



onic

PARQUE EMPRESARIAL CRISTALIA



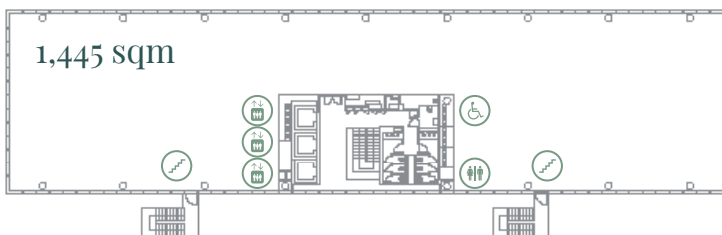
THE BUILDINGS

- ♦ Class A office buildings
- ♦ Over 8,600 GLA per building
- ♦ 6 floors + access floor + 2 basement levels
- ♦ Extensive surface area on each floor with no columns, divisible into three modules with clear spaces
- ♦ Efficient environments with plenty of natural light and high ceilings (2,7 m)
- ♦ 24hr security and concierge
- ♦ Amazon lockers
- ♦ The ideal space for outdoor corporate signage thanks to its excellent location between the M-40 and M-11 motorways
- ♦ Buildings designed by Valode & Pistre and by Carlos Lamela

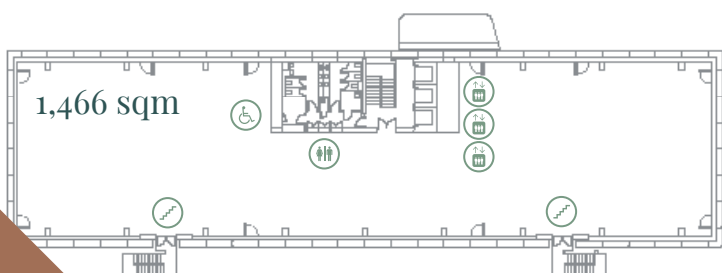
Mobility plan

We have completed a Mobility Plan in order to improve transportation resources.

- Shuttle service on demand.
- Private vehicle sharing platform.



Floor plan - ONIC 2



Floor plan - ONIC 5/6

AMENITIES

Everything you need

GARDENS

The park has an extensive common landscaped area with gardens for the tenants to enjoy.

PARKING & ELECTRIC CHARGING STATIONS

The underground car park connects with the two buildings.

SECURITY

24 hr security, 24 hr CCTV surveillance.

CONCIERGE

7.30 am - 9.00 pm

Wide range of services in the business park:

- Hotel
- Restaurants
- Kindergarden
- Gym
- Sports centre with padel tennis courts

TECHNICAL CHARACTERISTICS

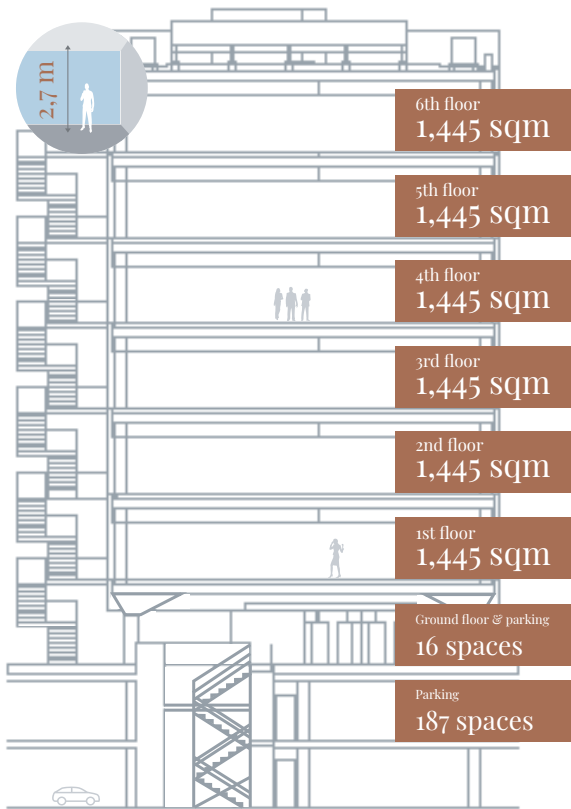
- ♦ HVAC: VRV heating and air conditioning system
- ♦ Raised flooring
- ♦ Suspended ceiling
- ♦ Free ceiling height in offices of 2,70 m
- ♦ Lifts: 3 per building
- ♦ Restrooms: 1 set per floor (Male, female and accessible)
- ♦ Parking: 2 basement levels
- ♦ Facade: curtain wall
- ♦ LED luminaires

ONIC 2

GLA

8,670 sqm

Parking spaces: 203



Class A building
designed by Valode & Pistre.



ONIC 5

ONIC 6

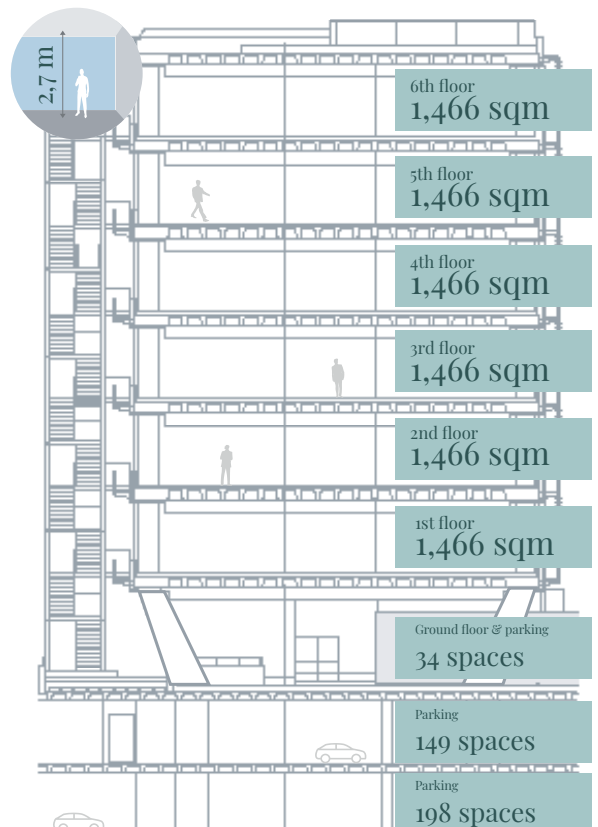
GLA

8.790 sqm

8.796 sqm

17.587 sqm

Parking spaces: 381



2 class A twin buildings
designed by Carlos Lamela.



RENOVATION & NEW IMAGE

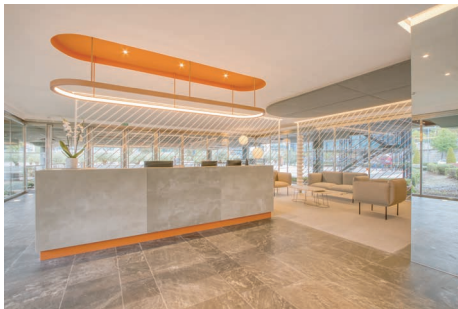
Four office buildings, **completely refurbished and modernised** to the highest quality standards, **committed to sustainability and efficiency.**

Involving the lobbies, mezzanines and common areas, in addition to the roll-out of ONIC's **branding and new corporate identity.**

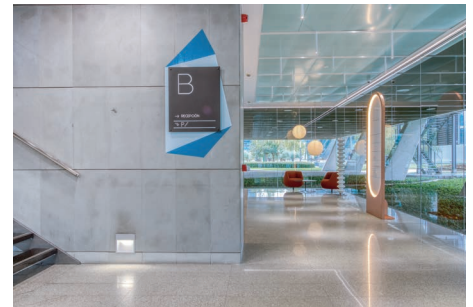
- ♦ The buildings have electric chargers, bicycle parking, LED luminaires, garden with stabilized plants, smoke-free spaces and recycling containers.



WELL CORE and LEED Gold certification.



ONIC 2



ONIC 5/6



ONIC 2



ONIC 5/6



Virtual visit

ONIC 2: <https://my.matterport.com/show/?m=bDLtp9r921k>

ONIC 5 and 6: <https://my.matterport.com/show/?m=7LXop54UK5D>

ONIC 5 mock up: <https://my.matterport.com/show/?m=aeS62xN9a2R>

CRISTALIA

BUSINESS PARK

Strategically located between **Adolfo Suárez Madrid-Barajas Airport** and Madrid's financial district (CBD), as well as the Trade Fair venue **IFEMA** and the Conference Centre, the ONIC Buildings have excellent **public and private transport links**.

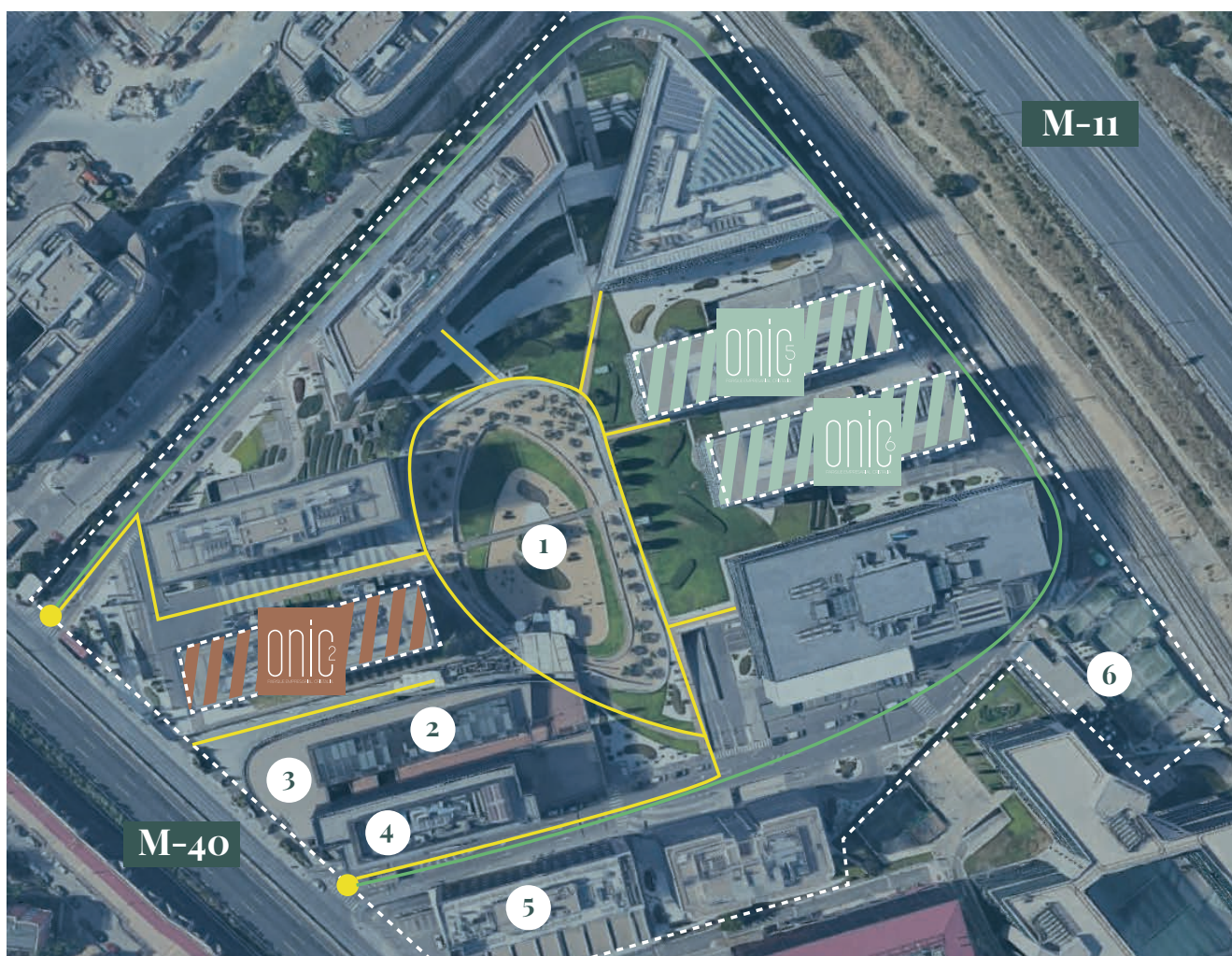
From ONIC (minutes)



Bus (T11, 87, N2) ... 3
Metro (San Lorenzo Station) ... 8



IFEMA ... 8
Airport ... 10
Pso. de la Castellana ... 15
Chamartín Railway Station ... 15
Atocha Railway Station ... 20



Plan
of the Park

1. Common areas and gardens
2. Restaurants
3. Gym

4. "El Patio" Kindergarden
5. AC Hotel by Marriot Madrid Feria
6. Cristalia Padel Tennis Club

- Parking access
- Pedestrian access

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