





CONNECTIONS



OFFICES



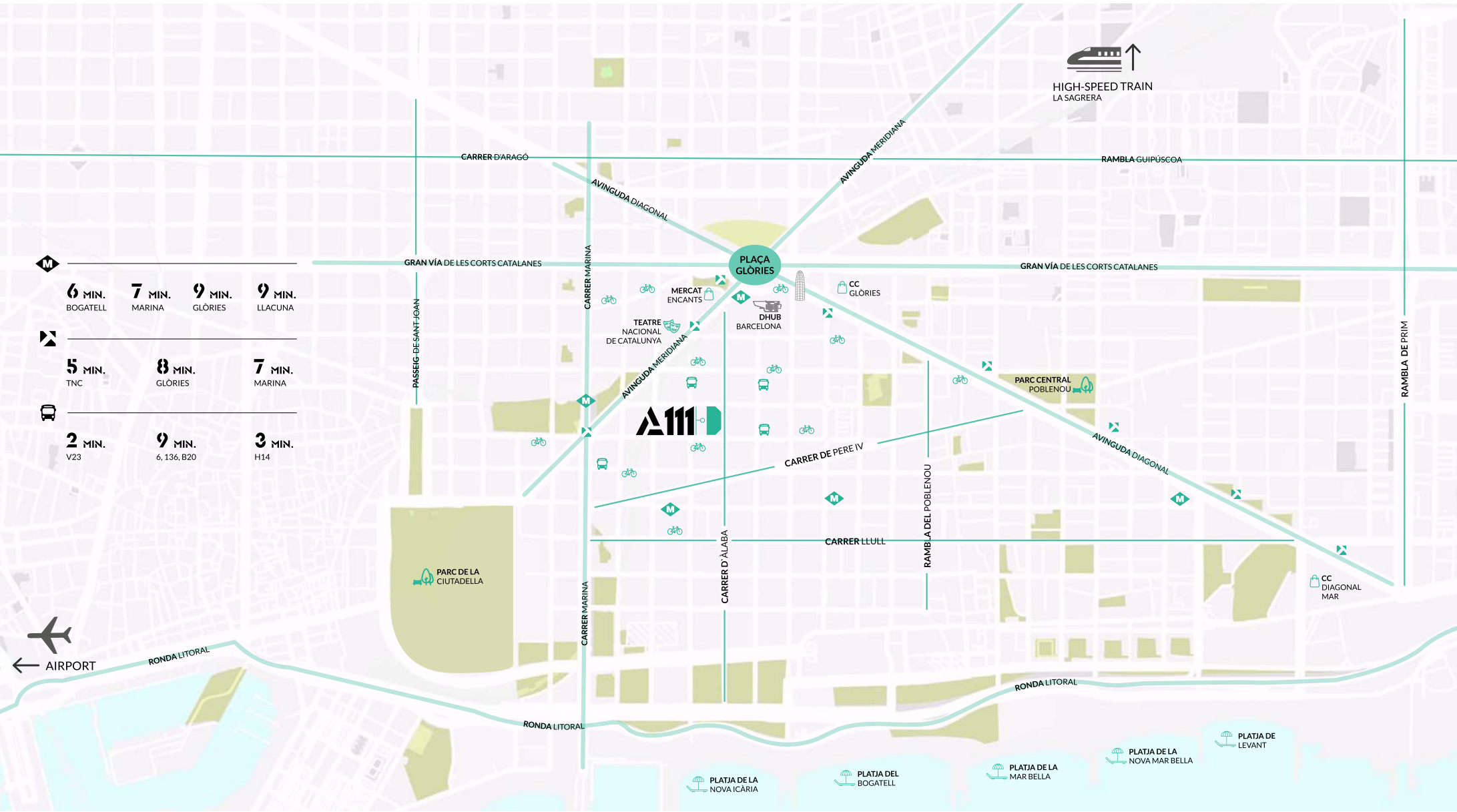
COMMITMENT

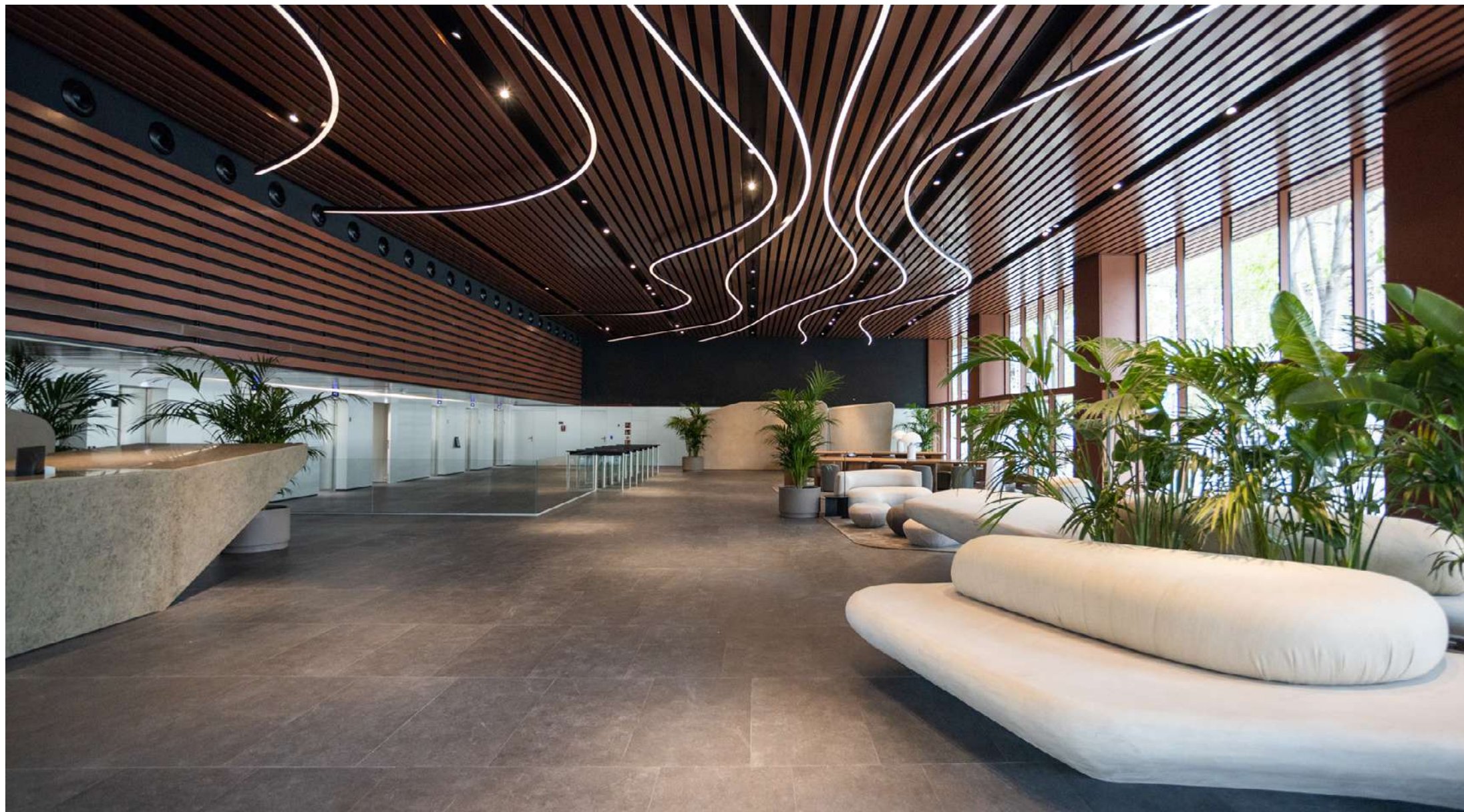




CONNECTIONS







OFFICES



8 floors

Total surface area
18.300 M²

Modules from
600 to 3.000 M²

1/8 occupancy ratio
with the option of **1/6**

2,70 M Clear height

Natural light optimisation

Ceiling customisation

Private terraces

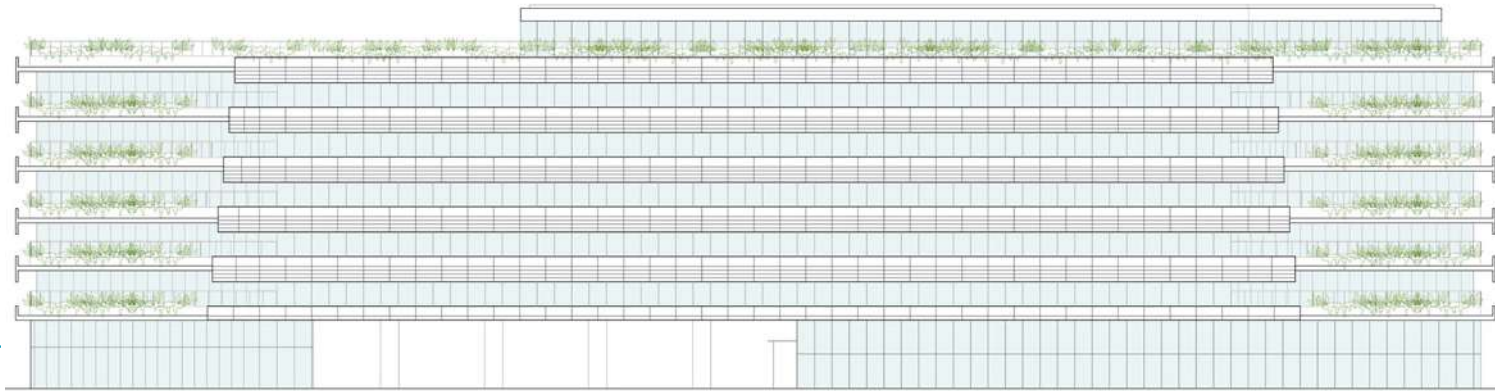






FLOOR PLAN

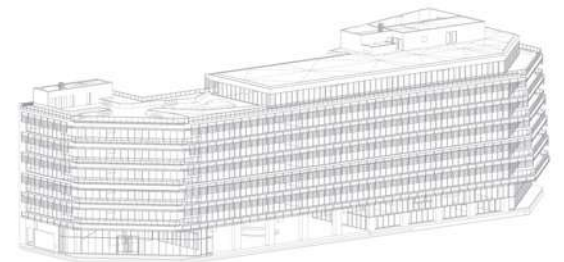
Space B
485 M²



Top floor (7th)
1.700 M²

Standard floor
(2nd to 6th)
3.000 M²

Space A
750 M²



STANDARD FLOOR

From the 2nd to 6th floor

3.000 M²

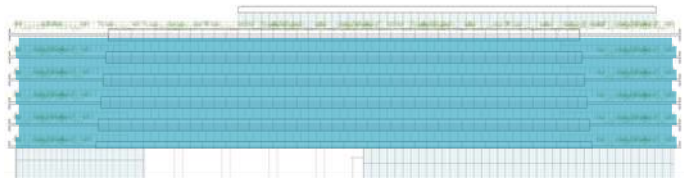
Total surface area

1/8

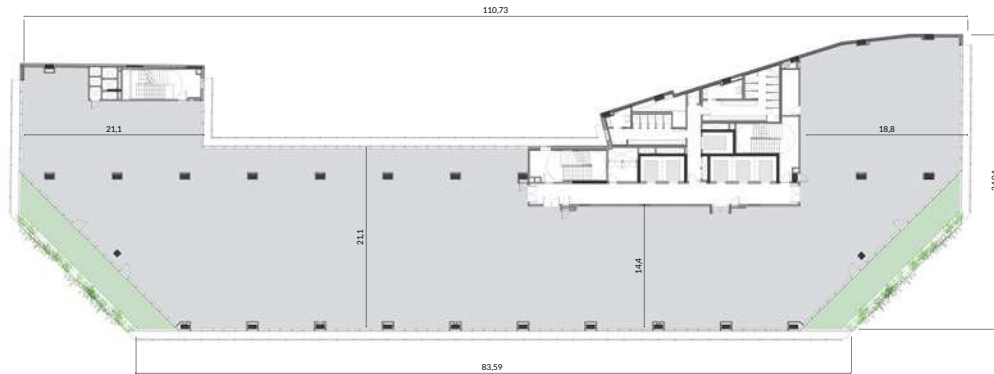
Occupancy ratio
with the option of **1/6**

2,70 M

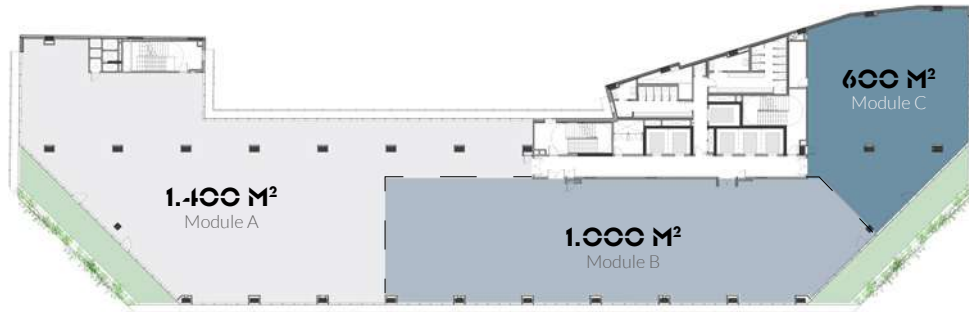
Clear Height



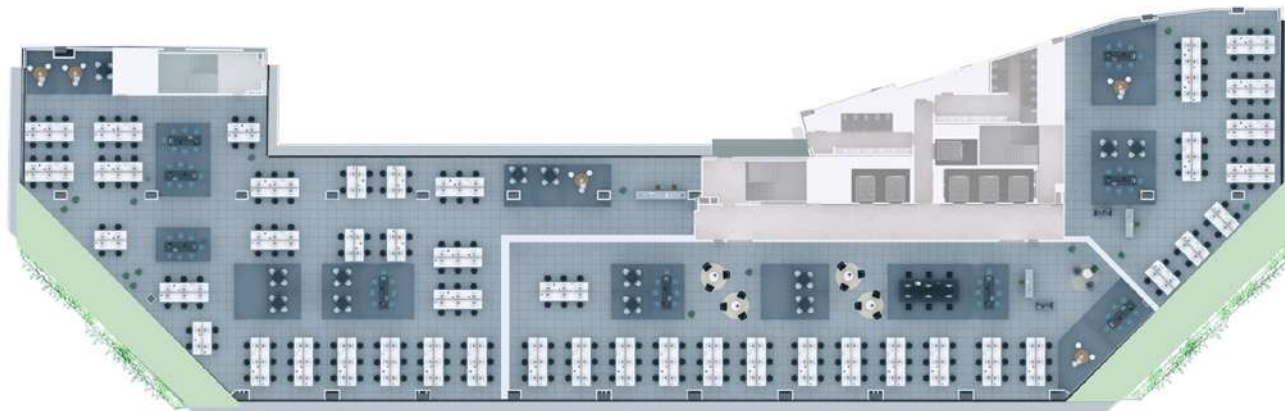
OPEN



MODULAR



FIT OUT



TOP FLOOR

7th floor

1.700 M²

Total surface area

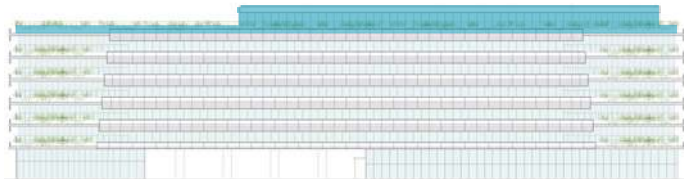
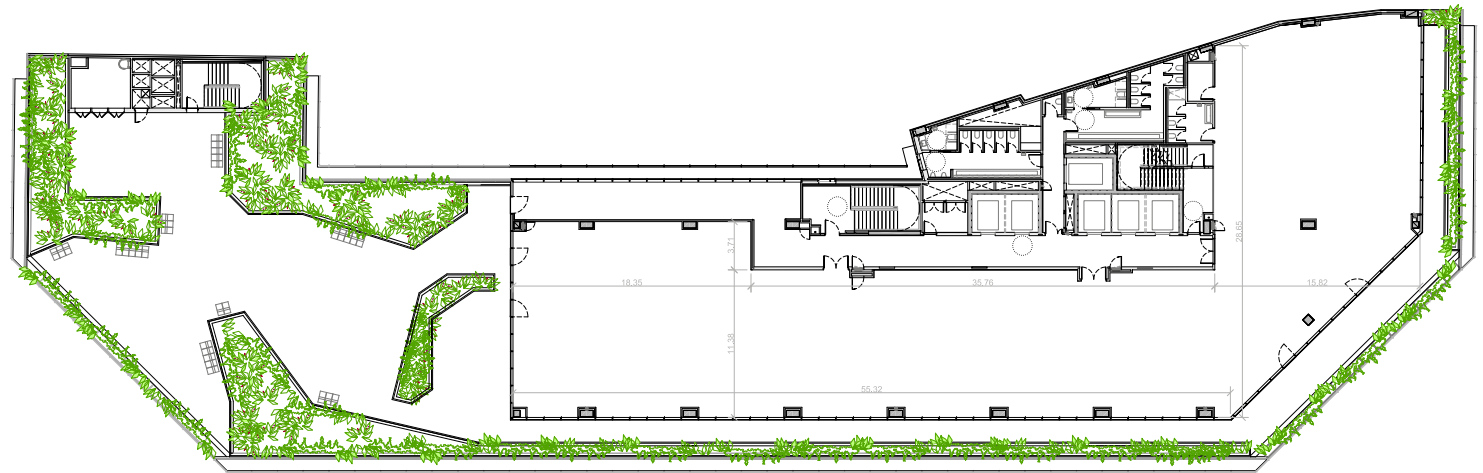
1/8

Occupancy ratio
with the option of **1/6**

2,70 M

Clear Height

OPEN



UNIQUE SPACES

Ground Floor

750 M²

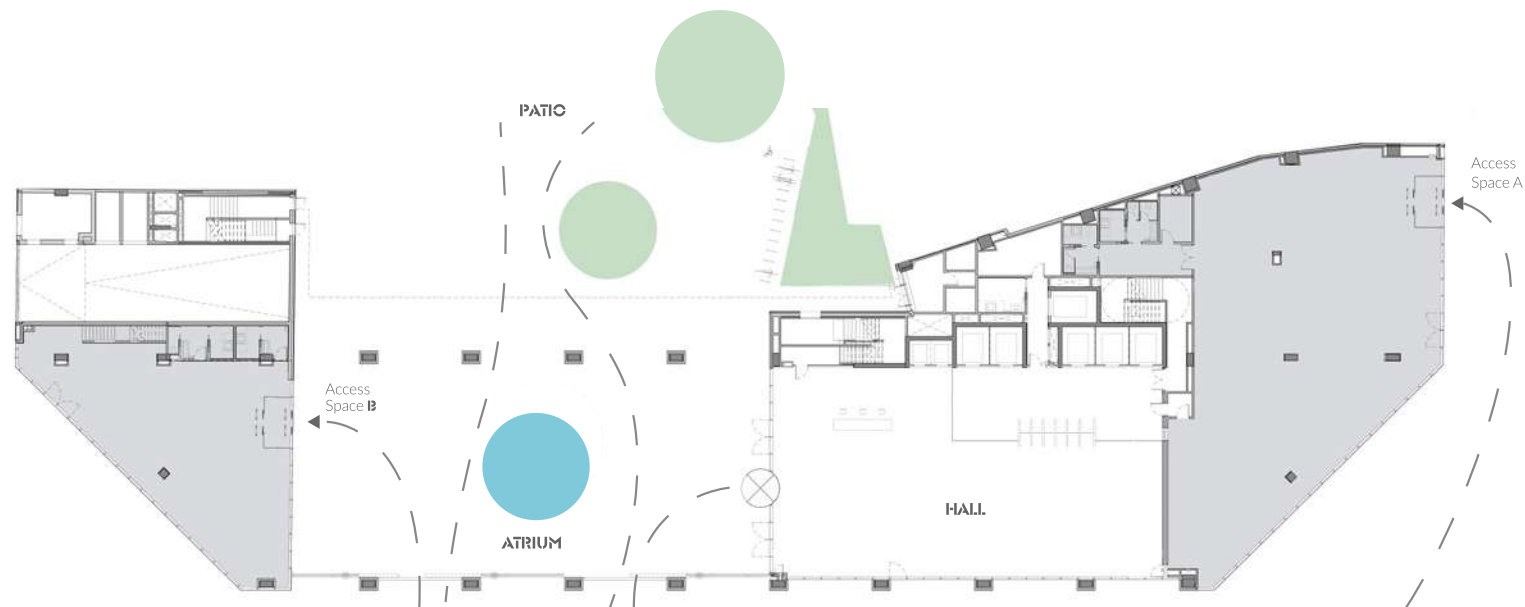
Space A

485 M²

Space B

5 M

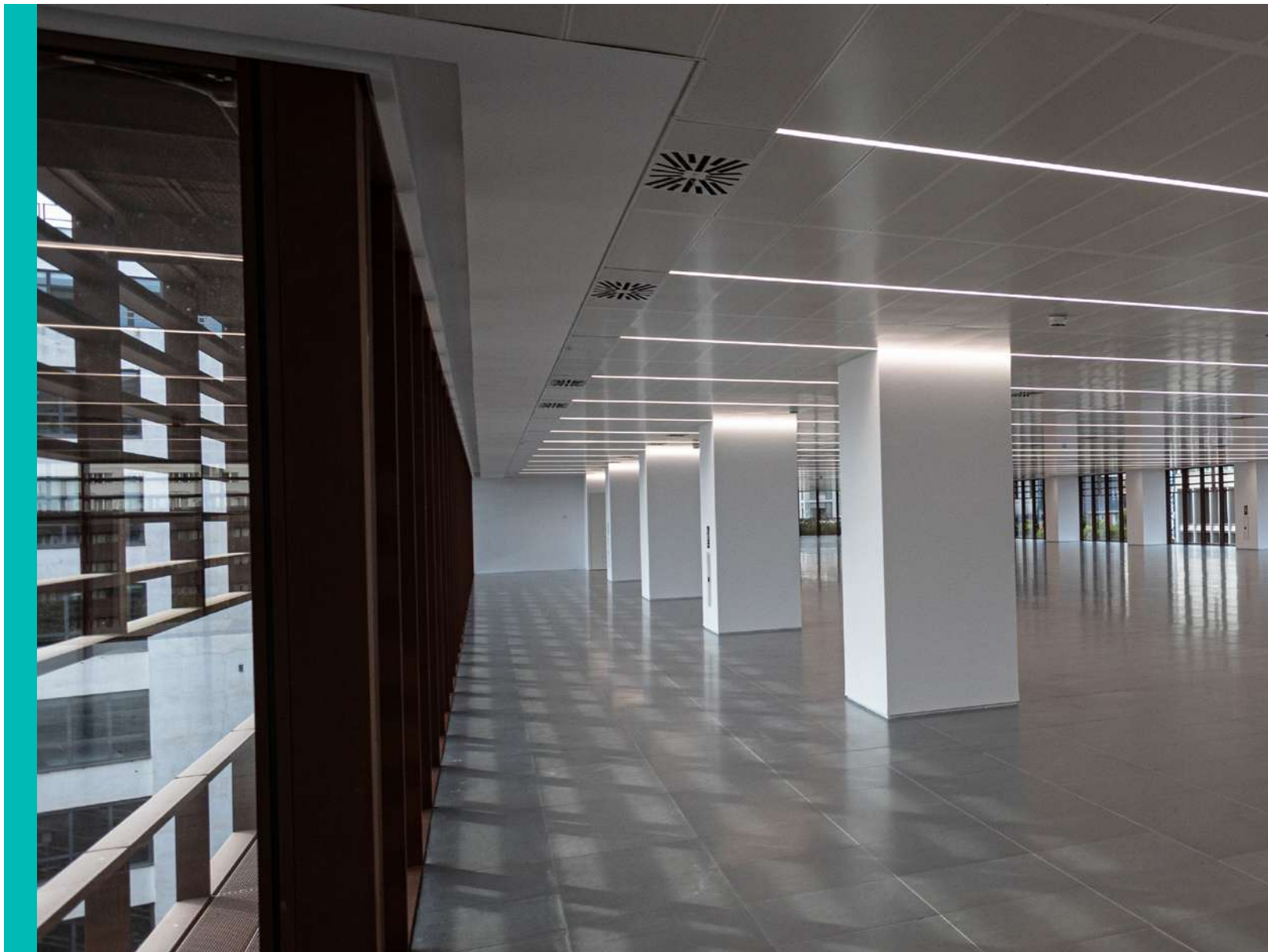
Clear Height

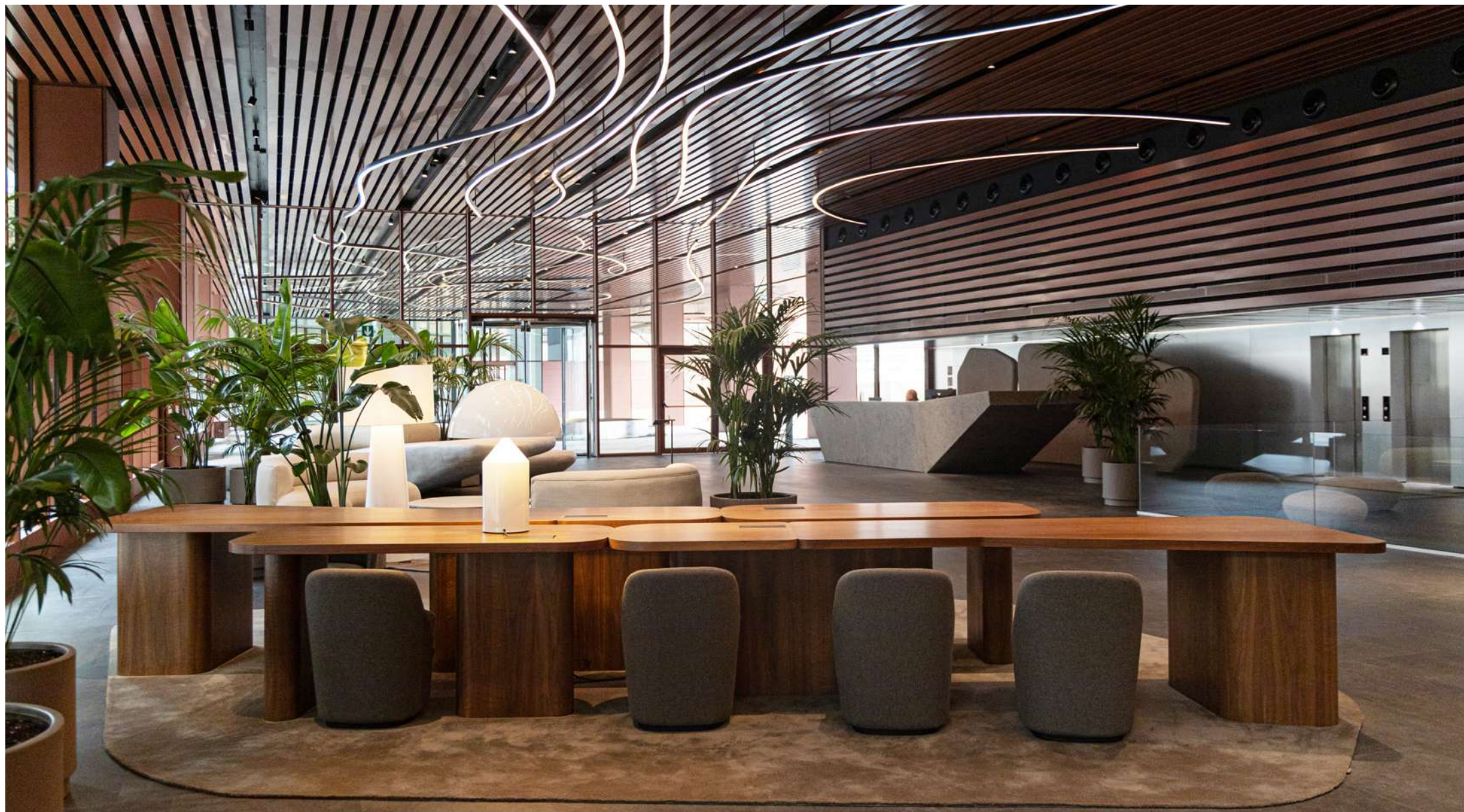






COMMITMENT





ECO-EFFICIENCY

AI11 is a leader in eco-efficiency and sustainability standards related to water, energy, materials, construction systems and waste disposal.

- BMS consumption monitoring
- Savings in overall water consumption
- Maximum use of natural light
- High thermal insulation
- ENVAC waste disposal system
- PV solar panels
- Over 1,500 sq. of green spaces
- Varied façade treatments according to orientation
- LED lighting
- DISTRICLIMA air conditioning
- Air coolers with low environmental impact
- Electric transformer station
- Low-reference materiales with high thermal inertia (ceramic)



SMART BUILDING

AI11 is leading the technological transformation of 22@ as one of the smartest buildings in the area. Featuring a centralised monitoring and control system, the facilities are innovative in terms of telecommunications infrastructure and digital connectivity. Users can connect from all the private and common areas of AI11, adapting to new ways of working and exceeding current regulations.

- Connectivity anywhere in the building
- Common telecommunications infrastructure
- Building access control system
- Private gateways with electronic access
- BMS centralised monitoring and control system



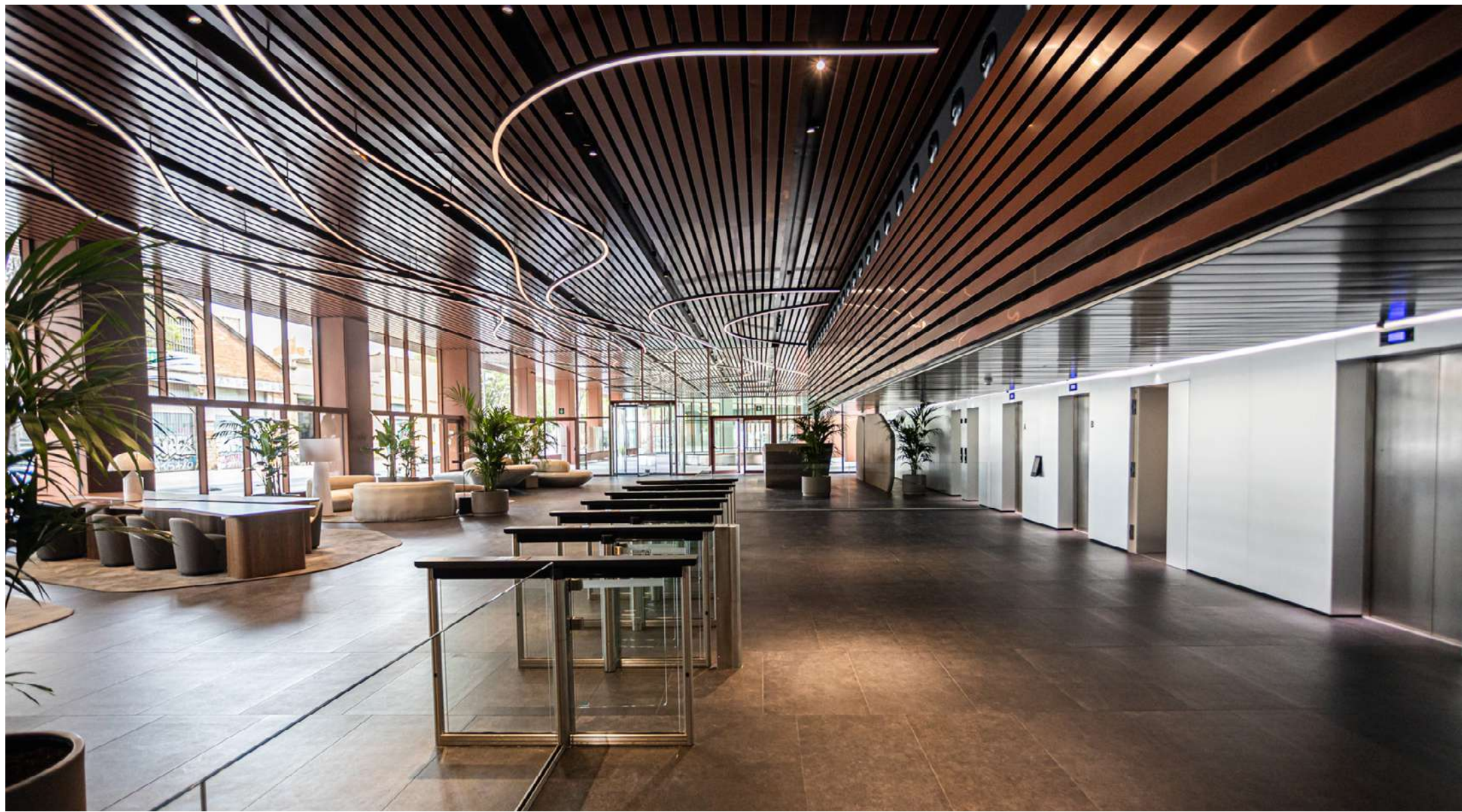
WELLBEING

AI11 is committed to the wellbeing and care of users through close monitoring of air quality in offices, implementation of cleaning and hygiene protocols in common areas, and occupancy monitoring.

- Easy urban and interurban access
- Natural light at workstations
- Excellent views in all spaces
- Terrace access from all offices
- Spacious indoor and outdoor common areas
- High-quality air
- Cleaning and hygiene protocols
- Occupancy optimisation in common areas
- Pet friendly offices

















24/7 SECURITY



CONCIERGE



PARCEL SERVICE



LOCKERS



PET FRIENDLY



CHANGING ROOMS



FLEXIBLE SPACES



WORKING LOUNGE



LOBBY LOUNGE



WI-FI



OUTDOOR PORCH



ROOFTOP



GREEN AREA



PRIVATE TERRACES



PARKING LOT



ELECTRIC CAR PARKING SPACES



CHARGING POINTS



BICYCLE AND SCOOTER STORAGE





RIVOLI
ASSET MANAGEMENT

RALFAS Project
CONSULTING & Facilities
Management

batlleiroig

Comercializado por:



**CUSHMAN &
WAKEFIELD**

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