

PARQUE NORTE

NEW VIBES
ALL FOR YOU

Gmp

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PARQUE NORTE

PARQUE NORTE AT A GLANCE

Rehabilitation year
2024

Occupancy ratio (persons/m²) Madroño, 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) Álamo
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

SmartScore PLATINUM

WELL Health-Safety Rating

WELL Gold

Platinum LEED

Brain-Protected Space

AIS 4 stars

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´ 12´ 13´		**Metro:** L1 – Bambú L1, L4 – Pinar de Chamartín L4 – Manoteras
2´-5´		**Buses:** 7, 29, 107, 129, 150 y 158
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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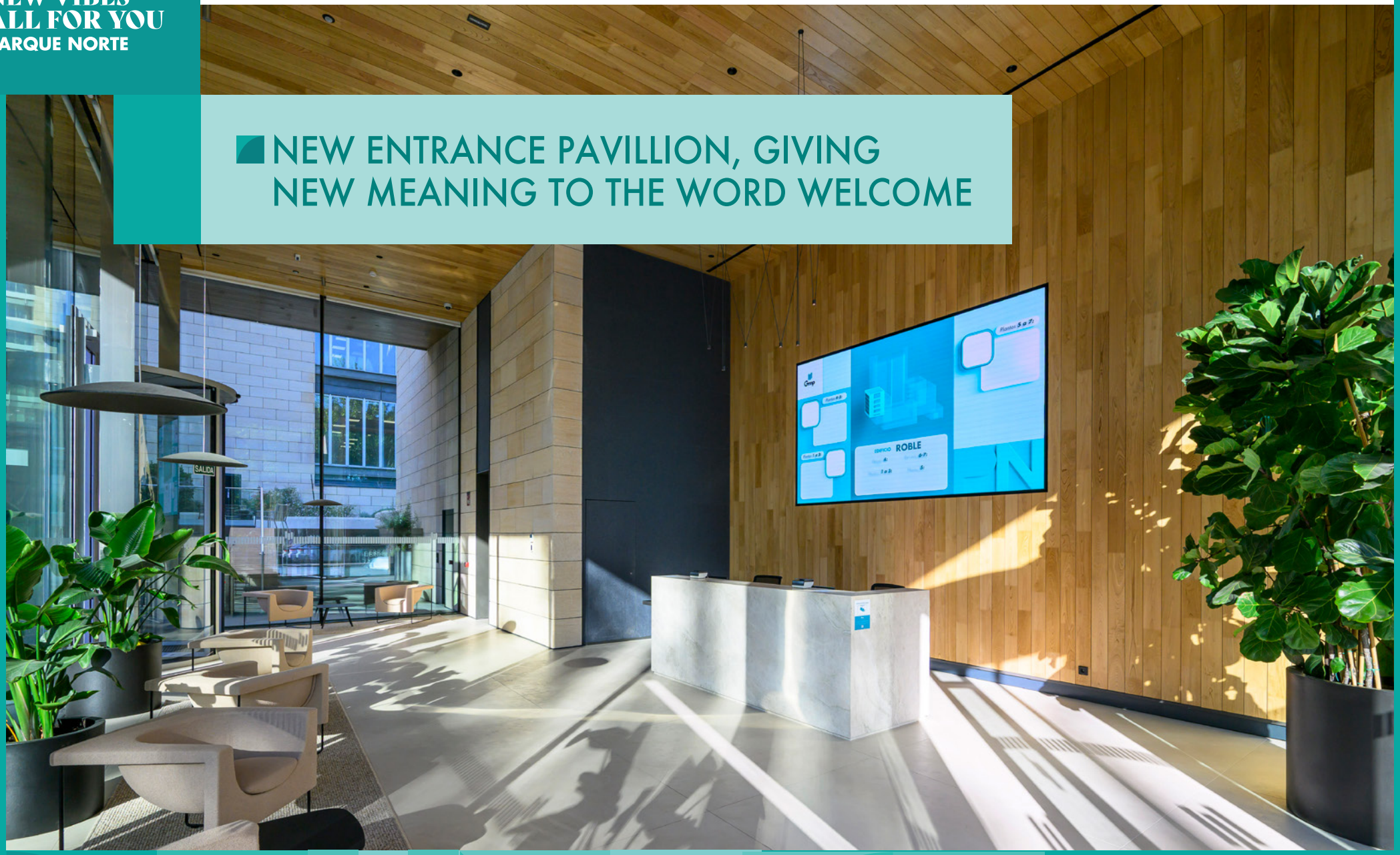


A BUSINESS ECOSYSTEM WHERE EVERY ELEMENT COUNTS

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

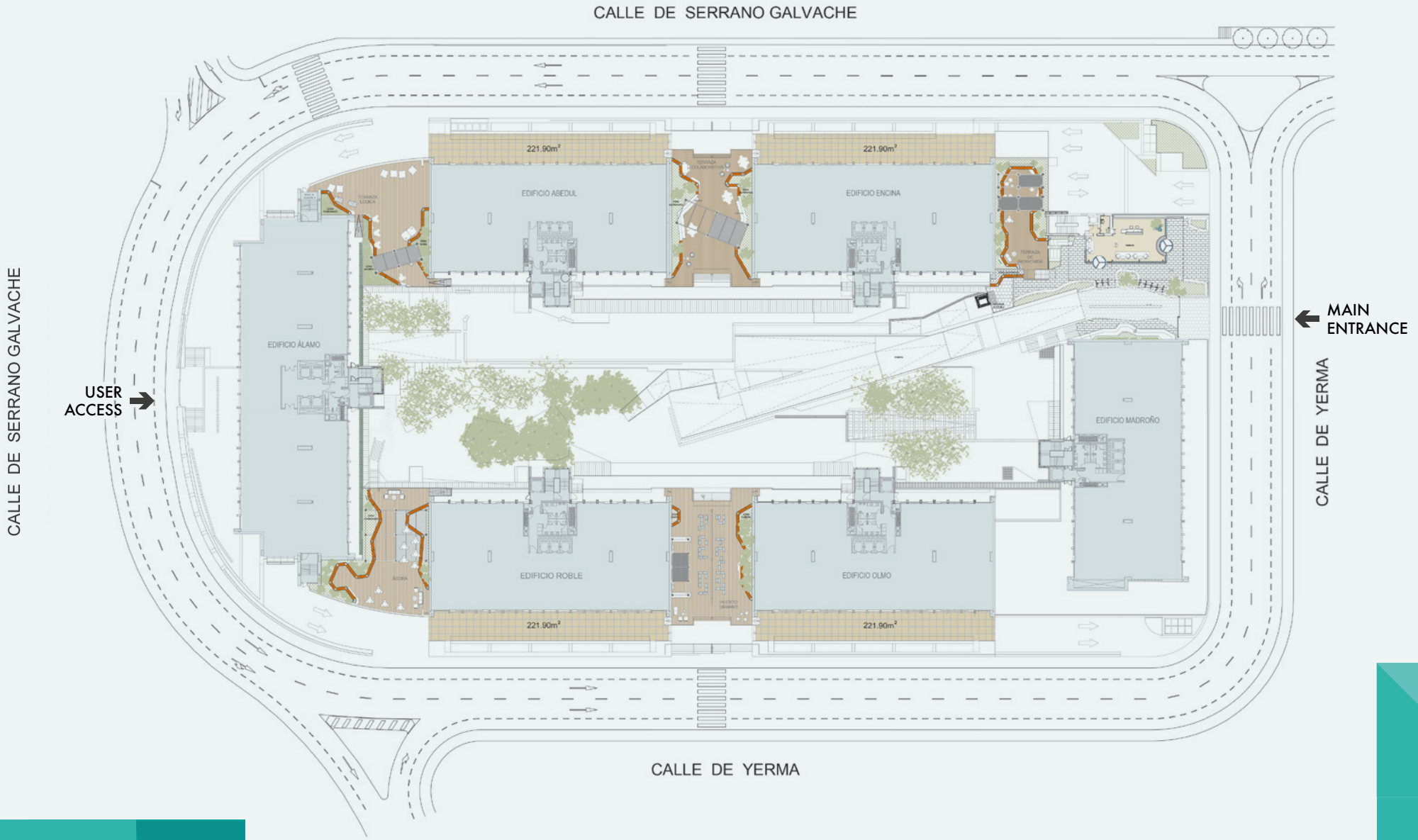


Ágora Terrace

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



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Welcome Terrace



Games Terrace



Collaborative Terrace



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.

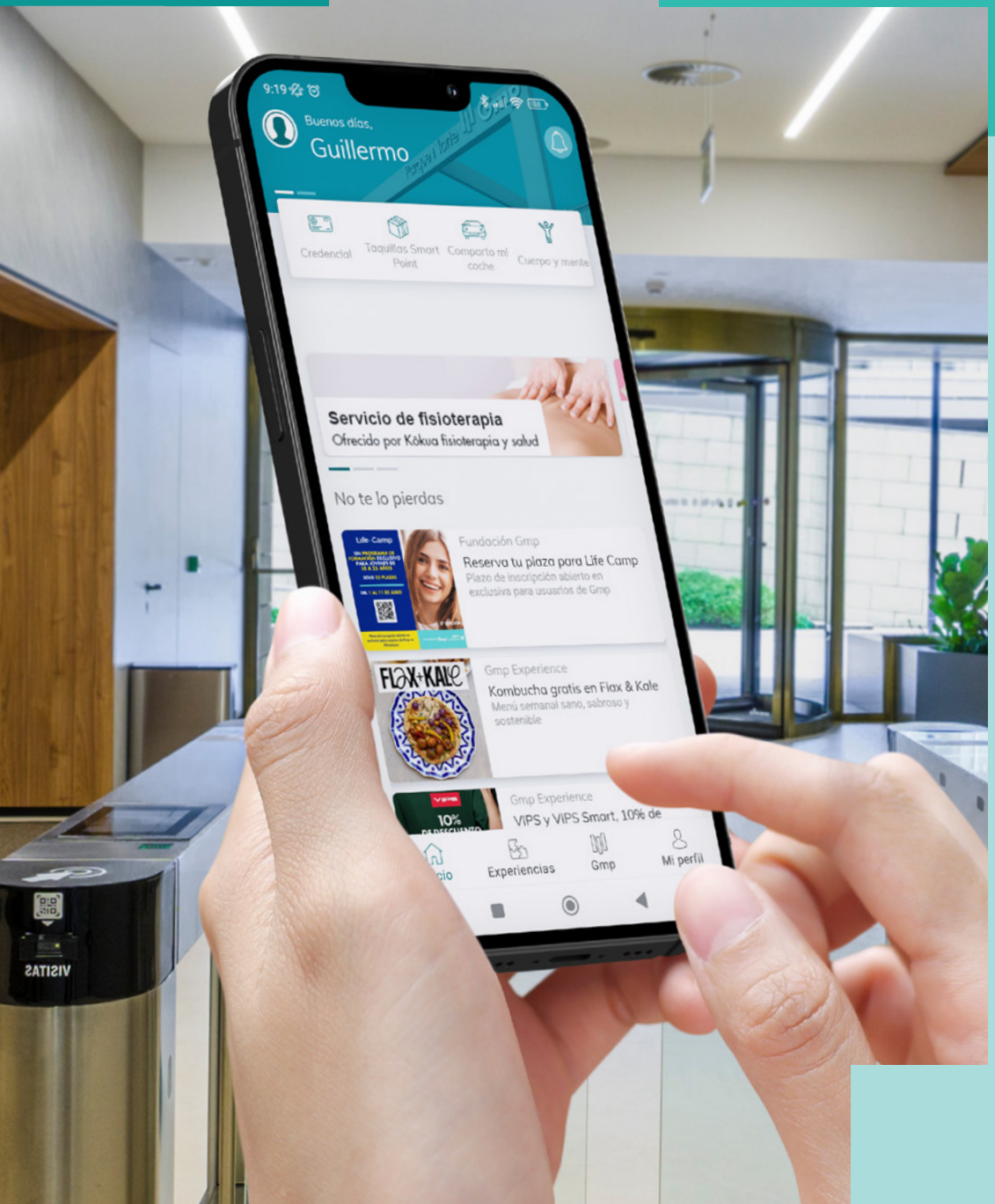
Visita virtual del MEETING PLACE











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.
- Electric vehicle charging.
- VIP advantages.
- Car sharing.
- Events.
- Mind and body.
- Directory.
- Wi-Fi.
- Room booking
- Smart Point lockers.
- Incident reporting.
- Visitor invites.
- Gym class booking.

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



WiredScore
PLATINUM

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

SmartScore
PLATINUM

Parque Norte has been awarded SmartScore Platinum certification, the highest level of this international accreditation developed by WiredScore, which recognises it as a benchmark smart building.

The SmartScore certification is the first global rating system to incorporate measurable and objective criteria for assessing the intelligence of buildings. The assessment system is based on how well the building meets users' needs, measuring the user experience in areas such as health and wellbeing, sustainability, security, services, individual and collective productivity, and maintenance.

Furthermore, it assesses the robustness and future-readiness of the technology, processes and procedures in areas such as digital connectivity, building operating systems, cybersecurity, governance, network integration and data processing.





HEALTH AND WELLBEING

Parque Norte 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 Gold

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.





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.

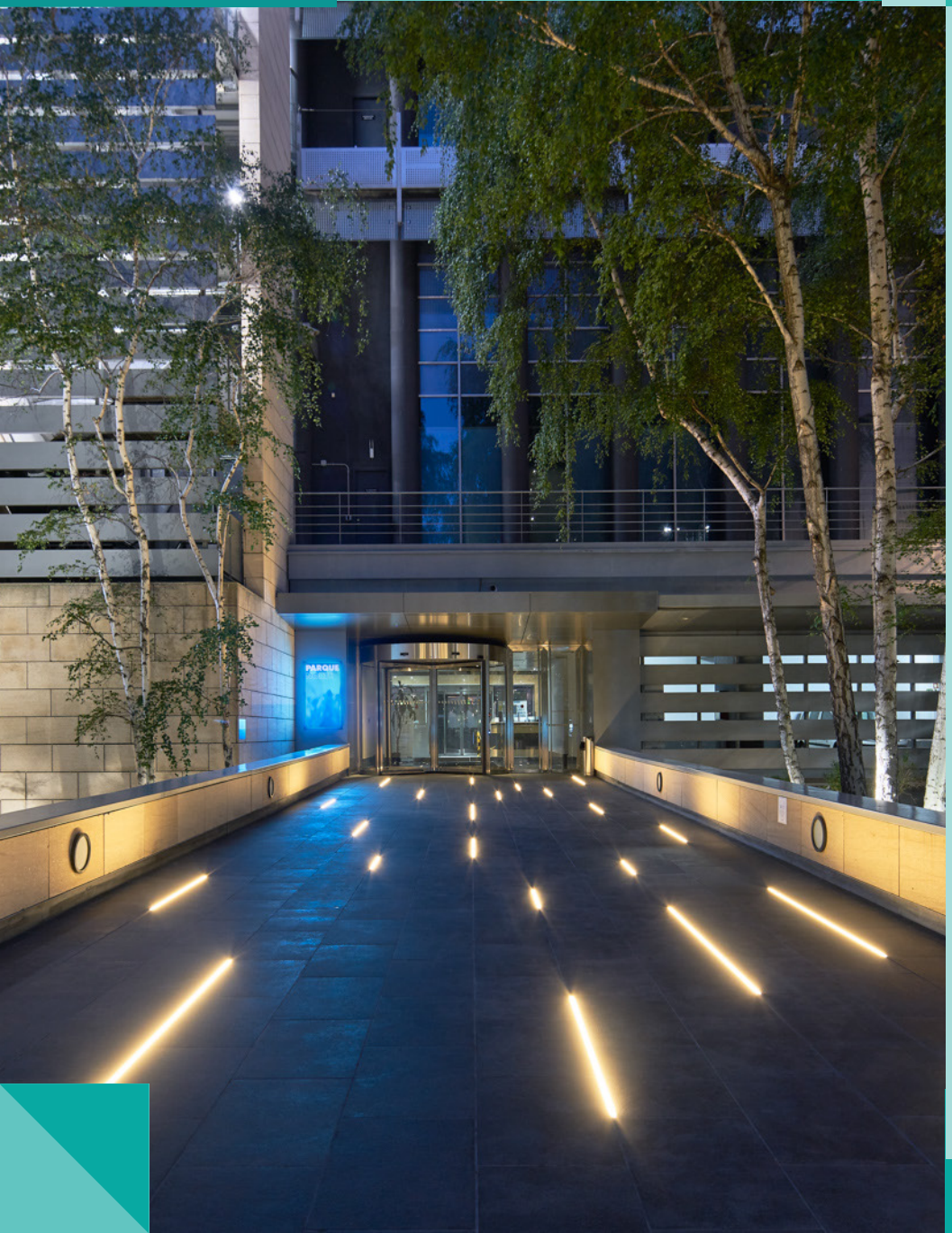
As part of our 2030 Decarbonisation Strategic Plan, we have been Scope 1 and 2 carbon neutral since 2021, offsetting all direct control emissions from 2020. Our commitment is to continue reducing and offsetting our emissions year on year.

Platinum LEED Certification

Parque Norte has been awarded LEED Platinum sustainability certification for the Olmo and Álamo buildings and the entrance hall, and LEED Gold certification for the Madroño, Abedul, Roble and Encina buildings, awarded by the US Green Building Council (USGBC). This distinction recognises it as a sustainable property offering high levels of well-being and comfort for its occupants. LEED is one of the most prestigious international certications 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

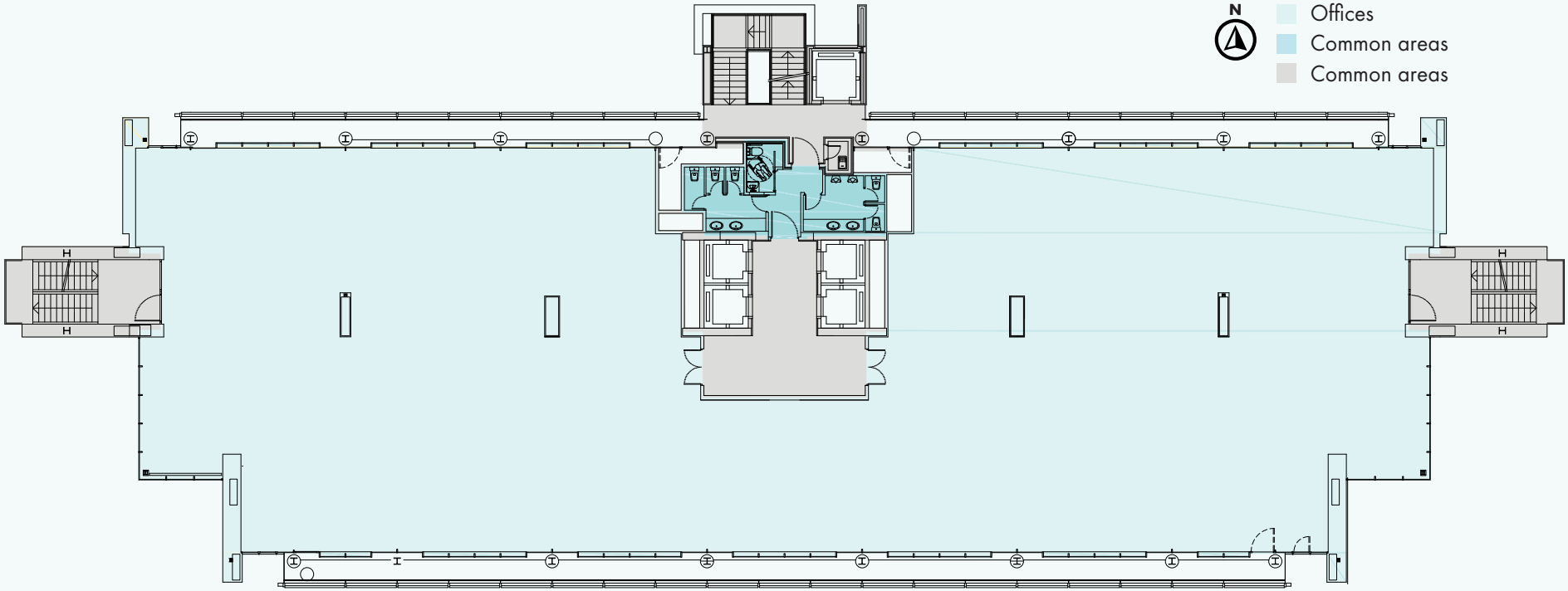
Certification created by the Fundación Freno al Ictus and endorsed by the Spanish Society of Neurology.

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



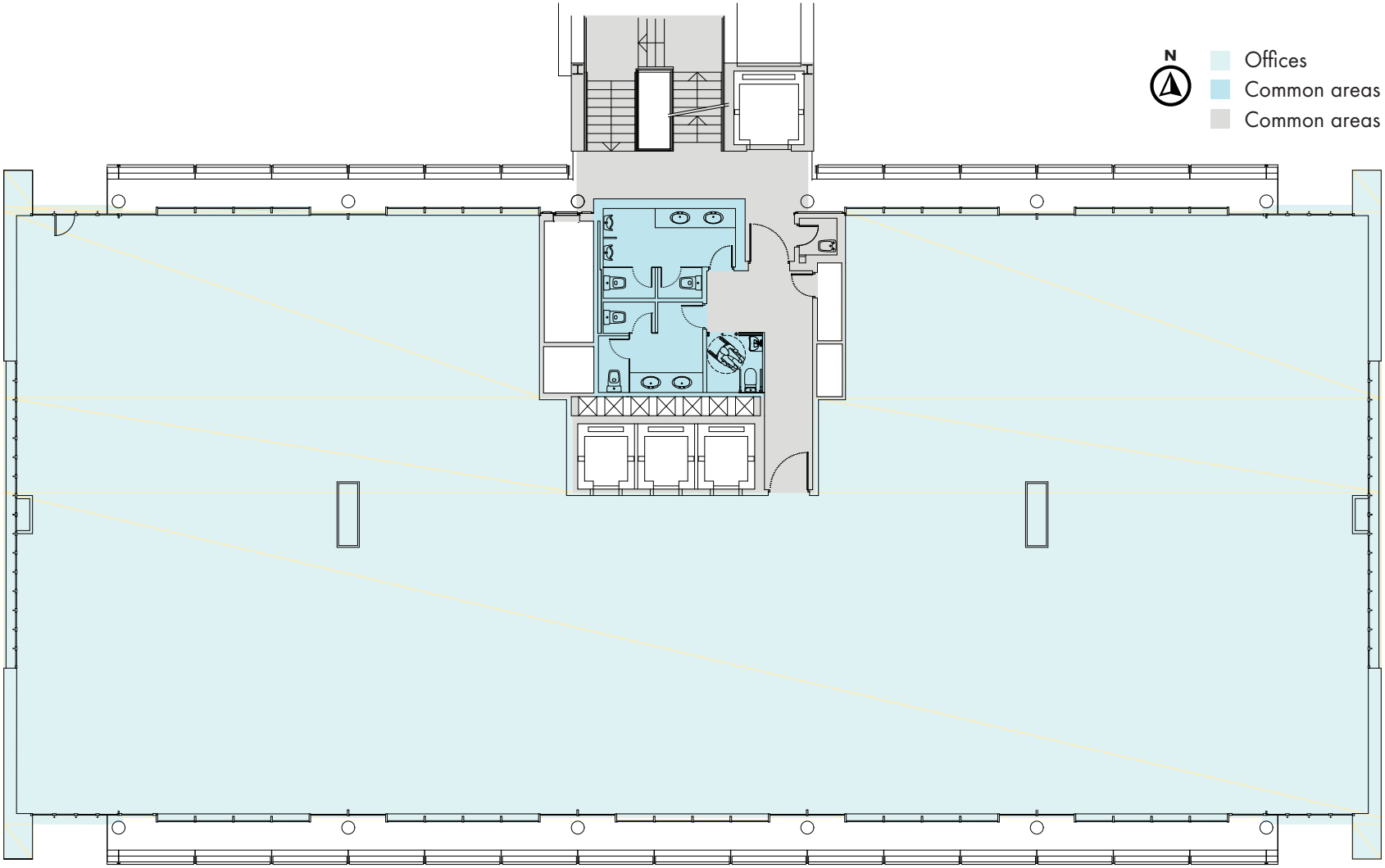
STANDARD FLOOR ÁLAMO

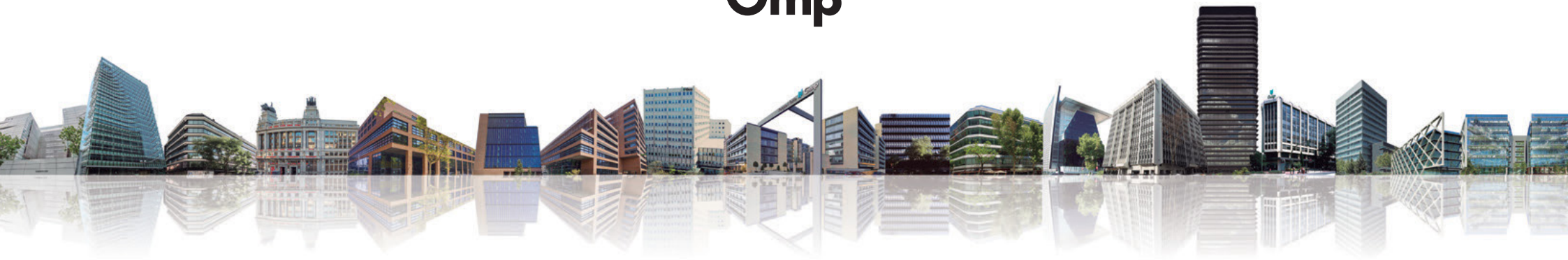
GLA: 1.235,53 m² / Divisible from 200m²



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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