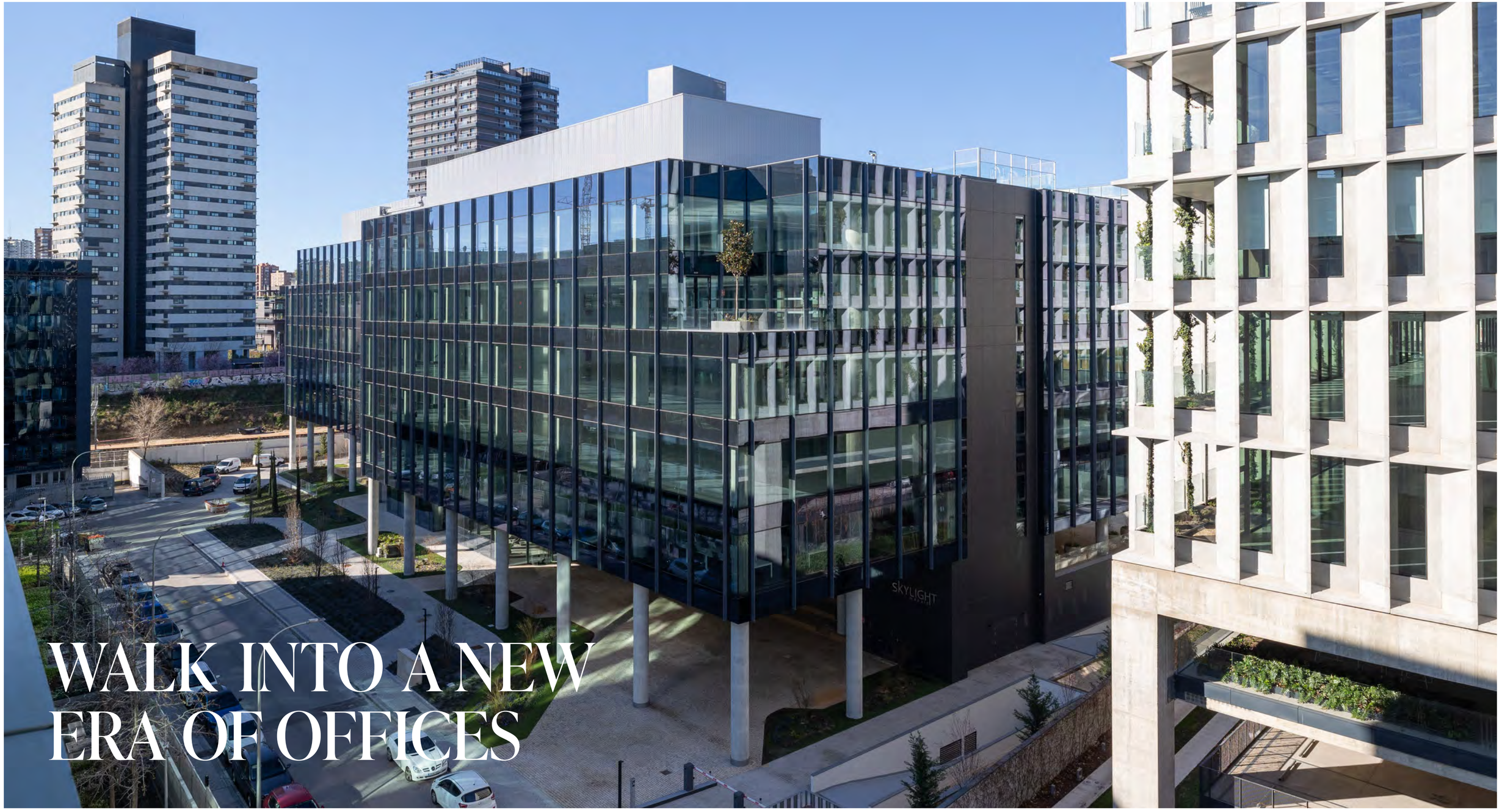
SKYLIGHT
MADRID



WALK INTO A NEW ERA OF OFFICES

North entrance

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SKYLIGHT MADRID



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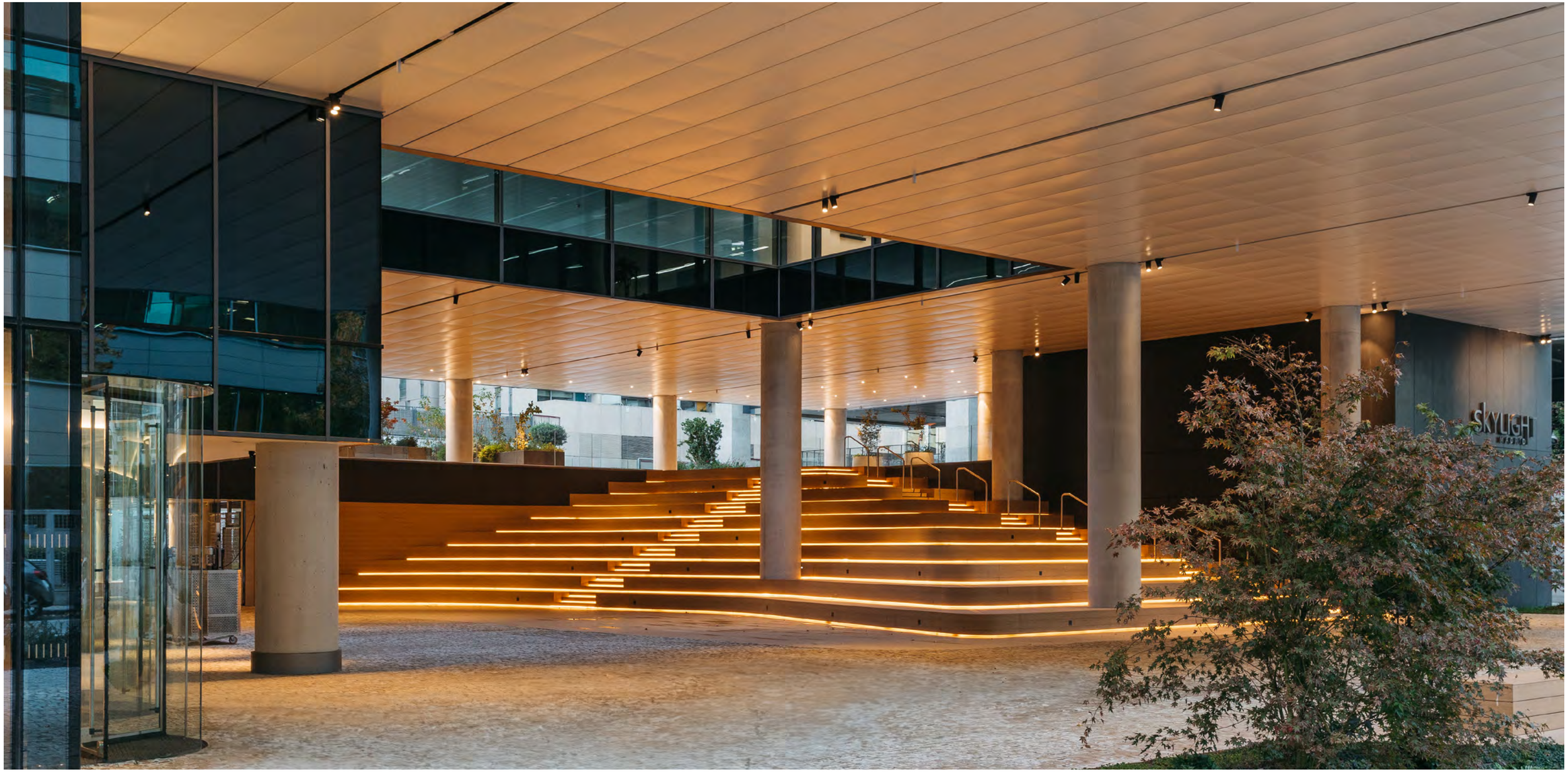


10 Contact

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SKYLIGHT
MADRID

Welcome to the vibrant Skylight Plaza.



The Skylight Plaza

SKYLIGHT
MADRID

Enjoy Skylight's exclusive private gardens.



Terraces and communal garden

SKYLIGHT MADRID

Gardens designed for work, play and events.



Terraces and communal garden

SKYLIGHT
MADRID

Touch the sky on the roof terraces.



Roof terrace

SKYLIGHT MADRID

Rooftop padel: Sport with a view.



Full-size padel court on the roof terrace

SKYLIGHT
MADRID

SMART

More than 27,000 sqm of office space spread over 7 floors equipped with bGRID Smart Building Solution technology.

GREEN

Over 10,000 sqm of outdoor areas including gardens, the Skylight Plaza and roof terrace all with Mediterranean landscaping.

LIGHT

Two (120 sqm) skylights, a 100 m glass façade, 2.8 m high ceilings and 4,900 sqm floorplates filled with natural light.

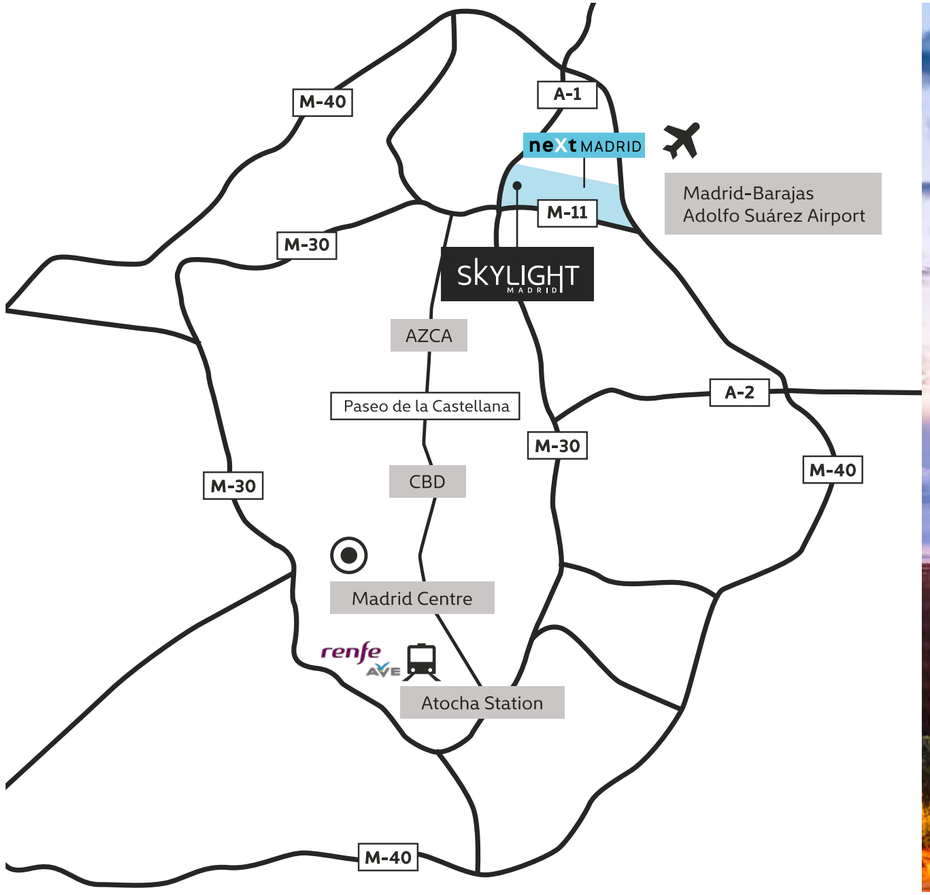


Front façade - Av. Manoteras 14-16

SKYLIGHT
MADRID

Spotlight on North Madrid.

The Skylight Building is strategically located in north Madrid, an area that is currently undergoing one of the largest regenerations in Europe. Known as Madrid Nuevo Norte, the development will directly connect NeXt Madrid and the north of the city with Madrid's Central Business District.





LOCATION

SKYLIGHT MADRID

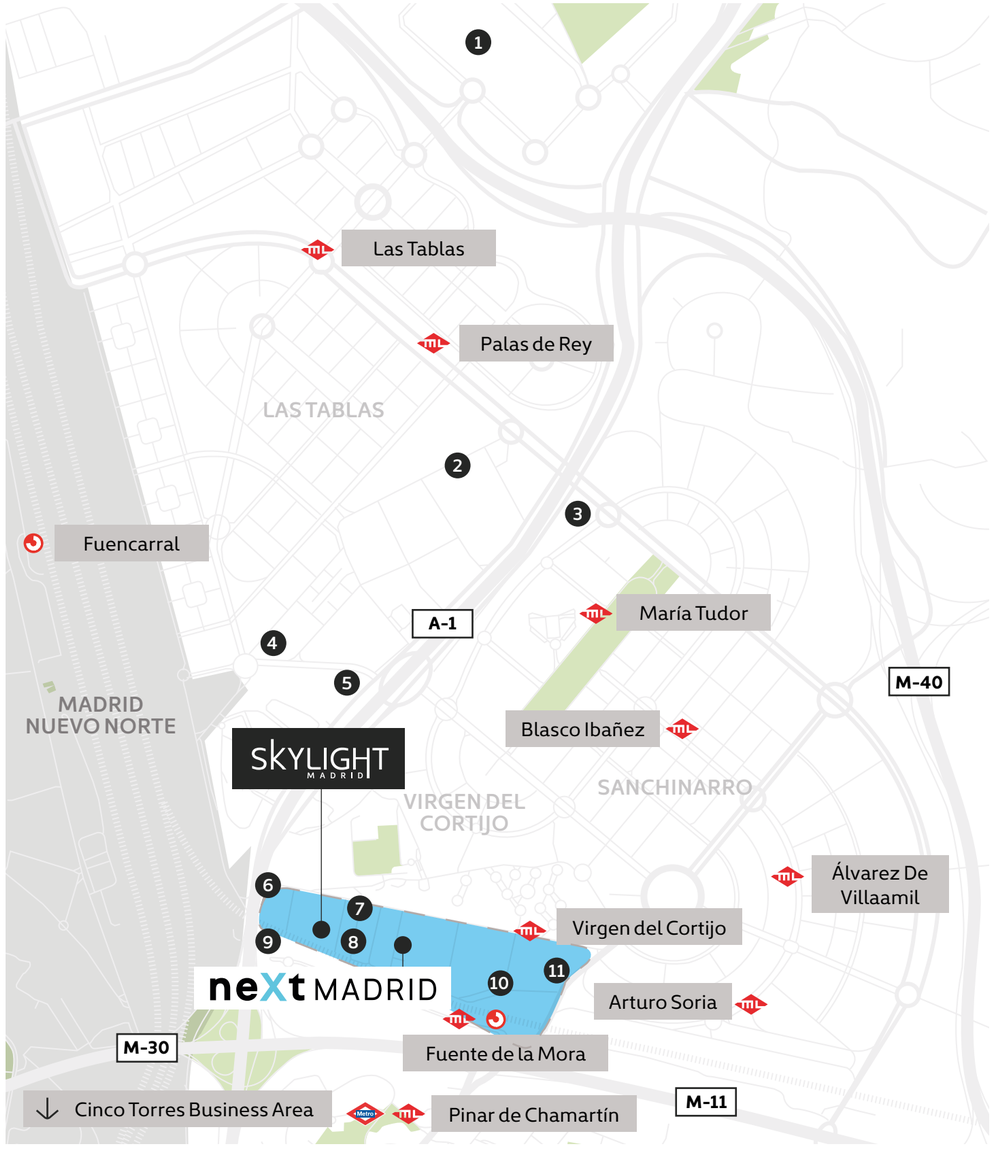
At the centre of the future.



Aerial view of the Skylight Building in the NeXt Madrid Business District

LOCATION

SKYLIGHT MADRID



neXt MADRID
The Smart Business Hub

COMPANIES

1. Telefónica
2. BBVA
3. Medtronic
4. Capgemini
5. Renault
6. BMW
7. CaixaBank
8. Sopra
9. Deloitte
10. Everis
11. Aviva

FROM SKYLIGHT TO:

Fuente de la Mora — **7 min.**

Bus stops (lines 150 and 174) — **4 min.**

M-11, M-30 and A-1 — **1 min.**

Central Business District — **7 min.**

Madrid-Barajas Adolfo Suárez Airport — **10 min.**

Skylight is located in NeXt Madrid, a growing business district in the vibrant, flourishing North of the capital. The district enjoys excellent access to the A-1 and M-11 motorways, and is within a short walking distance of the metro and Cercanias rail services.

The district is home to many banks, including BBVA and CaixaBank, and important tech and consulting companies such as Telefónica, Everis, Deloitte and Medtronic.

Due to its efficient private and public transport connections, proximity to the airport and Central Business District, NeXt Madrid has become a key place for major players with a strong corporate image, looking to establish themselves in a consolidated area.



LOCATION







neXt MADRID

A live-work neighbourhood.

Not just a business district, NeXt Madrid is also a lively residential area with many leisure facilities, hotels, cafés and restaurants, making it the ideal choice for employers looking to offer work-life balance.

The local gym and two large parks are in close proximity offering outdoor space in which to walk, have a picnic, or play a game of football or basketball.

The Skylight Building is just a few minutes walk from Manoteras Shopping Centre with a food court and cinema.

The building is also a short drive from exclusive residential areas Arturo Soría, La Moraleja, Encinar de los Reyes, Sanchinarro and first class amenities including fine dining, retail and two hospitals.





SKYLIGHT MADRID

Space to think. Space to grow.



Designed by leading London-based architects Buckley Gray Yeomen with open spaces, wide views, an abundance of natural light and the highest level of sustainability.

100 m long striking glass façade

Lobby/Reception area

SKYLIGHT
MADRID

Multipurpose space for conferences and events.



Multipurpose space

SKYLIGHT MADRID

INSIDE · Great, column-free floorplates.



Office space

SKYLIGHT MADRID

INSIDE · Designed to fit a new way of working.

7 floors of offices, featuring column-free, highly divisible floorplates of 4,600 sqm leading onto generous exterior terraces.



Office space

INSIDE · Sunshine inside and out.



Floors lead out onto spacious outdoor terraces and gardens.

Exterior terrace and garden

SKYLIGHT MADRID

Hold “one to ones” in our Lounge Café.



The Lounge café flows seamlessly into the communal garden and the Skylight Plaza.

Café/Coworking space

SKYLIGHT MADRID

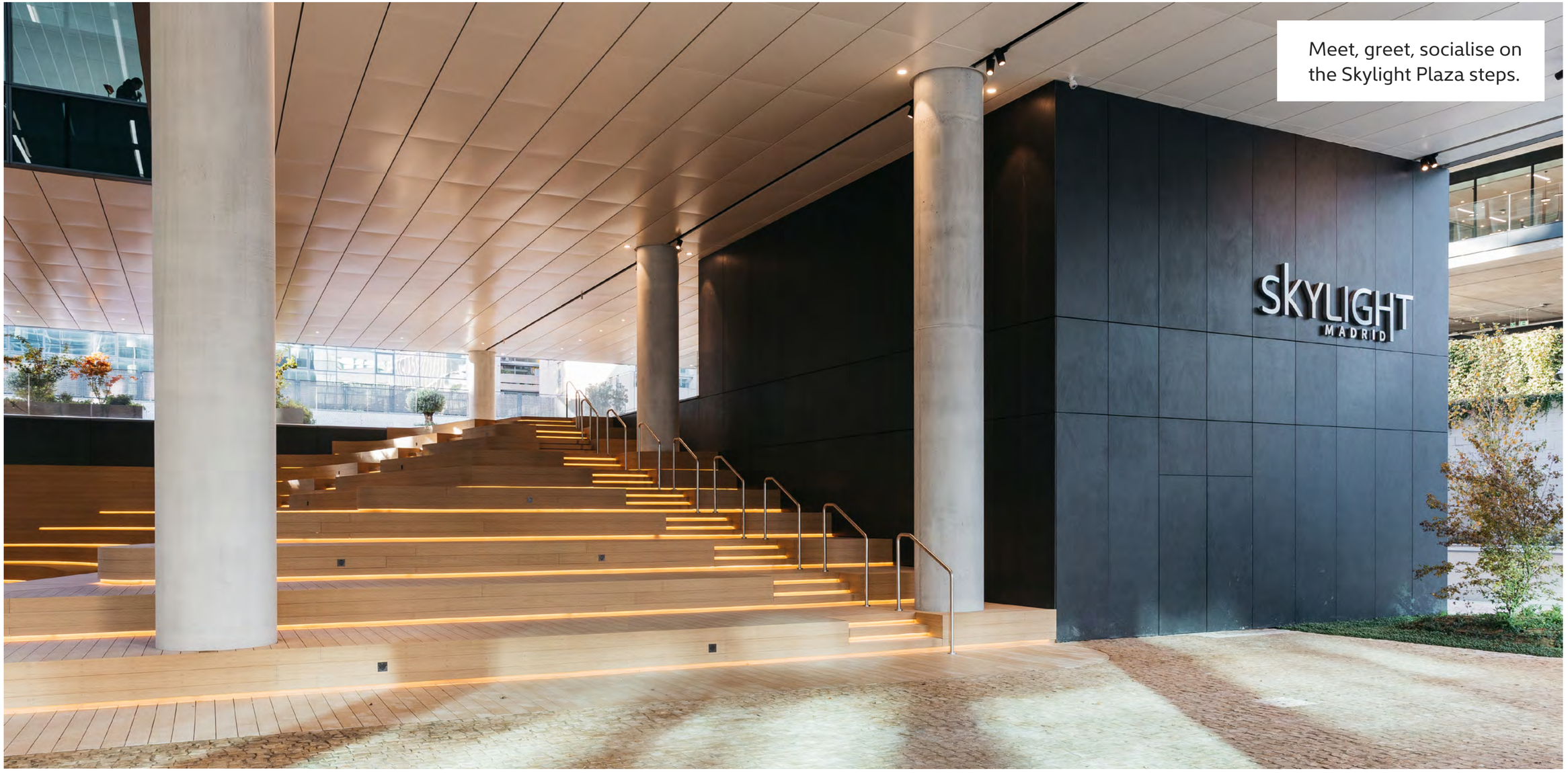
Fuel up anytime in our canteen.



Canteen

SKYLIGHT MADRID

OUTSIDE · The vibrant heart of Skylight.



Meet, greet, socialise on the Skylight Plaza steps.

The Skylight Plaza



Terraces on the 1st floor

Lively and green decked terraces and seating areas ideal for meetings and hosting corporate events.

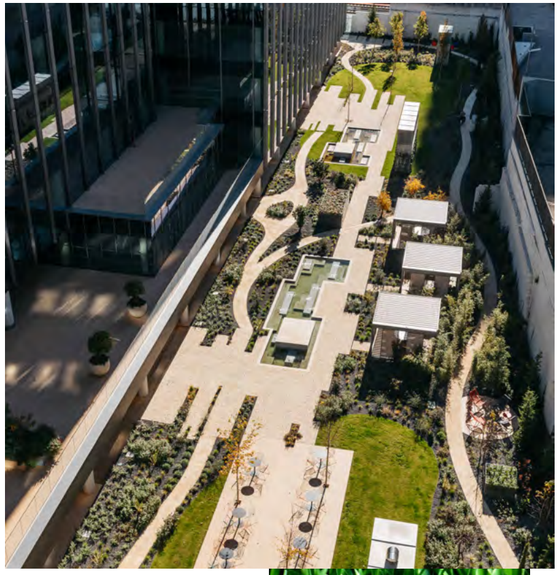


Exterior working spaces and pods

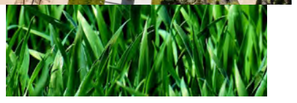
OUTSIDE •

At the vanguard of a new era of working.

10,000 sqm of outdoor space.



Communal garden



Skylight is an inspiring workplace where work and play live well together.

The building has been designed with the wellbeing of its occupants at the forefront and offers an array of outdoor areas including 2,500 sqm biophyllic gardens with ponds and fountains, lush mediterranean plants, where users can experience the tranquility of private working spaces, 3 full-service, climate controlled meeting room pods and facilities for corporate events.



Roof terrace

The rooftop has a full-size padel court, working spaces and a covered event/cocktail space for after-work or professional events. This inspiring space, can be used simply for a moment of relaxation or a breath of fresh air.



OUTSIDE •

At the vanguard of a new era of working.

10,000 sqm of outdoor space.



Full-size padel court and working spaces on the rooftop

SKYLIGHT
MADRID



Really, truly green.

The Skylight Building has been awarded the LEED Platinum certification, meeting the highest environmental standards achievable.

ENERGY

- 67% reduction in energy consumption.*
- Energy efficiency class A.

AIR QUALITY

30% higher air quality compared to standard building regulations.*

TRANSPORT

- Bicycle parking.
- Car-sharing spaces.
- 100 electric parking spaces (10 fully installed and 90 pre-installed)

LIGHT

- 89 openable windows
- 100 m long glass façade.
- 2.8 m free height.
- SN63 Guardian LOW IRON glass facade providing clear light combined with energy saving and sun protective glass.

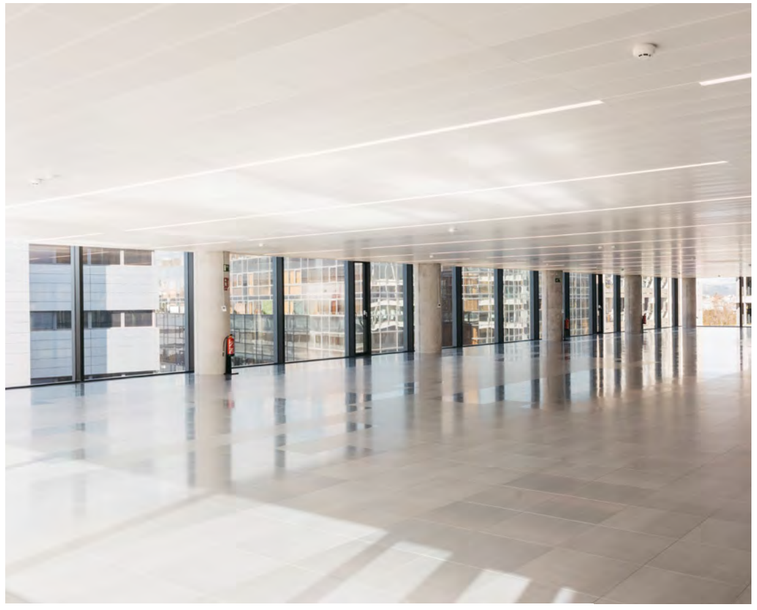
NET ZERO CARBON ENABLED

Skylight is committed to the environment and ensuring a greener future for generations to come by offsetting its carbon footprint.

By establishing a net-zero carbon strategy for the building's life cycle the building design is optimized for both operational energy efficiency and construction.

WATER

- 45% reduction in water usage.*
- 50% reduction in water used for irrigation.*



Southeast façade

* General aspects of the project, DEERNS, April 2020

SKYLIGHT
MADRID



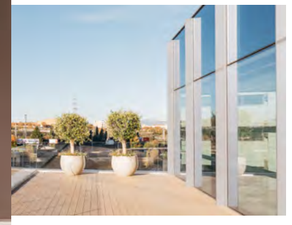
Lift Lobby

Density of people

CCTV

Air ventilation

Alarm system



Leading the way in smart, safe offices.

The Skylight building has received the global digital connectivity certification WiredScore Platinum.

Skylight will have innovative and automated technology to help maintain a healthy and safe environment in the building.

- Increased air ventilation.
- Recognition of sanitation levels by measuring air quality, CO_2 and volatile organic compounds.
- Electric card readers at the entrance, number plate reading, CCTV and intercom systems at the main reception.
- Detection of persons and generation of heat maps according to the density of people in each space.

WiredScore PLATINUM

SKYLIGHT
MADRID

Health matters.

Designed and built according to the latest protocols of wellbeing.

Skylight aims to promote the health of the people who work there. The generous outdoor spaces, stress-reducing biophilic design incorporating natural light, high quality ventilation and landscaped interiors create a work environment that enhances productivity, and helps employers to attract and retain the best talent.

Awarded with the WELL Platinum certification, Skylight is one of only a few buildings in Madrid built to meet the latest safety and wellbeing protocols, making it one of the healthiest buildings on the market today.

WELL
PLATINUM





*World Health Organisation 2021

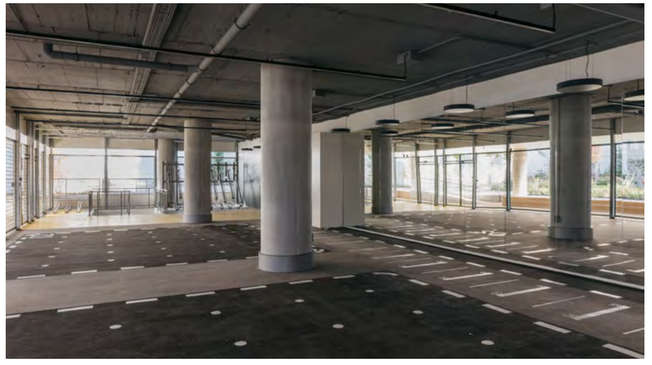
SKYLIGHT MADRID

Services to impress.









Fully connected and climate controlled exterior work pods.

Room available for conferences and presentations.

Community manager.

Underground parking with 389 spaces for cars (including 100 electric parking spaces).

Lounge Café.

Reception with concierge.

Fully equipped showers and changing rooms.

Full size padel court on the Skylight Roof Terrace.

Gymnasium and exercise room wit facilities for yoga, boxing and cross fit.

SKYLIGHT
MADRID

Services to impress.







400 sqm full size canteen.

Flexible and informal meeting spaces on the Ground Floor.

SKYLIGHT
MADRID

Floor plans &
Technical specifications


SKYLIGHT
MADRID

SKYLIGHT MADRID

Schedule of areas



	LETTABLE AREA	PRIVATE TERRACES AND GARDENS
Roof Terrace	-	**1,111 sqm**
6th Floor	**4,667 sqm**	**174 sqm**
5th Floor	**4,933 sqm**	**28 sqm**
4th Floor	**4,978 sqm**	-
3rd Floor	**4,978 sqm**	-
2nd Floor	**4,978 sqm**	**106 sqm**
1st Floor	**2,571 sqm**	**521 sqm**
Ground Floor	-	**5,416 sqm**
Basement -1	**200** car parking spaces	
Basement -2	**189** car parking spaces	
TOTAL	**27,104 sqm**	**7,356 sqm**

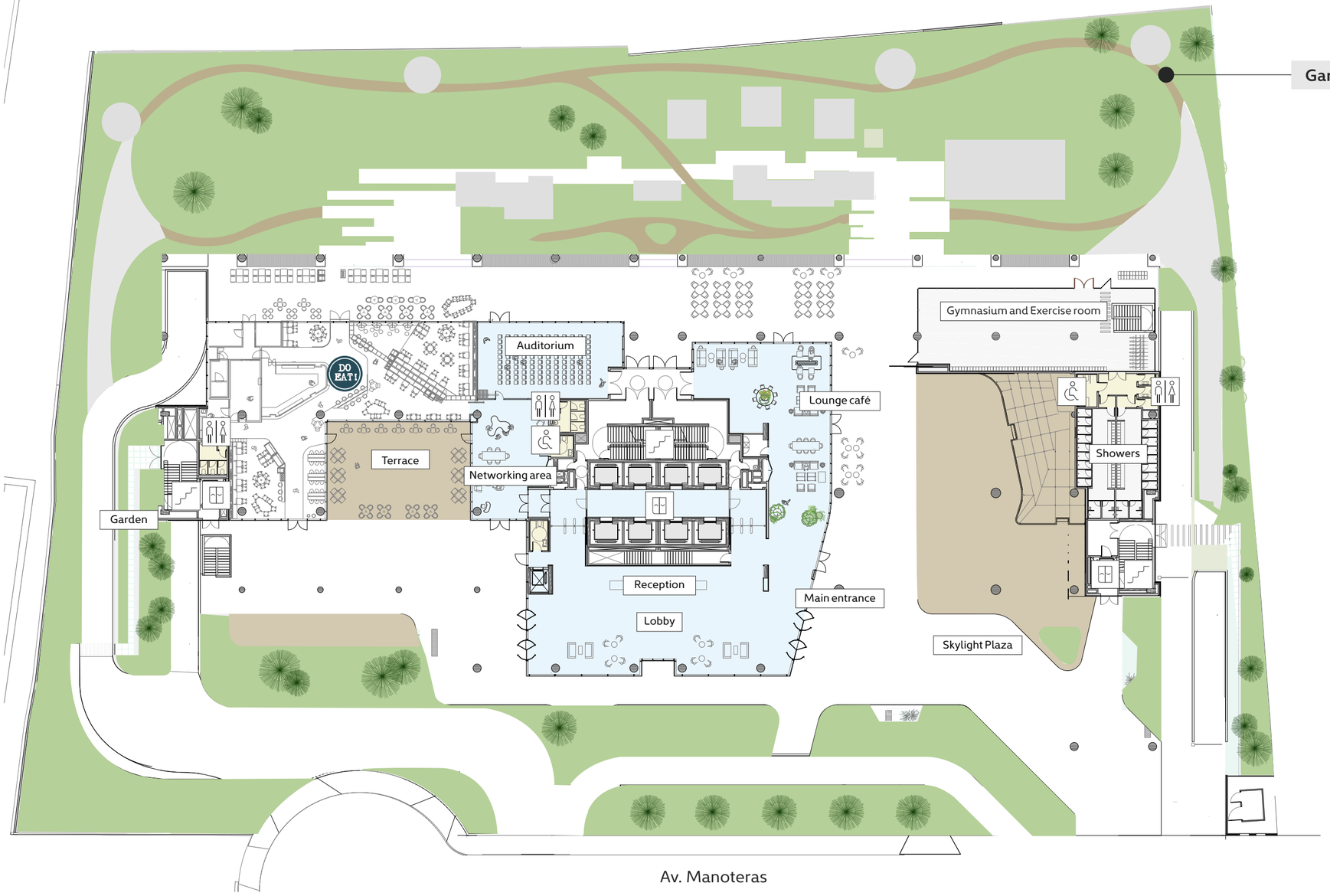
27,104 sqm
Total lettable area

Over **10,000 sqm** of outdoor space including
7,356 sqm of private terraces and gardens

389 car parking spaces
100 electric vehicle parking spaces
(10 installed and 90 pre-installed)

SKYLIGHT
MADRID

Ground floor



Accessible WC

WC

Stairs

Lifts

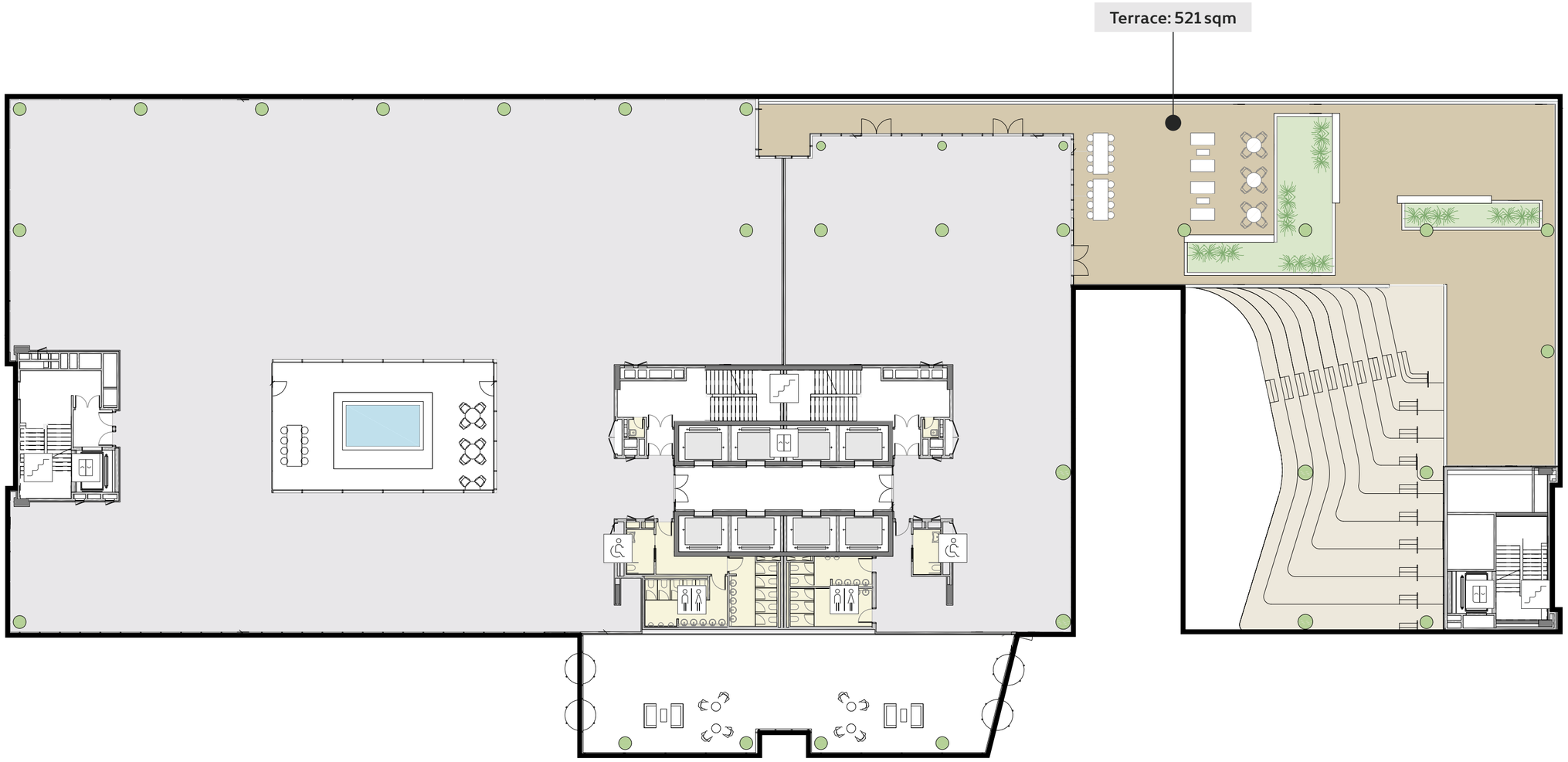
N

FLOOR PLANS

SKYLIGHT
MADRID

1st Floor

2,571 sqm



N

Accessible WC

WC

Stairs

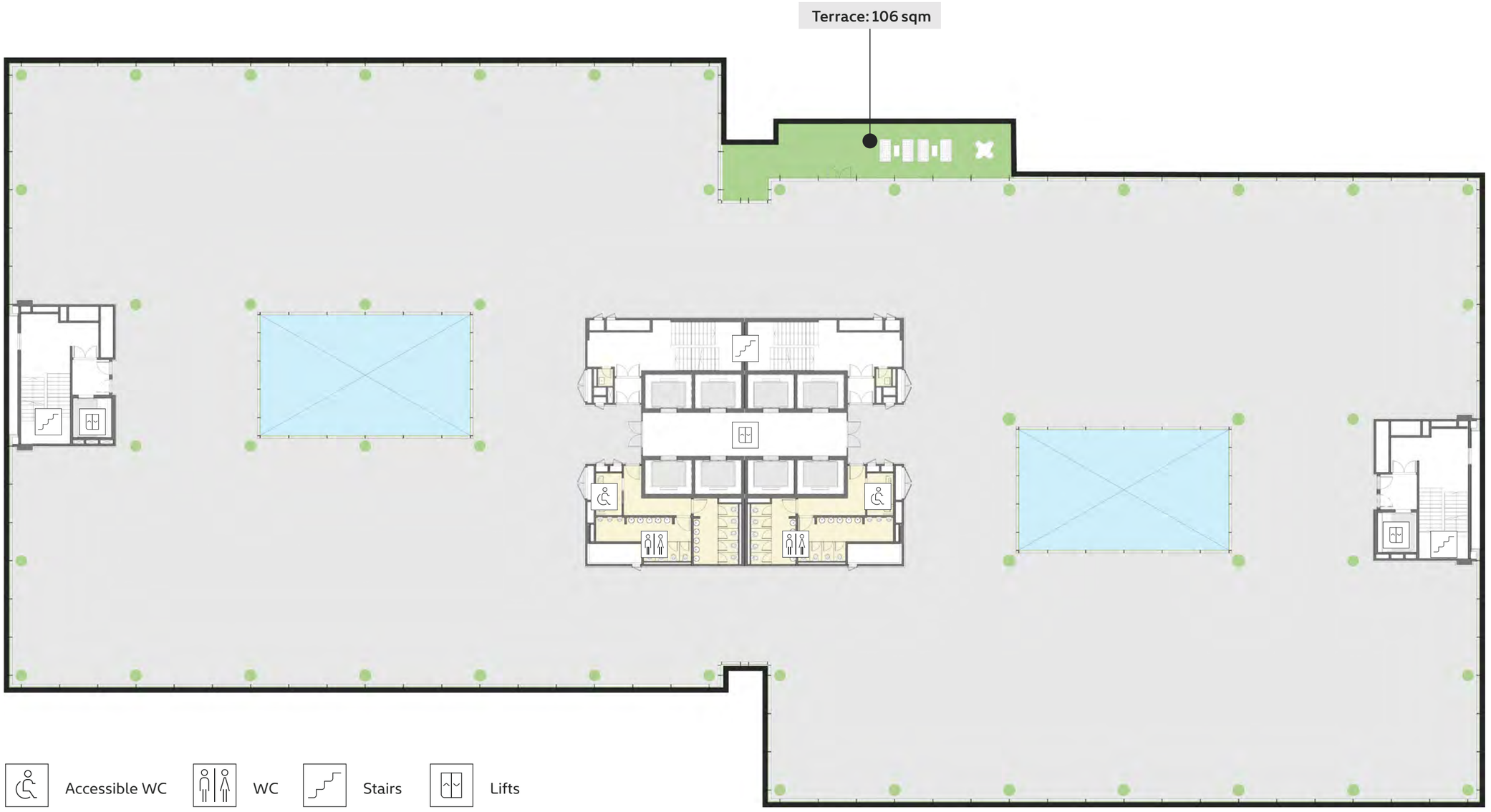
Lifts

FLOOR PLANS

SKYLIGHT
MADRID

2nd Floor

4,978 sqm



N

Accessible WC

WC

Stairs

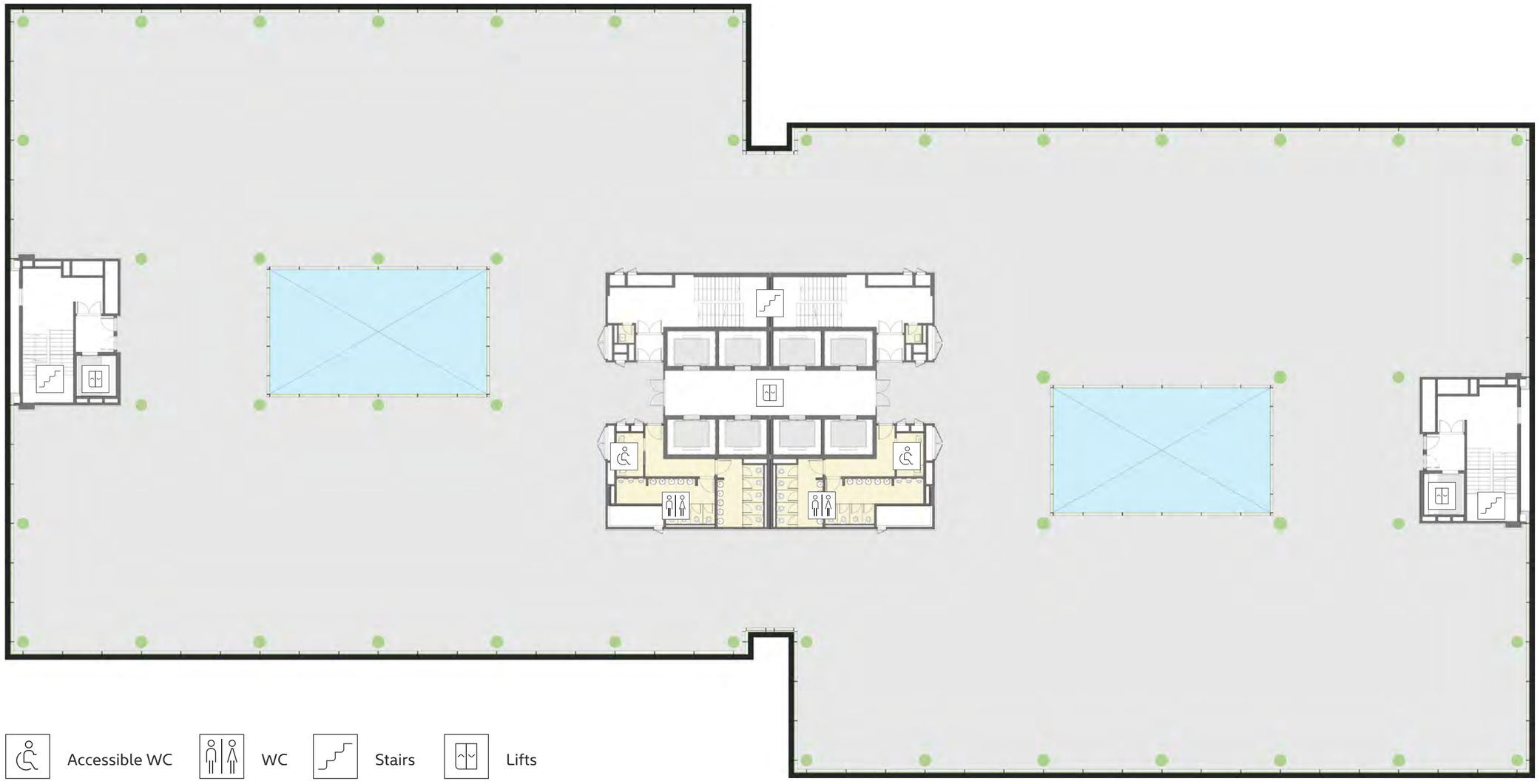
Lifts

FLOOR PLANS

SKYLIGHT
MADRID

3rd Floor

4,978 sqm



N

Accessible WC

WC

Stairs

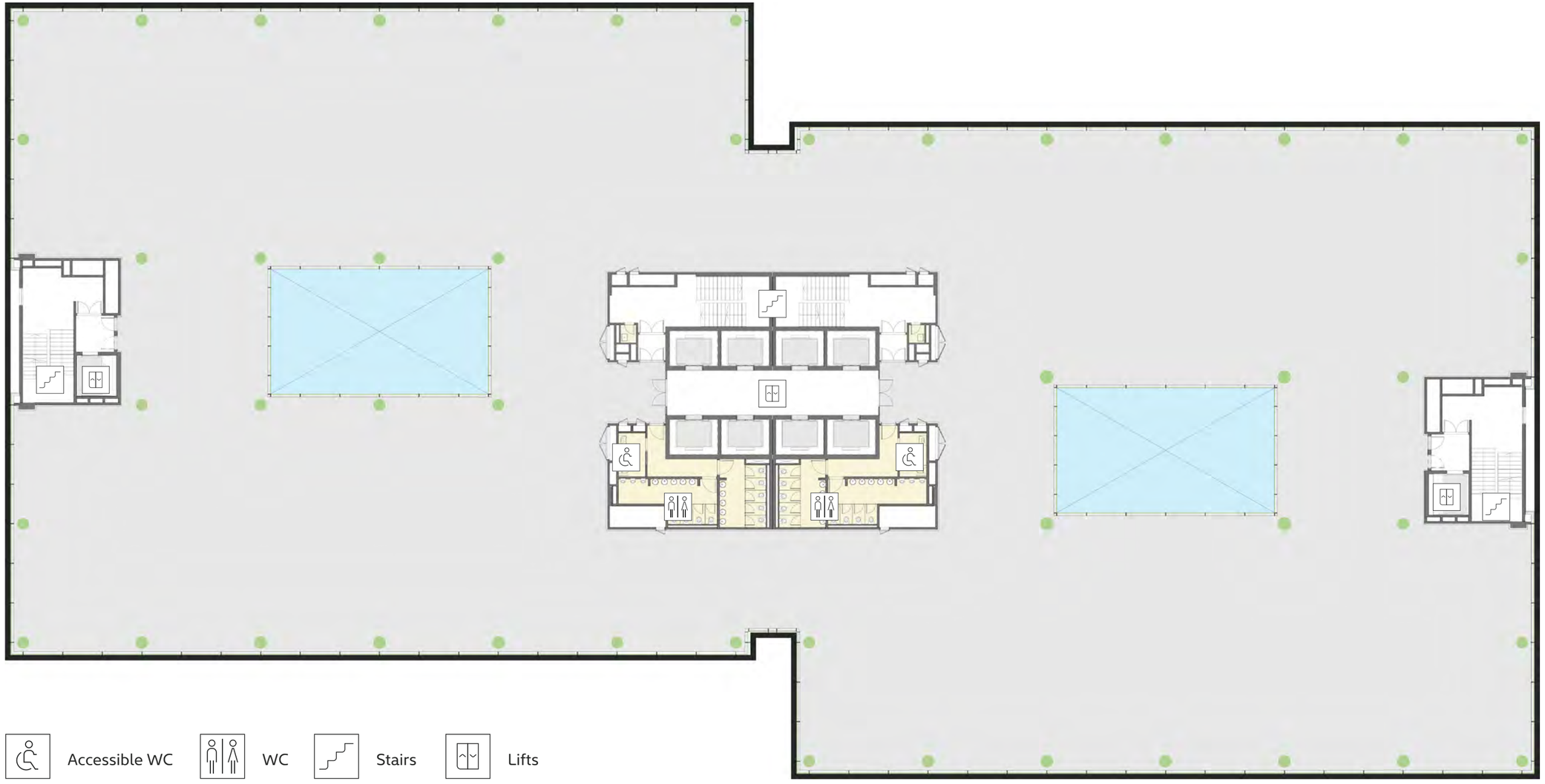
Lifts

FLOOR PLANS

SKYLIGHT
MADRID

4th Floor

4,978 sqm



N

Accessible WC

WC

Stairs

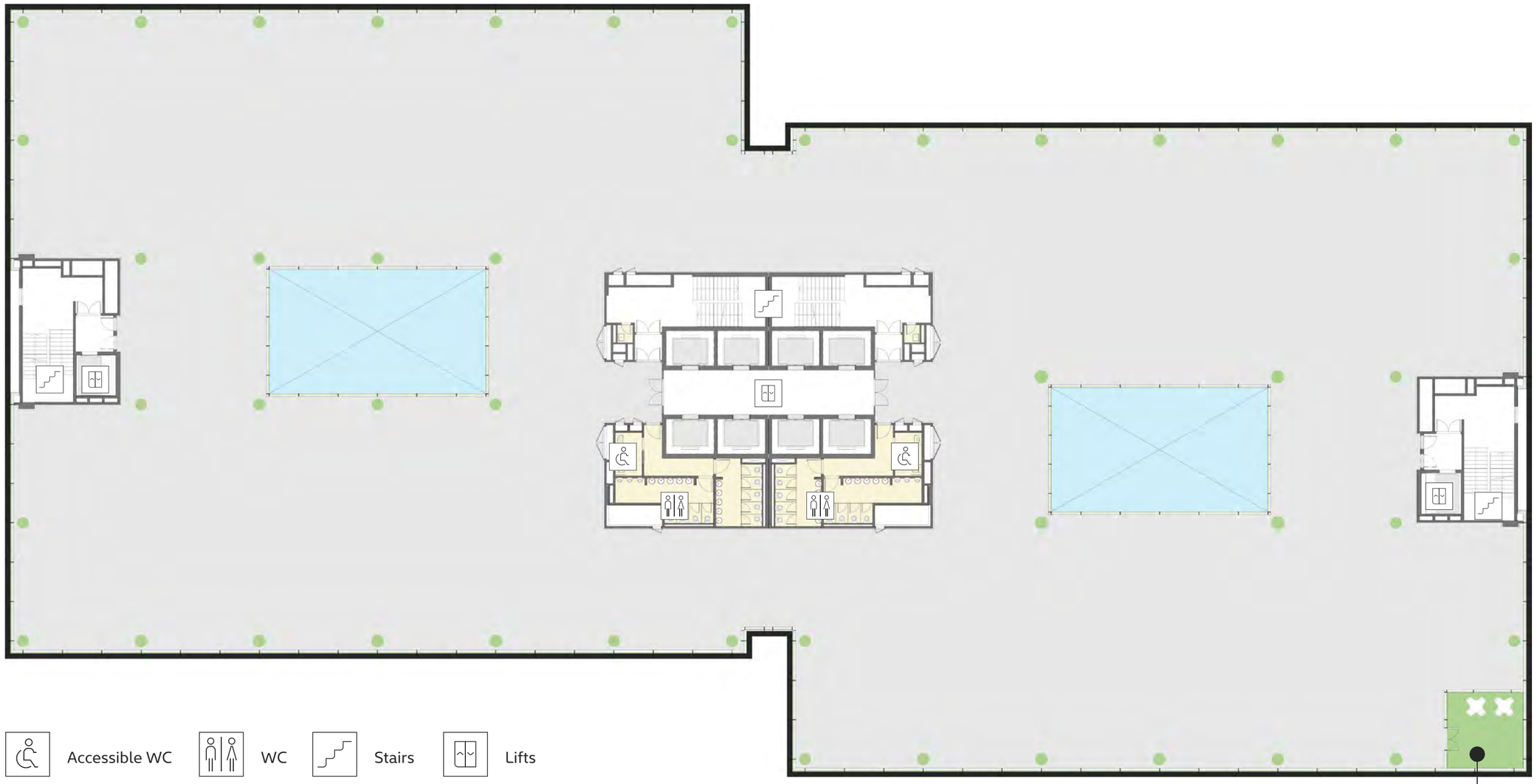
Lifts

FLOOR PLANS

SKYLIGHT
MADRID

5th Floor

4,933 sqm



N

Accessible WC

WC

Stairs

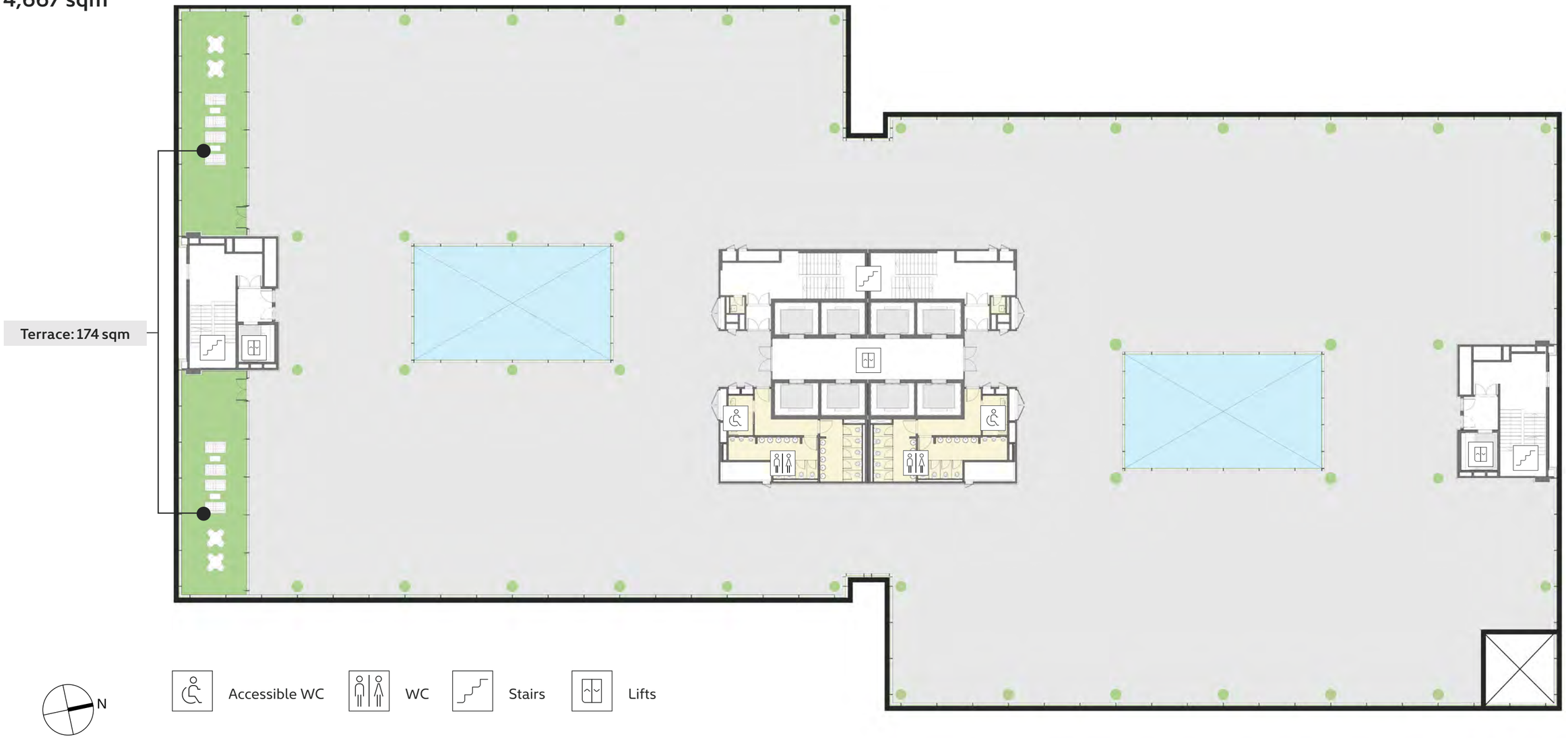
Lifts

Terrace: 28 sqm

SKYLIGHT
MADRID

6th Floor

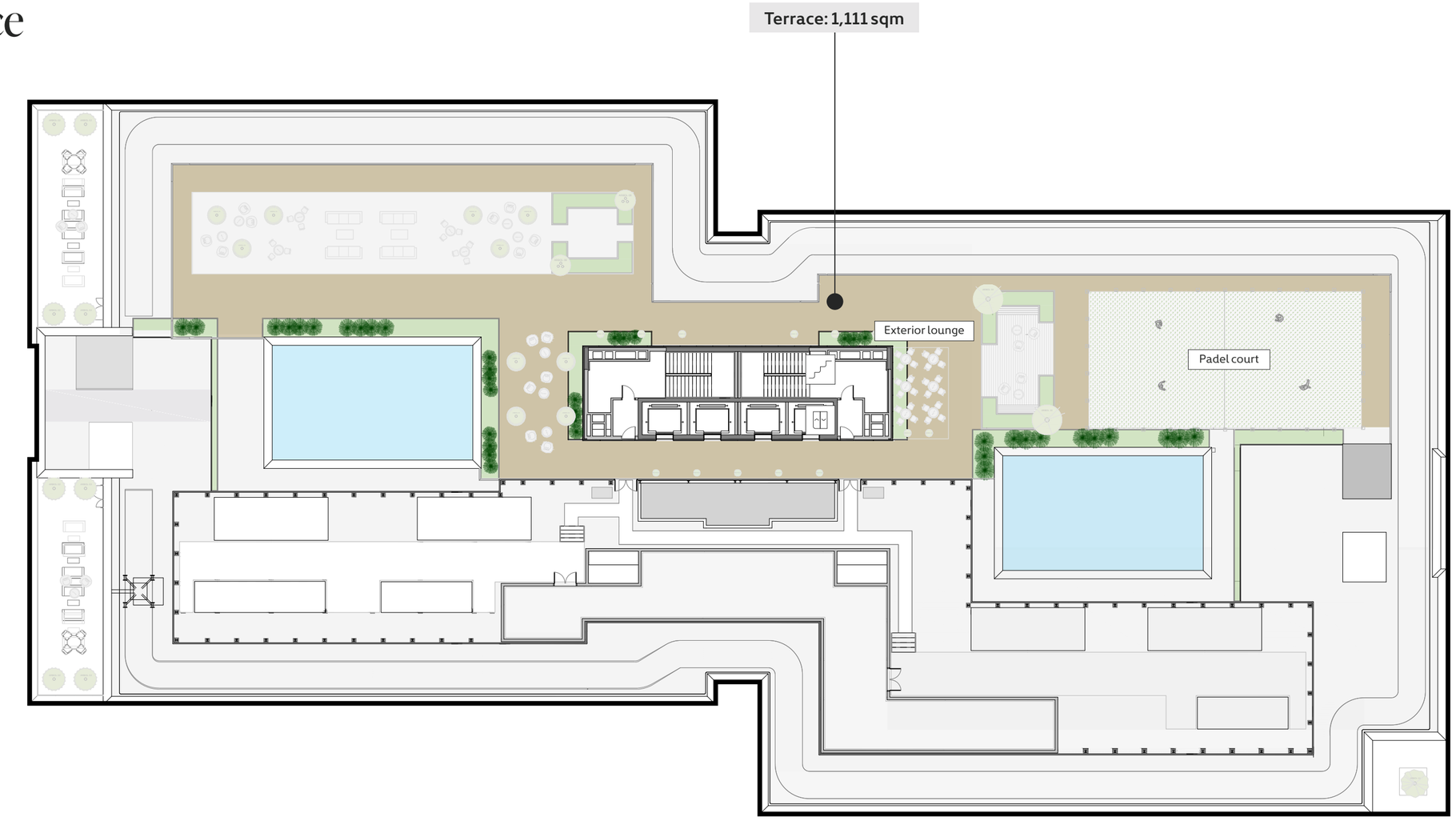
4,667 sqm



FLOOR PLANS

SKYLIGHT
MADRID

Roof terrace



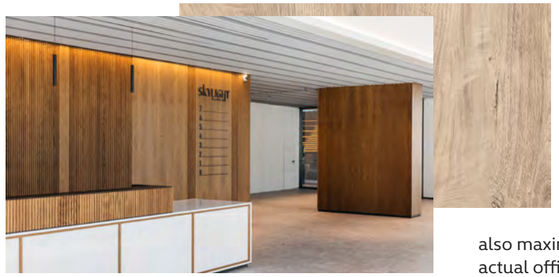
N

Stairs

Lifts

SKYLIGHT
MADRID

Technical specifications



STRUCTURE

Designed from the ground up to offer maximum internal flexibility, the building's post-tensioned concrete structure offers unrivalled 16m spans between pillars that allow for open-floor column-free workspaces where the structure extends right to the façade to provide maximum layout freedom and a sense of openness.

On the ground floor the concrete colonnade provides a sense of elegance and frames the unique double height arrival space that leads to the main entrance.

On the basements, a well thought structural grid makes the best use of the space while providing a fast and comfortable parking experience.

FAÇADE

The building features a high-performance unitized curtain wall façade with enhanced noise insulation capabilities to maximize the quality of the internal environment. The floor to ceiling glazing on the external and central atria facades allow for deep penetration of natural light into the spaces as well as unobstructed sight lines that create a sense of openness in all directions.

FLOOR LAYOUT

The building has been designed with maximum tenant versatility in mind. The central core plan allows for the office floors to be subdivided in up to 4 independently serviced tenancies, all of which can be accessed from the central core. This arrangement also maximizes the use of glazed façades for actual office space placing most of the service and circulation spaces in the centre of the plan. Alternatively, the plan can be split through the core with minimum intervention effectively creating two separate buildings, each maintaining its own share of services provision and access to lifts and stairs. This concept can be extended to the ground floor where each block could have its own access and reception space.

ELEVATORS AND CORES

The vertical service core provides lifts and stairs to accommodate an occupant density of up to 7 sqm per person, which ensures an ample margin for comfort and quality service in any situation. The building features a state-of-the-art lift provision to UK's leading BCO office standard. The 8 no. 26 people capacity lifts minimize waiting and travelling times during peak hours at maximum building occupancy.

Additional service cores are provided at each end of the building. Each core is equipped with a 1.600kg/21 people robust service lift conveniently placed so that maintenance, set-up and supply-related activities never interfere with the main core's operation or compromise the experience of the building's common spaces. Additional escape stairs are also located on these cores and offer greater flexibility to the offices on each floor.

LOOK & FEEL

EXTERNAL AREAS

Careful consideration has been given to the external finishes to provide a welcoming atmosphere and contribute to the user well-being.

A combination of robust Portuguese light-coloured limestone cobbles are used for circulation areas. A softer composite timber decking is also used on floors to promote informal activities such as outdoor meetings, resting and eating as can be seen on the distinctive "seating steps" on the ground floor and the floor of the office terraces.

The combination of cobble stones and decking provide an interesting and inviting contrast for the public areas in combination with the slick building facades and the softness of the greenery in the extensively landscaped gardens.

External soffits feature a suspended light coloured metal ceiling system with carefully incorporated feature lighting to designed to enhance the building features.

RECEPTION SPACE

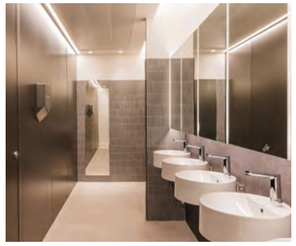
The reception space boasts a dramatic double height space and glazed façade announcing the building upon arrival. High quality materials are used throughout with a contemporary yet inviting look. The reception space is accessed through top of the line fully glazed revolving doors integrated into the glazed façade and leading into the double height space.

Once inside the very distinctive large format porcelain tiles used for the floors is complemented with a series of full height smooth and ribbed natural oak panels lining the walls, creating points of visual interest as the user moves along the space.

Felt slat open grid ceilings are used on the soffits throughout with carefully integrated designer lighting and concealed services. The system provides acoustic comfort as well as a compelling yet calm look for the ceilings.

The reception desk occupies the prime location and features a combination of oak ribbed panels, greek marble panels and accents of anodized aluminium for a warmth modern look.
Top of the range turnstiles allow access to the lift lobbies where the oak panelling is used to highlight the access to stairs and lifts.

The lift interiors combine the durable porcelain flooring used for the reception with robust full height light coloured back-painted glass and mirror panels on the walls and matching timber ceiling panels, complementing the spacious and elegant feel of the 26 people capacity lift cabin.



THE STAIRS

The stairs feature a minimalistic yet compelling material palette combining exposed concrete, precast steps, perforated metal balustrades with beautifully crafted natural oak timber handrails conceived with the user well-being in mind and to promote the use of the stairs. With plasterboard ceilings throughout and modern linear light fittings, the walls of the landings are used to showcase art and surprise the user on its journey up and down the building.

LIFT LOBBIES

The office floor lift lobbies have been designed to provide a contemporary and uplifting atmosphere. Featuring extra-large porcelain tiles selected for its elegant and distinctive appearance and accents of timber to mark the lift entrances. The ceilings feature an attractive open grid system with slender felt slats which provide a softer look and improved acoustics also incorporating a linear lighting system along the walls.

TOILETS

Special care has been put in the finishes and furnishing of the toilet spaces with high quality distinctive glazed mosaics and porcelain tiles on walls and floors. A combination of plasterboard and acoustic suspended metal ceilings is complemented with thoughtful lighting throughout. Specially selected sanitary fittings add the final touch together with ample mirrors and top of the range hand dryers.

THE OFFICE SPACE

The uninterrupted office space on each floor can accommodate a great variety of office layouts and configurations, from open plan to cellular offices and meeting rooms along the facades on a variety of sizes and formats.

Raised floors are provided throughout with a clear 2.8m height under the high quality fully accessible suspended acoustic metal ceiling. With all services hidden from view and a carefully considered ceiling and lighting design the office space feels light and airy.

SKYLIGHT
MADRID

Technical specifications

MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING

AIR CONDITIONING AND VENTILATION

The Air Conditioning and Ventilation systems are designed so that the occupied spaces have mechanical ventilation that increases air quality by 30% compared to the minimum rates required. In addition, through a UV filtration system, the building is able to retain 70-80% viruses and microparticles. In addition, the building will have openable windows to provide natural cross ventilation.

The enclosure design, air conditioning and ventilation equipment are designed for maximum energy efficiency, saving more than 67% compared to ASHRAE standards. In this way, the building achieves the maximum energy rating "A".

ENERGY EFFICIENCY

The key is to reduce energy consumption in order to reduce operating costs and related adverse environmental impacts such as emissions.
To achieve this goal, different strategies have been implemented in the design of air conditioning, ventilation and lighting control and other energy consumption processes.

ILLUMINATION

This project aims to implement an illumination design by using highly efficient equipment with low energy consumption but still ensuring adequate levels of lighting according to local building codes for office use.

Thanks to LED technology and a detailed study, the electrical power has been optimized to an average of 4.50 w/sqm, to provide maximum efficiency in the use of indoor equipment: computer equipment, lighting etc., much lower than the ratio established by local regulations (10 w/sqm.).

- Power consumption according to regulations: 298,054 Kw
- Power consumption of the project: 134,054 Kw
- Power savings: 163,903 Kw (45%)

OPENABLE WINDOWS

A total of 89 openable windows have been installed in the curtain wall of the building (parallel system as the following image). Includes manual projection window and an interior glass balustrade. The openable systems allows the tenants to open the windows, if the exterior air quality is under the requirements allowed for the human healthy according pollution indexes.

WIREDSCORE

In addition to energy efficient designs, the project obtained a platinum WiredScore certification focused on improving the digital connectivity features that future-proofs the asset and meets the tenant's technology requirements. The following features have been implemented into the project design: the mobile and wireless connectivity of the building, the digital infrastructure for technical installations, the electrical resilience and ease of access.

The intelligent building system is characterized by the installation of a fibre-optic backbone to provide security and stability related to the exchange of data in the cloud.

COMMUNICATIONS AND SECURITY

The communications infrastructure at Skylight Building meets the WiredScore standard and parallel installations offer tenants full flexibility with regard to their Internet connection.
Security measures include the installation of building and car park access-control systems and a comprehensive security camera network to monitor the entire building.

FIRE PROTECTION

A building of this type requires exceptional safety features, including fire and smoke detection systems, suspended ceilings and raised floors, fire curtains, a gas extinguisher system, fire hose cabinets, hydrants, dry risers and a pre-installed sprinkler system.



Partners

PineBridge® INVESTMENTS

PineBridge Benson Elliot

PINEBRIDGE BENSON ELLIOT, is a pan-European real estate private equity specialist, applying two decades of investment experience, deep market knowledge and in-house operational expertise to generate sustained investment outperformance.

The UK-based, FCA-regulated fund manager, has c. $3.2 billion of managed equity and holds a diversified real estate portfolio, currently comprised of office, retail, hotel and residential assets transacted in the UK, France, Germany, Italy, Spain, Belgium and Central Europe.

Founded in 2005 as Benson Elliot Capital Management, the firm was acquired in December 2020 by PineBridge Investments, a private, global asset manager with $126.3 billion in assets under management.*

bwre

BWRE (Bermejo & Williamson Real Estate, S.L.) is a developer and investment manager focused on innovative office and residential projects in Madrid City. BWRE was founded in 2012 by executives with more than 20 years of experience in the Madrid Office Market.

BWRE also includes business lines such as the development of urban residential rental, with more than 35 buildings currently owned, real estate fintech and healthcare.

BGY

BUCKLEY GRAY YEOMAN is based between London, Bristol and Madrid and has completed projects across the UK and Europe. Their architecture is sensitive, authentic and balances depth with delight.

Led by Director Oliver Bayliss, their European work includes a series of significant commercial projects which demonstrate a skill in the adaptive reuse of buildings, such as Tànger 66 in Barcelona, Moscova 33 in Milan and Ancora 40 in Madrid.

BUCKLEY GRAY YEOMAN is an employee-owned company and is ranked 28 in the AJ100 list of the largest architecture practices in the UK.

Deerns

DEERNS is an independent engineering consultancy firm with an extensive experience in the development of office buildings and more than 40 LEED and WELL certifications carried out in Spain and more than 200 worldwide. They are in charge of the development and construction management of the project.

BGY and DEERNS have recently collaborated on the current Spanish headquarters of Hewlett Packard in the 22@ district in Barcelona and an office campus in Méndez Álvaro, Madrid.

mace

Part of the Mace Group, we have provided a wide range of consultancy services to our clients across the retail, public, hotel, leisure and residential sectors since we began working in Spain in 1999, offering integrated services across the full property life cycle.

Our experts in project management and sustainability thrive within our collaborative and entrepreneurial culture, constantly striving to find better solutions to project challenges.

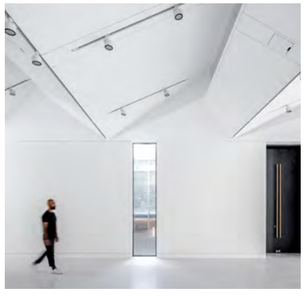
Our clients are at the core of what we do. Our talented and professional people work from within our customers' organisations, constantly asking challenging questions and driving value at every turn. Our relentless passion for finding a better way helps us to deliver projects safely and efficiently, while defining the industry best practice.



CURVE, PARIS



ANCORA 40, MADRID



VERSE, LONDRES



NUCLEUS, UTRECHT



HEADQUARTER CAMPUS FOR THE CATALAN GOVERNMENT

*As of 31st December 2020



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