



# Kudos

BUILDING INNOVATION

## Welcome to Kudos

A unique atmosphere with workspaces featuring the best services and latest technologies to foster wellbeing and collaboration.



## How did it come about?

Kudos was devised based on the conviction that everyone who co-exists in its workspaces have experiences that reflect its values, leave their mark and make them feel a part of this great community.



# About Kudos










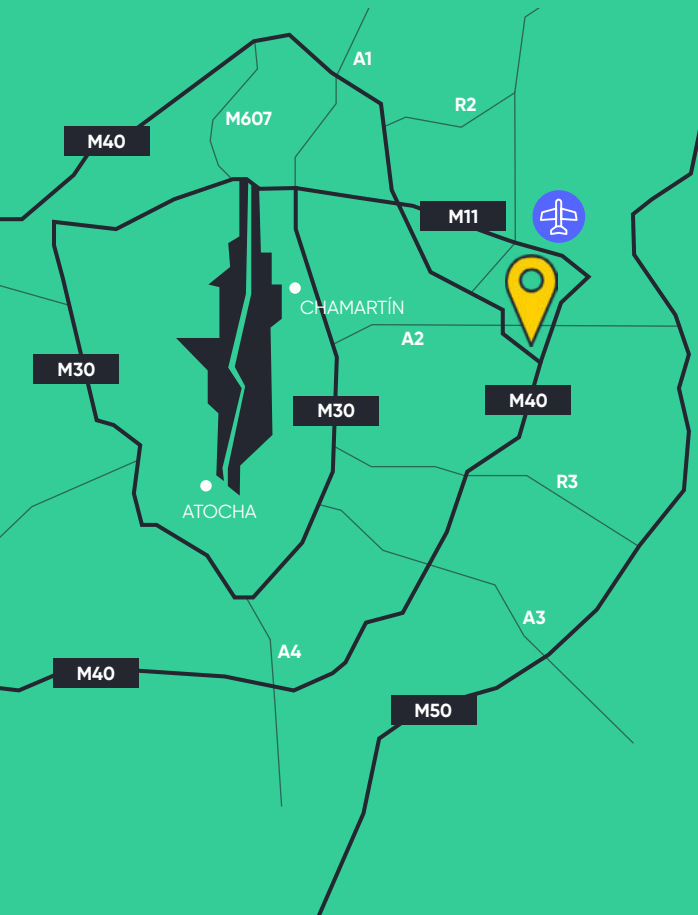
# Kudos

INNOVATION CAMPUS  
LAS MERCEDES

C/ Campezo, 1  
28022 Madrid

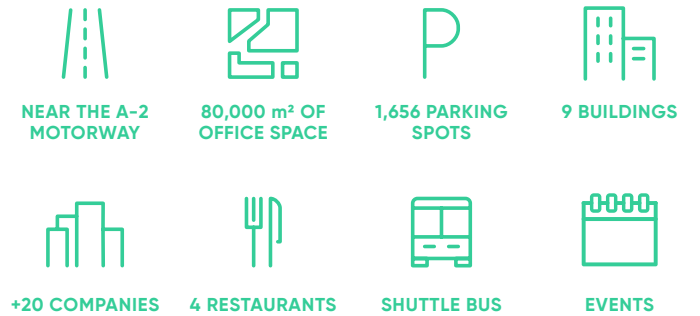
## Location

Airport	 7 min
Madrid city centre	 13 min
A-2 motorway	 6 min
M-30 ring road	 10 min
M-40 orbital motorway	 10 min
EMT municipal bus (lines 77, 167)	 4 min
Inter-city bus (lines 223, 224, 227, 229, 281, 282, 283, 284)	 1 min



## Las Mercedes

A prestigious office complex near Madrid's airport and the Campo de las Naciones fairgrounds which is unique because of its sustainable design, services and large size.



# The campus



VENDING  
AREA



MESSAGING/  
PARCEL DELIVERY



ATM



CAR WASH



PRIVATE  
PARKING



24-HOUR  
SECURITY



WI-FI ZONE



GYM



MAIN  
RECEPTION



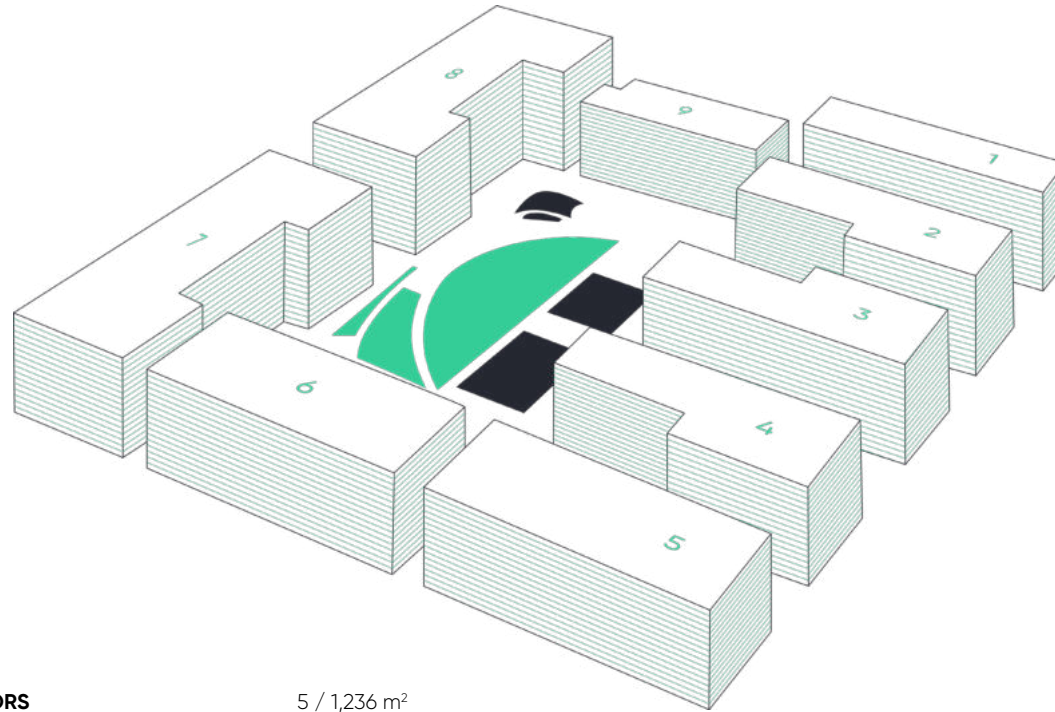
CONFERENCE  
ROOM

The 9 buildings are arranged around a spacious garden area and sheets of water with the shopping and food services the campus offers its tenants.

Each building features an entrance hall with a two-story ceiling, reception and waiting area. The office floor plans are distributed around a central nucleus with staircases, lifts, a cleaning room and toilets. The campus is currently in the process of becoming **LEED sustainability certified**.



# Distribution



1	<b>FLOORS</b>	5 / 1,236 m <sup>2</sup>
	<b>SURFACE AREA</b>	6,243 m <sup>2</sup>
	<b>PARKING SPOTS</b>	184

2	<b>FLOORS</b>	5 / 1,501 m <sup>2</sup>
	<b>SURFACE AREA</b>	7,569 m <sup>2</sup>
	<b>PARKING SPOTS</b>	184

3	<b>FLOORS</b>	5 / 1,500 m <sup>2</sup>
	<b>SURFACE AREA</b>	7,564 m <sup>2</sup>
	<b>PARKING SPOTS</b>	131

4	<b>FLOORS</b>	5 / 1,501 m <sup>2</sup>
	<b>SURFACE AREA</b>	7,575 m <sup>2</sup>
	<b>PARKING SPOTS</b>	131

5	<b>FLOORS</b>	5 / 1,640 m <sup>2</sup>
	<b>SURFACE AREA</b>	8,228 m <sup>2</sup>
	<b>PARKING SPOTS</b>	131

6	<b>FLOORS</b>	5 / 1,620 m <sup>2</sup>
	<b>SURFACE AREA</b>	7,754 m <sup>2</sup>
	<b>PARKING SPOTS</b>	156

7	<b>FLOORS</b>	5 / 1,300-1,490 m <sup>2</sup>
	<b>SURFACE AREA</b>	13,195 m <sup>2</sup>
	<b>PARKING SPOTS</b>	274

8	<b>FLOORS</b>	5 / 1,150-1,500 m <sup>2</sup>
	<b>SURFACE AREA</b>	14,175 m <sup>2</sup>
	<b>PARKING SPOTS</b>	239

9	<b>FLOORS</b>	4 / 1,090 m <sup>2</sup>
	<b>SURFACE AREA</b>	1,796 m <sup>2</sup>
	<b>PARKING SPOTS</b>	251

## THE FLOOR PLAN

A bright space because of the large glass windows with surface areas ranging from 600 m<sup>2</sup> to 1,600 m<sup>2</sup>.

- HIGHLY SOUNDPROOF GLASS WINDOWS
- FIRE DETECTION
- CLEARANCE ON THE GF: 3.20 m, AND ON THE STANDARD FLOOR 2.80 m



## TECHNICAL CHARACTERISTICS

- ACCESS AND INTRUSION CONTROL
- FIRE PROTECTION SYSTEM
- LIFTS
- CLIMATE CONTROL SYSTEM
- ELECTRICAL SYSTEMS
- BMS
- ENVIRONMENTAL QUALITY
- A SPECIAL FACADE FOR INSULATION AND SOUNDPROOFING (ZONE TOWARDS A2)



# The Kudos Experience

**Kudos makes people fall in love with the idea of going to work.**

An open, flexible and interconnected community where people, technology, knowledge and activities foster professional relationships by combining interests, talent and personality.





The objective is to attract and retain talent through excellence, fostering inclusion within the community, increasing awareness for environmental and sustainability issues, guaranteeing people's wellbeing and encouraging people to look after their minds and bodies besides making it easy to achieve a balance in people's work/personal life and boosting the use of technology to keep the community connected.

To this end, Kudos offers a **Community** at all of our workspaces as a unique and differentiating value proposal, the aim of which is to create experiences in exclusive, fun and welcoming atmospheres where people connect to each other and, thus, create synergies.

**Living, feeling, sharing, connecting, laughing, creating. That's what unites us and ties us to places and people.**





