



PARQUE NORTE

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PARQUE NORTE AT A GLANCE



Rehabilitation
year
2024



Occupancy ratio
(persons/m²)
Madrño, Olmo, Roble,
Abedul and Encina
1:9,4m²



Motorcycle spaces
34



Facility Managers



WELLNESS PLACE
with gym and
physiotherapy
service



Architect
**Rafael
de La-Hoz**



Occupancy ratio
(persons/m²)
Alamo
1:6,5m²



Bicycle spaces
35



MEETING PLACE
with 3 meeting
rooms



Gmp Smart App



GLA (m²)
46,096



Parking
spaces
812



Electric scooter
charging points
21



Outdoor spaces
and urban kitchen
garden



Building
6



Electric vehicle
spaces
41



Energy
rating
A



Restaurants
and cafés
3

CERTIFICATIONS



**WiredScore
PLATINUM**



WELL Health-Safety Rating



WELL Oro



LEED Oro



Espacio Cerebroprotegido



AIS 4 Estrellas



Rating AEO A



ISO 9001














ISO 14001



ISO 45001

■ BEING CONNECTED TO EVERYTHING IN THE NORTH MADRID BUSINESS DISTRICT

Parque Norte is located in the north east part of Madrid, in calle Serrano Galvache 56, next to the junction between calle Arturo Soria and avenida de San Luis. With direct access to and overlooking the M-30.

	9'		Metro: L1 – Bambú
	12'		L1, L4 – Pinar de Chamartín
	13'		L4 – Manoteras
	2'-5'		
1'		Taxi: rank at the entrance of the business park	
25'		Chamartín station	
1'		Bicimad	
	10'		Adolfo Suárez Madrid-Barajas Airport
	8'		Nuevos Ministerios Transport Hub
	12'		Plaza Castilla Transport Hub
	10'		AVE Station Madrid-Chamartín
	2'		M-30
	11'		A-2



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■ A BUSINESS ECOSYSTEM WHERE EVERY ELEMENT COUNTS

Parque Norte was designed by the Rafael de La-Hoz Studio, applying an architectural concept that promotes a spirit of unity binding the buildings together, with a central plaza sitting the heart of the complex.

The business park comprises six buildings that provide open-plan, light-filled, flexible office space.



NEW ENTRANCE PAVILLION, GIVING
NEW MEANING TO THE WORD WELCOME



OUTDOOR SPACES WITH INFINITE POSSIBILITIES



The business park has five outdoor spaces for users to enjoy. Spaces where you can find the right balance between work and wellbeing.

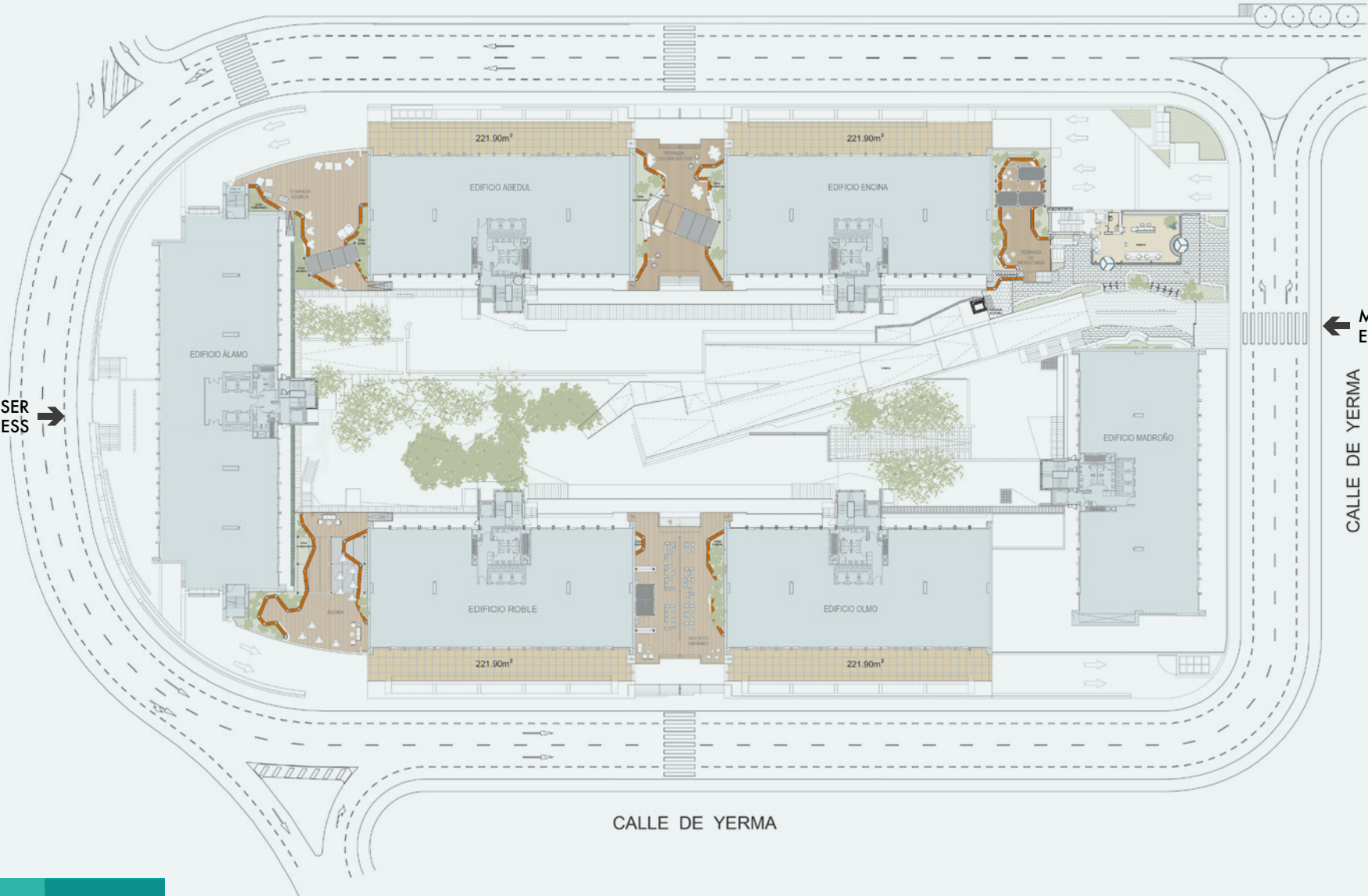
- * **Welcome Terrace:** reception and meeting point for visitors.
- * **Games Terrace:** the ideal place to relax and unwind.
- * **Collaborative Terrace:** designed to foster creativity and collaborative work.
- * **Ágora:** the ideal space to hold corporate events.
- * **Inclusive Urban Kitchen Garden:** a sustainable project that fosters a connection with nature. Managed by the Fundación Juan XXIII, which promotes social and workplace inclusion for disabled persons.

PARQUE NORTE TERRACES

CALLE DE SERRANO GALVACHE

CALLE DE SERRANO GALVACHE

USER
ACCESS →

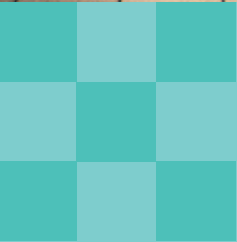
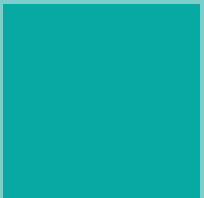


← MAIN
ENTRANCE

CALLE DE YERMA

CALLE DE YERMA

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Games Terrace

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Collaborative Terrace



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Inclusive Urban Kitchen Garden

■ STYLISH, COMFORTABLE
NEW LOBBIES, DESIGNED
TO BE USER FRIENDLY



TECHNICAL SPECIFICATIONS



Four-pipe
cooling and
heating system



LED lighting



Raised floor
with wood
veneer finish



False ceiling
with accessible
installation



Sensors
to measure
air quality



Fire detection
system



Fire detection
system



Large,
floor-to-ceiling
windows



Flexible
and modular
spaces



Option of private terraces on the first floor, extending an area over 200 m². Olmo, Roble, Encina and Abedul buildings.

■ A UNIVERSE OF AMENITIES

Parque Norte seeks to deliver maximum user comfort and wellbeing through offering a wide range of services.



24-hour surveillance.



Facility Managers, on-site, provide direct and personalised communication with clients.



MEETING PLACE to hold corporate events, comprising **3 meeting rooms**.



Outdoor terraces.



Smart Point lockers.



WELLNESS PLACE with physiotherapy service, gym, changing rooms and lactation room.



Mobile access.



Wifi in common areas.



Parking spaces for visitors.



Electric vehicle spaces.



Bicycle spaces.



Electric scooter spaces.



Green **car wash** service.



Restaurant services at the business park..



Electric bicycle and scooters charging stations.

WELLNESS PLACE



MEETING PLACE



Physiotherapy



Gym





■ Gmp Smart App

Gmp Smart is an exclusive app for users at Gmp buildings, enabling them to interact with their smart building and enjoy and exclusive services and benefits from their mobile phone.

Highlighted functions:

 **Mobile access.**

 **Wi-Fi.**

 **Electric vehicle charging.**

 **Room booking**

 **VIP advantages.**

 **Smart Point lockers.**

 **Car sharing.**

 **Incident reporting.**

 **Events.**

 **Visitor invites.**

 **Mind and body.**

 **Gym class booking.**

 **Directory.**

Companies at Parque Norte also benefit from a free platform on the Gmp Smart app where they can post their promotions or events.



SMART BUILDING

WiredScore certification measures the connectivity and quality of a building's telecommunications infrastructure and assesses five key categories: telecommunications infrastructure resilience, digital user experience, fibre optic availability, future-proofed design, and mobile coverage.

All of Parque Norte's buildings have interconnected telecommunications infrastructure, increasing the park's digital resilience. This feature, together with the future-proofed design of its digital infrastructure, has enabled Parque Norte to achieve Platinum WiredScore accreditation, the highest level of this international standard. Parque Norte is the first business park in Spain to achieve this milestone.

Some of the key aspects for obtaining this certification are:

**Digital
connectivity**

**Reliable and redundant
infrastructure**

Accessibility



HEALTH AND WELLBEING

Parque Norte is committed to enhancing the health and wellbeing of the occupants of its buildings. As part of this focus, it implements a comprehensive action plan at improving air quality:

- * An advanced system with a high level of filtration and purification by SFEG photocatalysis in the building's HVAC installation attains hospital-standard air quality levels. Powerful F7/F9 active polarisation filters remove up to 98% of fine particles, aerosols, micro-organisms and suspended VOCs from the air.
- * An innovative real-time air quality monitoring technology platform measures temperature, relative humidity, carbon dioxide, fine particulate matter (PM 2.5) and total volatile organic compounds (TVOCs). This platform has been integrated with the building's dynamic content display circuit, which reports on the air quality in the building.
- * Air purifiers in lifts and toilets.



Certification WELL Health-Safety Rating

Parque Norte has been a pioneer in obtaining the WELL Health-Safety Rating certification.

Created by the International WELL Building Institute (IWBI), the certification process verifies the adoption and monitoring of a series of measures to ensure that the operation and maintenance of the building meets the health and safety standards set by the IWBI in the wake of the global health crisis of COVID-19. It is a third-party validated, evidence-based certification that aims to reduce the risk of virus and respiratory disease transmission.



Certification WELL Oro

WELL is the first global certification for buildings that focuses on the health and well-being of people. It is an innovative system founded by Delos and led by the International WELL Building Institute™ (IWBI) that certifies that the design, construction and operating model of a property foster the health and well-being of people.

Obtaining certification is based on on-site verification of measures taken in the building in seven areas: indoor air quality, water quality, light, nourishment, promotion of physical fitness, comfort and mind.



▶ Ver vídeo

ENVIRONMENTAL SUSTAINABILITY

Sustainable management

Sustainable environmental management is developed at Parque Norte to minimise the impact on the environment, as well as on the wellbeing of users of the buildings:

- * 100% of electrical energy purchased by Gmp for Parque Norte comes from renewable sources.
- * In calculating its carbon footprint, each building is monitored and strict control is exercised over energy and water consumption and gas emissions into the atmosphere.
- * There is a management system for waste generated by tenants (paper, packaging and organic waste), as well as for waste generated by general activity at the building, including WEEEs, fluorescent lights, oils.

2030 Decarbonisation Strategic Plan

Since mid-2018, we have been Scope 2 carbon neutral by purchasing 100% of our electricity from renewable sources, both at our corporate headquarters and in the common and private areas of the office buildings we manage.

In 2021 we approved our 2030 Decarbonisation Strategic Plan, which sets out the following objectives:

- * Achieving a minimum 69% reduction in Scope 1 and 2 emissions intensity, compared to 2017, by 2030.
- * Working closely with our customers to reduce and offset Scope 3 emissions from their activities.

As part of our 2030 Decarbonisation Strategic Plan, we have been Scope 1 and 2 carbon neutral since 2021, offsetting all direct control emissions from 2020. Our commitment is to continue reducing and offsetting our emissions year on year.

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**Gold LEED
Certification**

Parque Norte is Gold LEED certified by the US Green Building Council (USGBC).

This distinction accredits that the buildings are sustainable, delivering high levels of wellbeing and comfort for users.

LEED is one of the most prestigious international certifications regarding the assessment of sustainable building performance.

The six buildings at Parque Norte also hold an A energy rating.





■ ACCESIBILIDAD



Certification
AIS 4 stars

12Parque Norte hold a 4-star AIS (Accessibility Indicator System) rating.

Created by the ARS Foundation, the international accessibility certification takes into account functional diversity criteria embracing physical, sensory and cognitive factors. Its aim is to ensure that anyone, whatever their condition, can move around the park in comfort and safety.

Highlighted measures implemented at Parque Norte in terms of accessibility include:

- * Accessible call point at main access to the park. Accessible routes inside the buildings.
- * Accessible service point in the entrance pavilion and magnetic induction loop.
- * Accessible parking spaces in terms of dimensions, characteristics, location and signage.
- * Accessible toilets.
- * Signage with concise pictograms and chromatic contrast.
- * Designated shelter areas with intercom communication.
- * Visual and acoustic alarm system notifying users of emergency situations.



Brain-Protected Space Certification

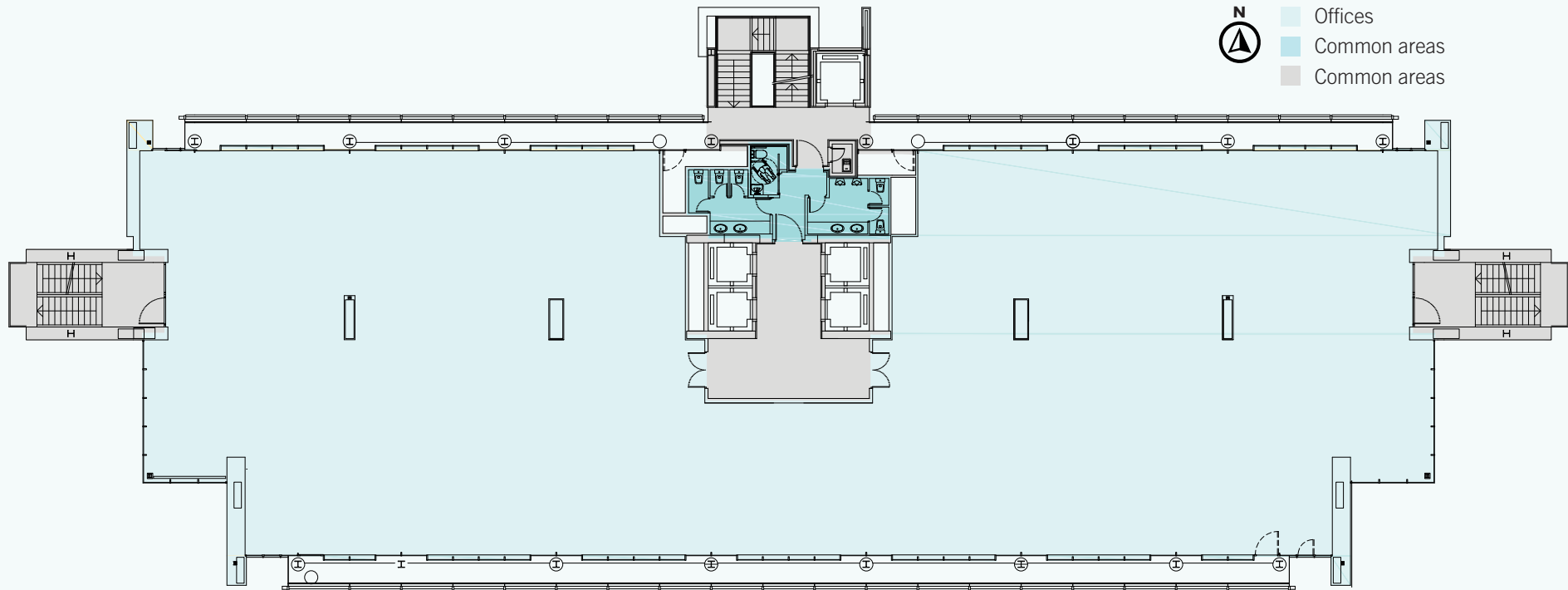
Certification created by the Fundación Freno al Ictus and endorsed by the Spanish Society of Neurology.

This standard guarantees that the building's staff is prepared to identify and act effectively if someone has a stroke in its facilities.



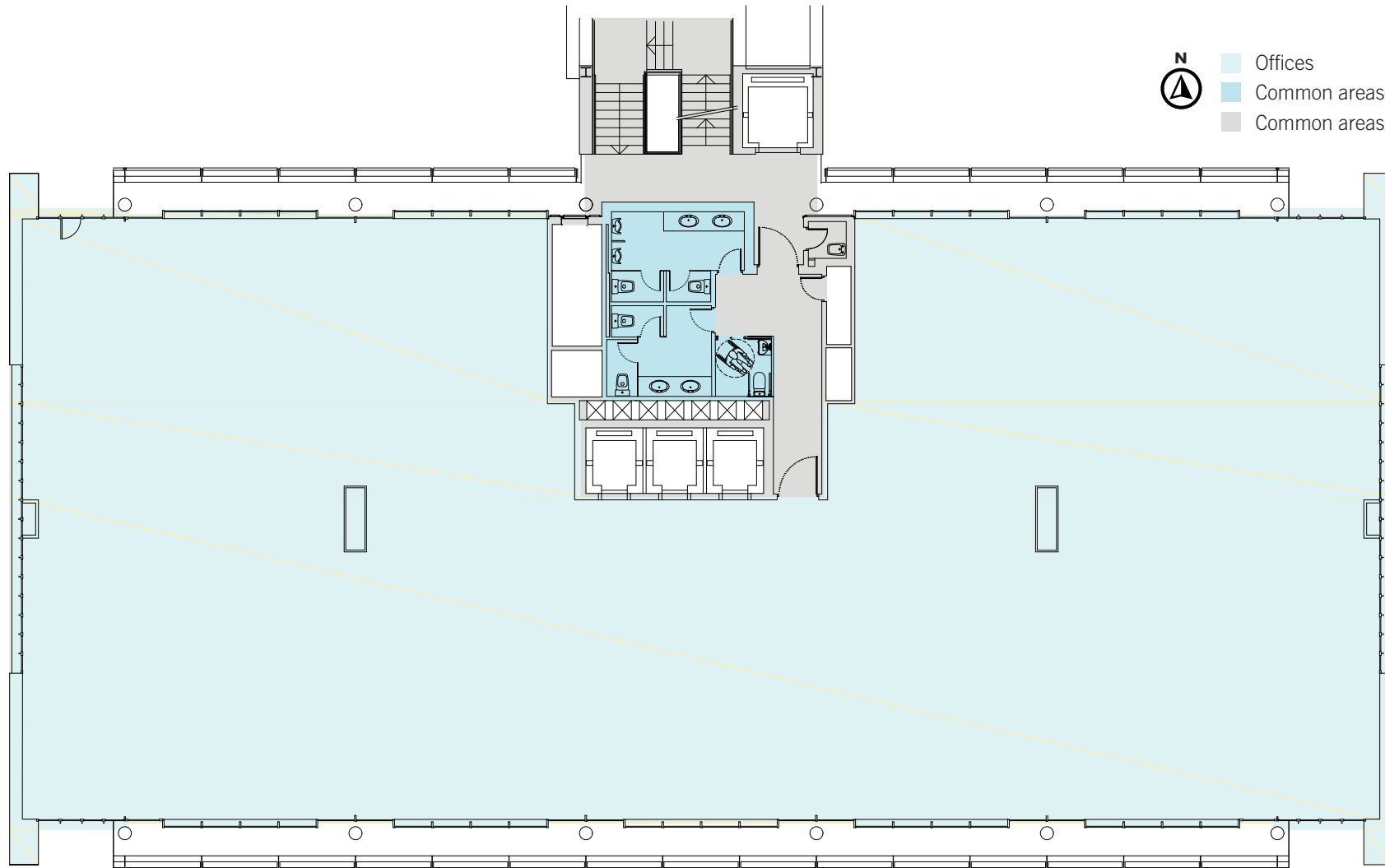
STANDARD FLOOR ÁLAMO

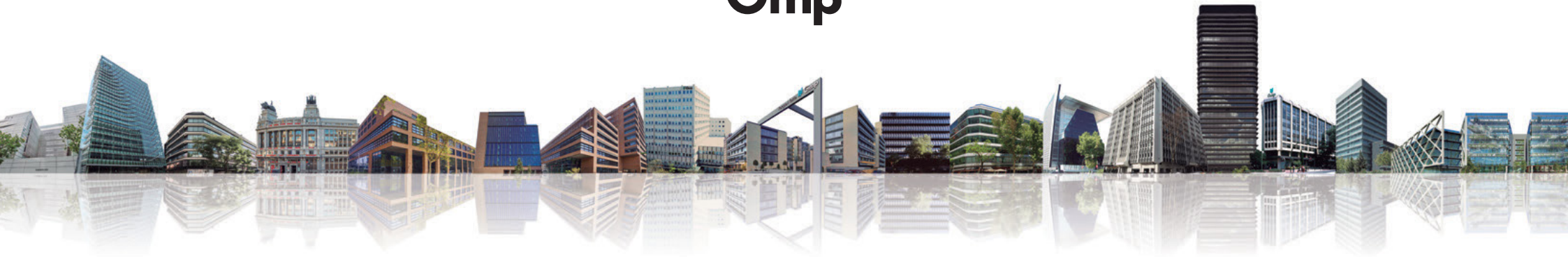
GLA: 1.235,53 m² / Divisible from 200m²



■ STANDARD FLOOR ABEDUL, ENCINA, MADROÑO, ROBLE AND OLMO

GLA: 933,24 m² / Divisible from 200m²





Parque Norte is owned by Gmp. Founded in 1979, Gmp is one of Spain's leading property management groups. Since its inception, it has maintained a strong focus on property ownership, enabling it to build a solid position in the Spanish real estate market as a specialist in the development, investment and management of property assets, focused on the high-end office segment and business parks. Sustainability is a strategic value of its corporate vision, which embraces environmental sustainability and sustainability in the value creation process, through quality and innovation in management, processes and products, placing emphasis on promoting the health and wellbeing of users of its buildings.

Customer experience-led management

Gmp's property management is customer focused.

All the properties it manages have a Portfolio Manager and a Facility Manager located in the building who provide personalised communication with customers.

In addition, the Customer Experience Manager promotes active listening to corporate clients and end users to design an optimal customer journey and foster a sense of belonging to the Gmp Community.

Integrated Management System

Gmp is the only Spanish real estate company with triple AENOR certification for an Integrated Quality, Environmental and Occupational Health and Safety Management System regarding the activities of acquisition, sale, rental and management of the maintenance, refurbishment and conservation of office real estate assets.

This triple certification ratifies Gmp's commitment to continuous improvement, good environmental practices in buildings and customer satisfaction through sustainable quality management.



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