



wittywood

Llacuna 42 | Barcelona

The first office building in Spain built entirely of wood

Wittywood is a unique office building, the first one being entirely constructed of wood in Spain, which will spark the future of office building construction.

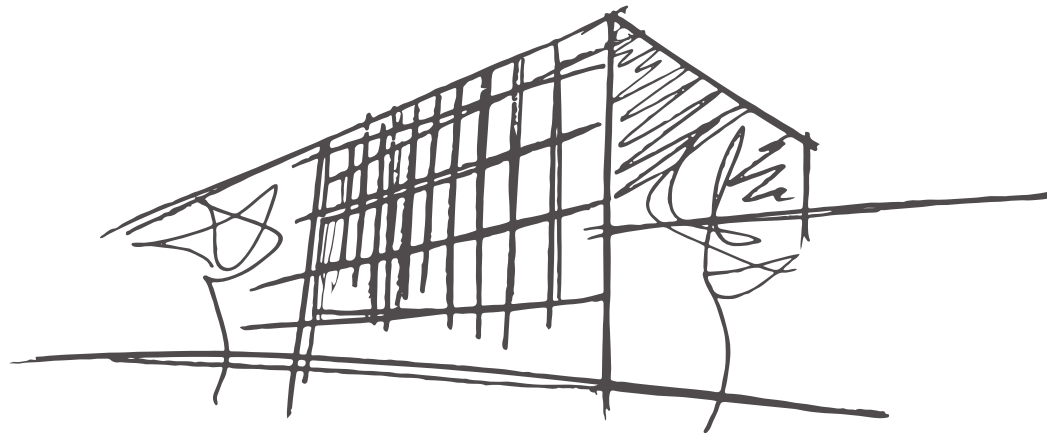
A building of 3,600 sqm constructed, of which 2,476 are for office use, and the rest of the surface will be devoted to complimentary uses. The project is designed with cutting-edge technology and is located on the 22@ district, one of the most advanced areas in Barcelona, thanks to the development and urban transformation experienced in recent years.



A unique opportunity, located in one of the most dynamic and best positioned areas in Barcelona

The project will be executed exclusively in wood, creating a natural work environment focused on the well-being of the users. It has been designed for LEED Platinum and WELL Platinum certification.

The use of wood as the only structural element offers a number of great advantages, a lower environmental impact being one of them. Wood engineering acts as a CO2 warehouse, thus considerably reducing the emissions that impact on global warming. Noise pollution is also reduced.



3,600 sqm of modern offices and green areas

wittywood

Top-quality finishing
Modern, avant-garde spaces
Sustainability model
Cutting-edge technologies
High-performing surfaces
High brightness



Wood construction requires 24 times less energy than conventional construction



Benefits of wood construction

Wood is a renewable and inexhaustible resource when appropriate managing-techniques are used

It helps protect us against climate change, as wood absorbs and keeps atmospheric CO2 inside

Its waste does not produce negative environmental impacts

It can be recycled multiple times and, at the end of its useful life, it provides clean energy

It promotes design, innovation, improved productivity, and a taste for nature

It has healthy properties as it absorbs electromagnetic radiation from cell phones, televisions and computers, and it helps regulate humidity inside

Benefits for the environment

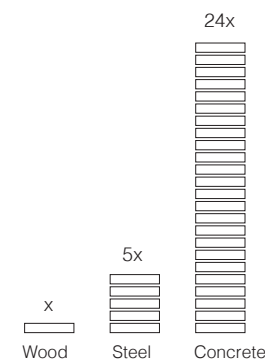
50% reduction of carbon emissions during construction

**Waste reduction
(Modular property with many prefabricated parts)**

Significant carbon storage

Reduced mass for heating / cooling

Energy required for production



66% of people prefer to work in a wooden office space rather than a traditional one. In addition, with wood as the main element of the building, an estimated 14% increase in productivity is expected*

Key psychological factors:

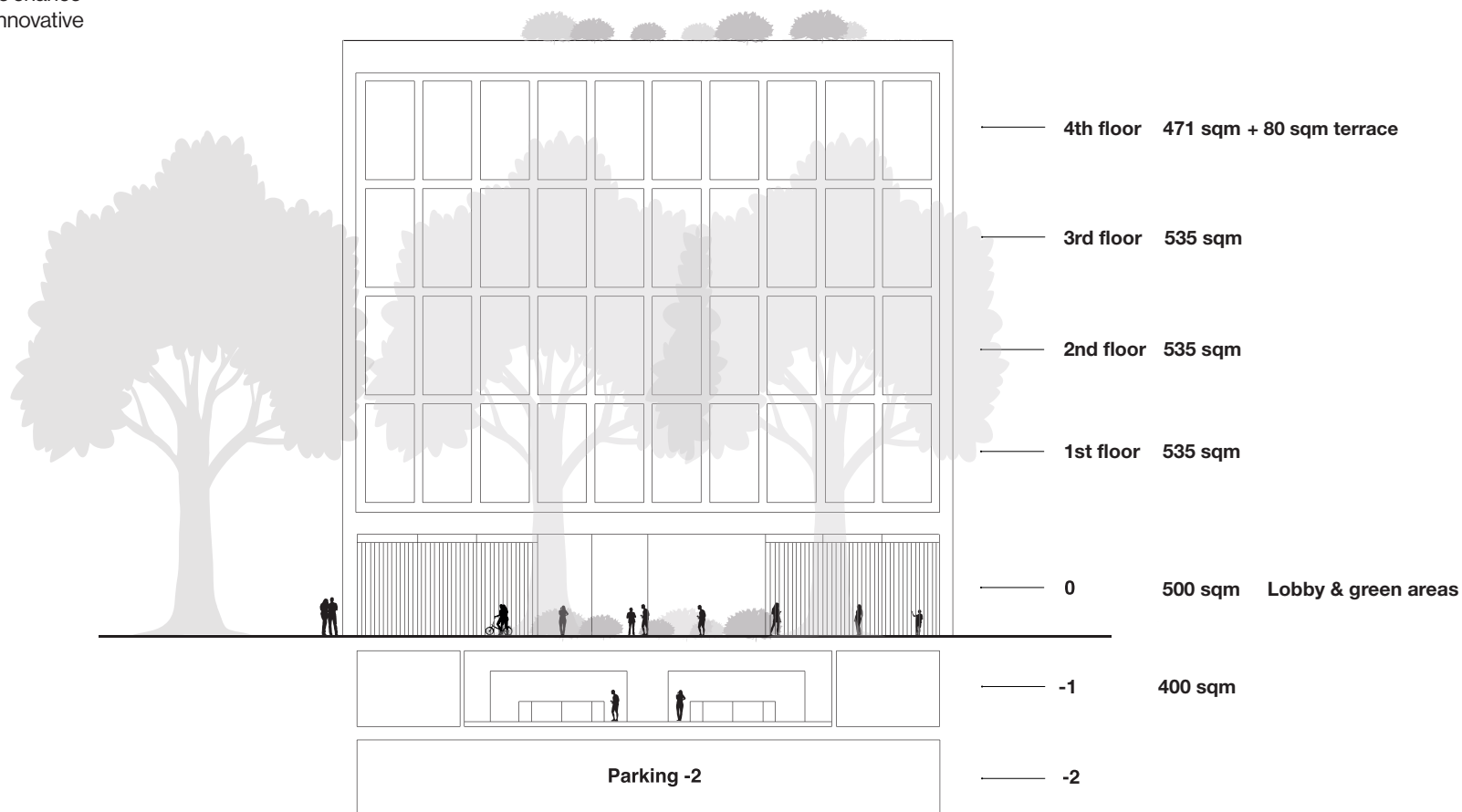
- **Significant reduction in the stress levels of wooden office users**
- **It generates a greater sense of innovation, energy and comfort**
- **It increases the ability to focus attention, improves concentration, and stimulates creativity**
- **Wood provides an energy balance between body and mind, in tune with nature**
- **It increases quality and internal environmental perception**

*Source: "Tendencias inmobiliarias CBRE" dossier, June



Wittywood thus becomes one of the best office buildings in Spain.

Pride of belonging, attracting and retaining talent and community building are the values provided by the chance of being located in the most innovative office project in Barcelona.



 Total constructed area

3,600 sqm

 Offices

2,476 sqm

Lobby & green areas

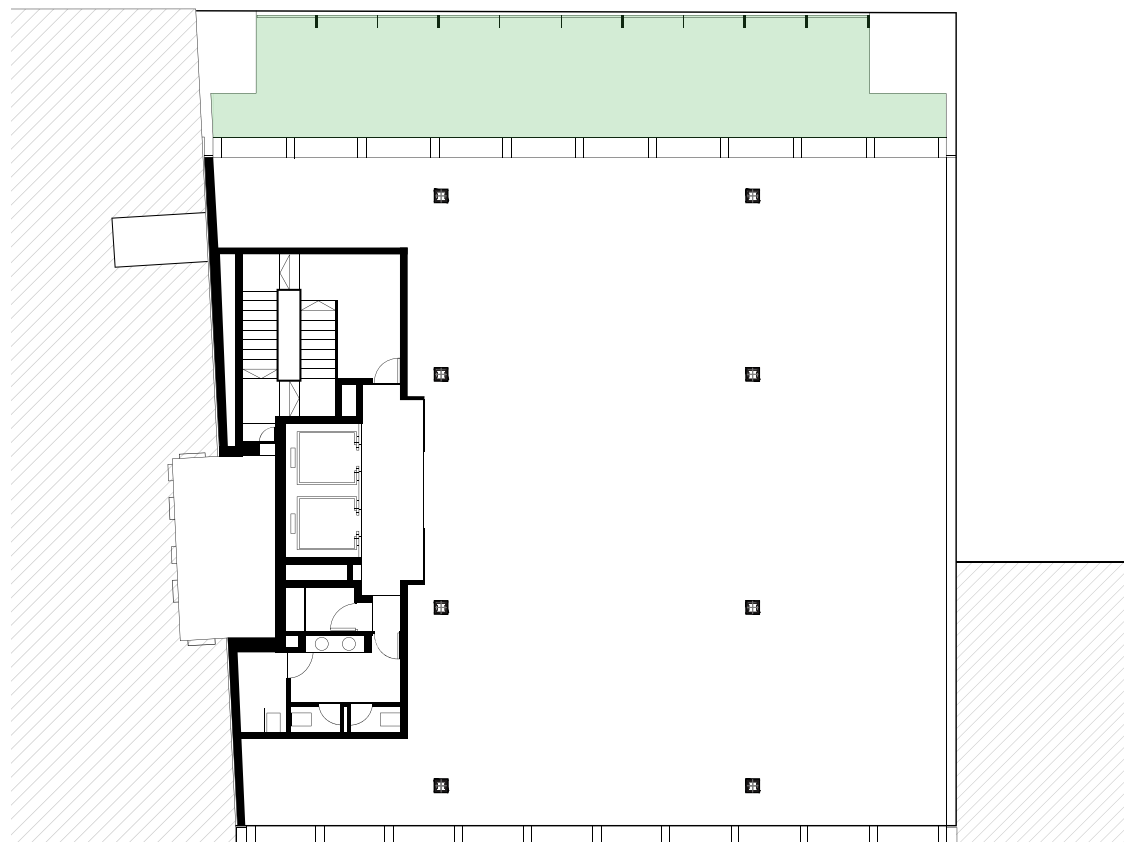
500 sqm

 Parking space

**10 cars
6 motorcycles
18 bikes**

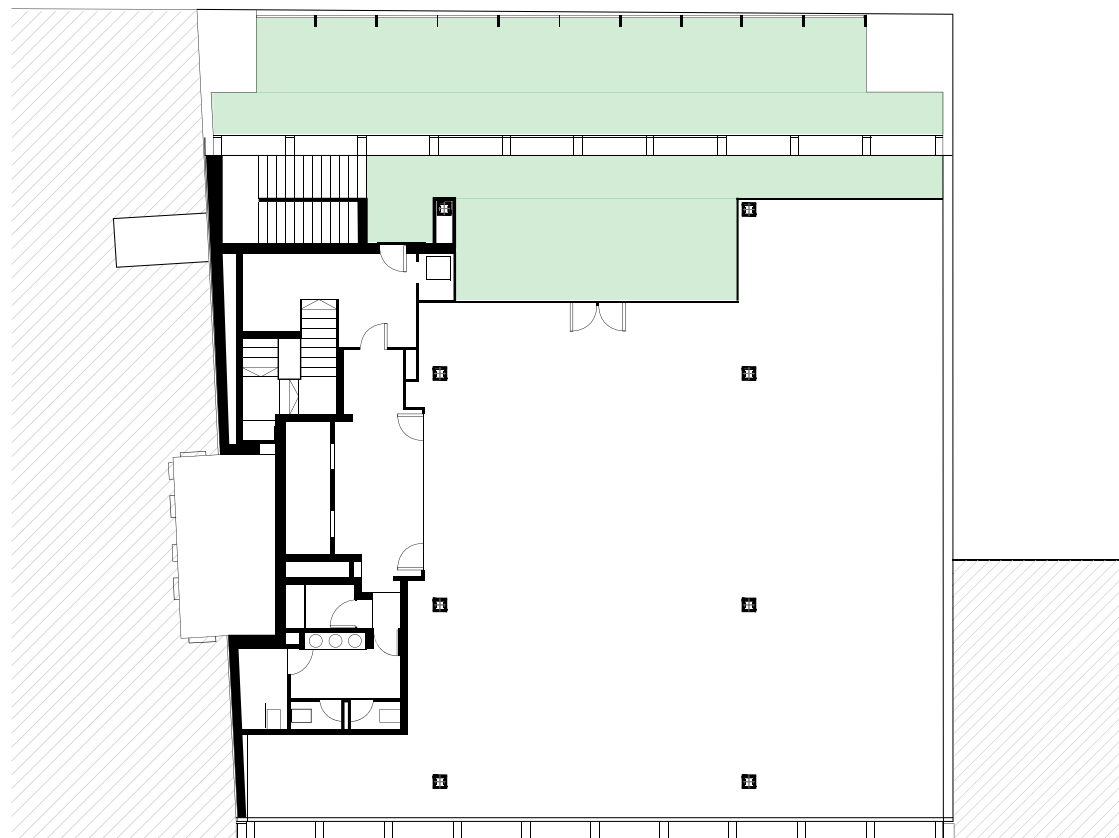
Standard floors: 1st, 2nd and 3rd 535 sqm

Occupancy ratio 1:6



**Covered floor
471 sqm + terrace**

Occupancy ratio 1:6



**Open spaces that generate an
increased sense of innovation,
energy and comfort**



**Avant-garde, modern spaces with
an innovative and smart design**





In the heart of 22@, one of the trendiest districts in the city of Barcelona

The building is located on carrer Llacuna 42, in the 22@ Barcelona district, privileged with an extraordinary urban and metropolitan centrality.

The new financial heart of the city is articulated by Avinguda Diagonal, Barcelona's main business axis, which in its first segment connects two important activity poles: Plaça de les Glòries, the future cultural and administrative center of the city, and the Barcelona International Conventions Centre.

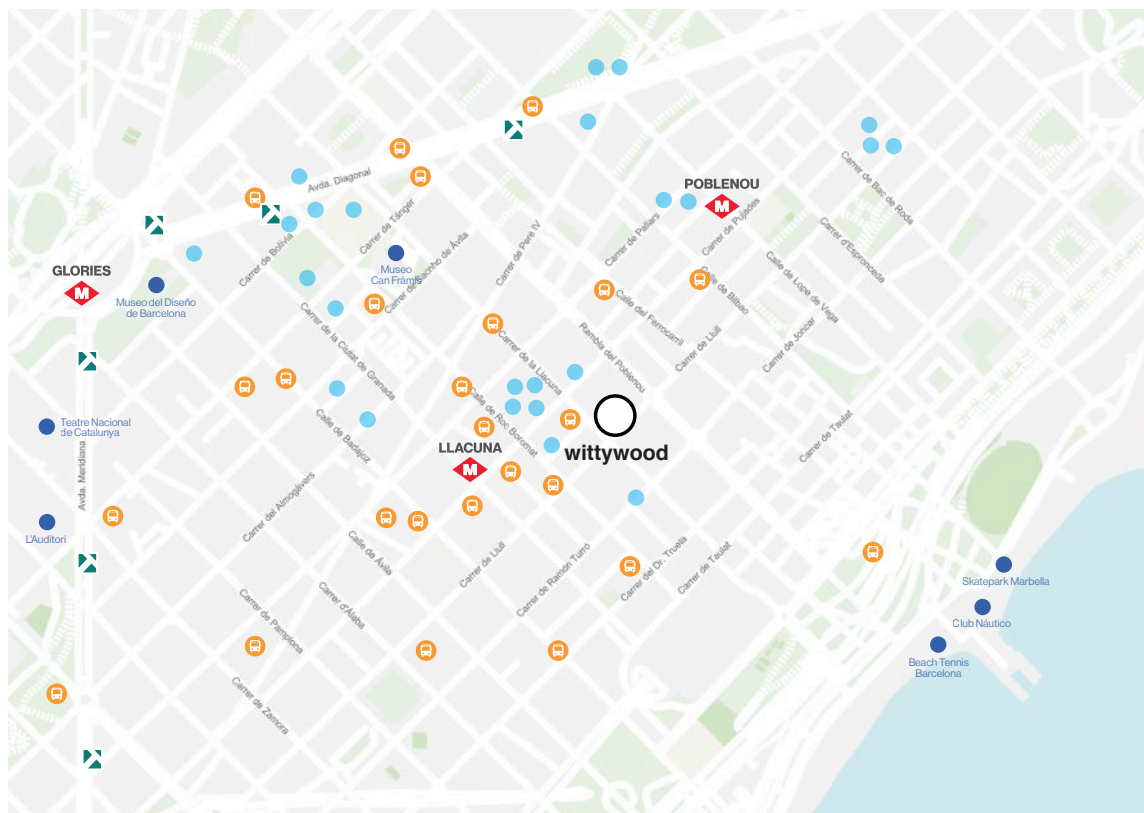


A business pole with over 8,800 companies

The 22@ district has become a business pole characterized by innovation, and brings together over 8,800 companies. More than half of them arrived after 2000.

Wittywood is located between two important projects promoted by the district: the Green Axis and the Cultural Axis.

Two of the largest shopping centers in Barcelona are located within walking distance of the property: Glòries and Diagonal Mar.



● Main companies in the area

Oracle
Facebook
Sage
Cisco
Atos
HPE
Utopicus
Capgemini
Cuatrecasas
MediaPro
RBA
HP
Amazon
T-Systems
Henkel

Regus
Eurecat
Criteo
General Electric
Teleperformance
Spaces
Schneider Electric
Vista Print
Zurich
WeWork
Glovo
N26
Talent Garden
Everis
...

● Culture and sport fitness facilities

L'Auditori
Teatre Nacional de Catalunya
Museo del Diseño de Barcelona
Museo Can Fràmis
Museo de Ciencias Naturales

Club Nautico
Beach Tennis Barcelona
Skatepark Marbella

Accessibility

Av. Litoral, Av. Diagonal,
Gran Via Corts Catalanes

6, 7, 136, 192, B20, B25,
H14, N6, N8, N11, V25

L1, L2, L4

Estación de Sants
20 min

T4, T5, T6

El Prat
20 min

Technical features

- Building designed for a maximum occupancy ratio of up to 6 sqm (usable) per work station (ratio 1:6).
- Reception hall with access control.
- Underground parking for cars, motorbikes, bikes and scooters, equipped with electrical chargers.
- Exterior area on the 4th floor.
- Raised technical floors.
- Comfortable headrooms (4,00 m on standard floors, 6,00 m on ground floor).
- Free height under ceiling of 3,76 m. Lateral bays of 2,91 m.
- Districlima air-conditioning system.
- Parking space for 10 cars, 6 motorcycles and 18 bikes.
- Central space with 2 elevators.
- Photovoltaic panels.
- Designed for LEED Platinum and WELL Platinum certification.



wittywood.es

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