 3,000 parking spaces.

They are currently developing 4 major tertiary projects totaling over 65,000 sqm in Madrid and Málaga. In the residential development segment, they hold a portfolio of 3,806 homes located in prime areas of Andalucía and Madrid.



ARCHITECTURE

■■■■ **FENWICK IRIBARREN ARCHITECTS**

Founded in 1990, Fenwick Iribarren Arquitectos is a leading Madrid-based firm, recognised both nationally and internationally for a wide range of significant projects.

They have won awards for excellence in office and housing development architecture, as well as in sports architecture with the Espanyol and Valencia stadiums. Internationally, they stand out for their approach to sustainable architecture, including the innovative 974 Stadium, the world's first stadium that can be dismantled for the 2022 World Cup.

The firm is committed to integrating the principles of Blue & Green Architecture to improve sustainability and the well-being of users in all its projects.

MARKETED BY



Cushman & Wakefield (NYSE: CWK) is a leading global real estate services firm for both occupants and owners in the sector, with approximately 52,000 employees in more than 400 offices in 60 countries. In 2023, the company reported revenues of \$9.5 billion in its core asset management, facilities, leasing, capital markets, valuation and other services.

It also receives numerous industry recognitions for its culture and commitment to diversity, equity and inclusion (DEI), as well as environment, society and governance (ESG).



THE TEAM





Commitment to excellence

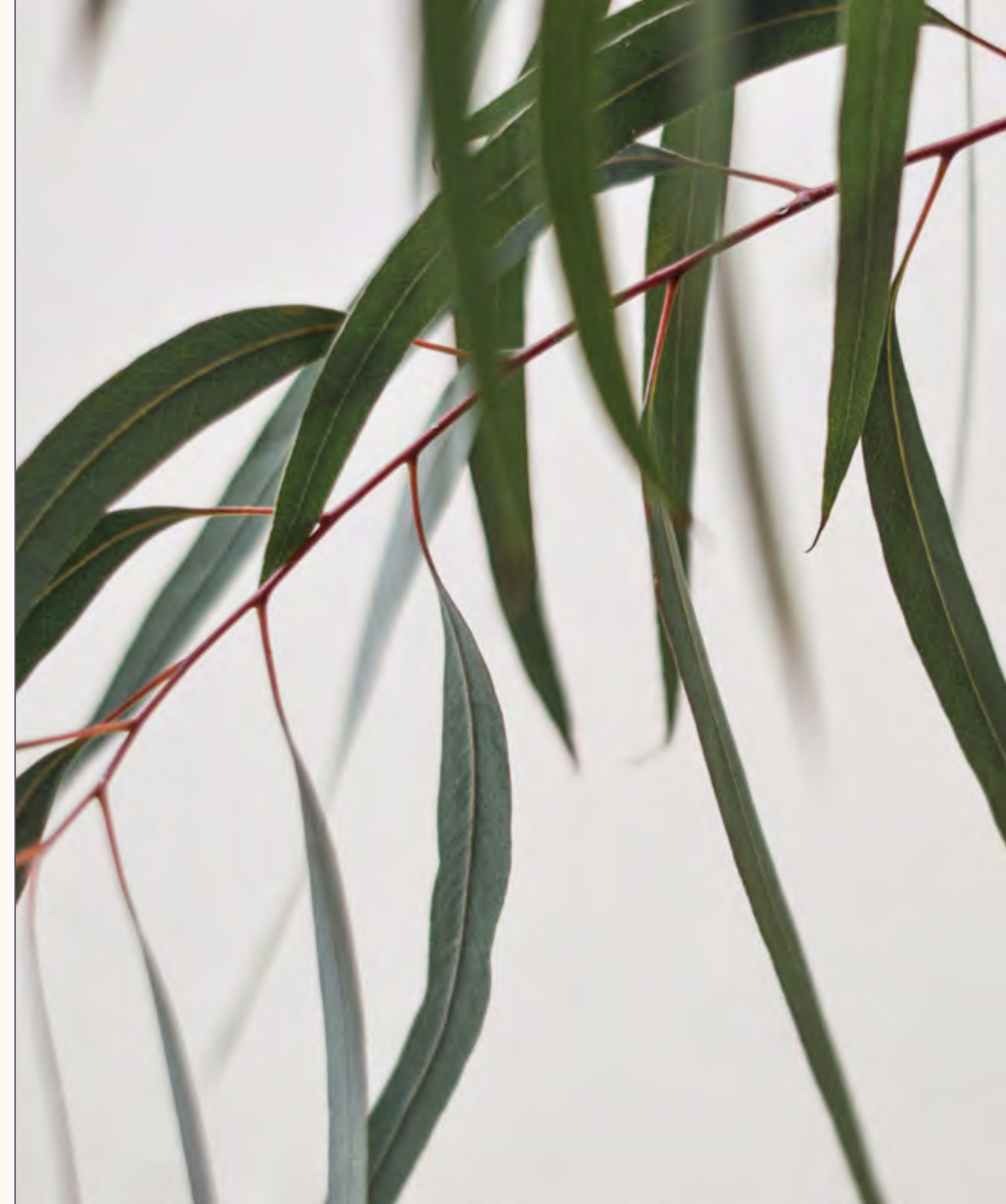
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CONTACT
THE TEAM



The images, infographics and plans shown are based on an initial project and are therefore merely indicative, and may undergo variations during the course of the works due to technical or legal requirements of the project. The decorative elements, furniture and vegetation shown are not part of the advertised offer and may be subject to variation or modification during the execution of the project.

A close-up photograph of green leaves, showing detailed vein patterns. The leaves are layered, with some in sharp focus and others blurred in the background, creating a sense of depth. The lighting is soft, highlighting the texture of the leaf surfaces.

GREAT THINGS
GROW HERE

iSur
GRUPO