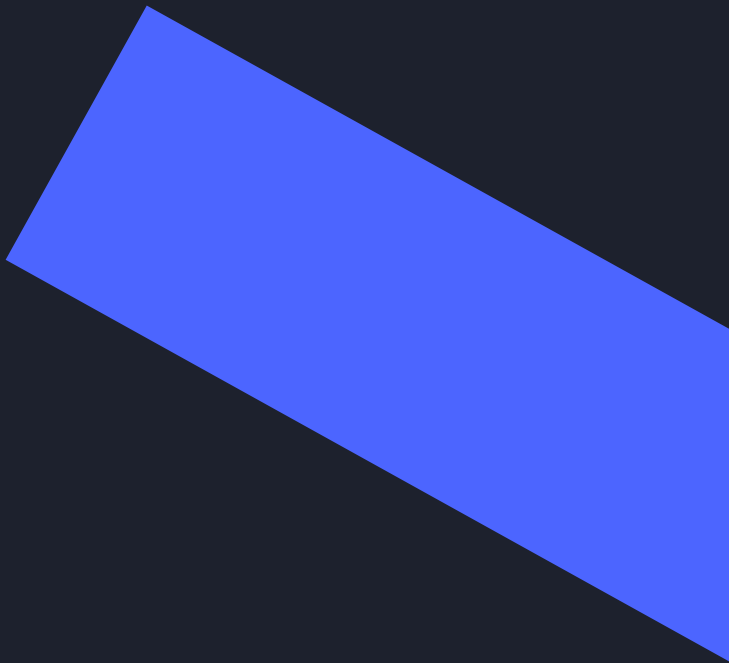




Kudos

BUILDING INNOVATION





About Kudos



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.











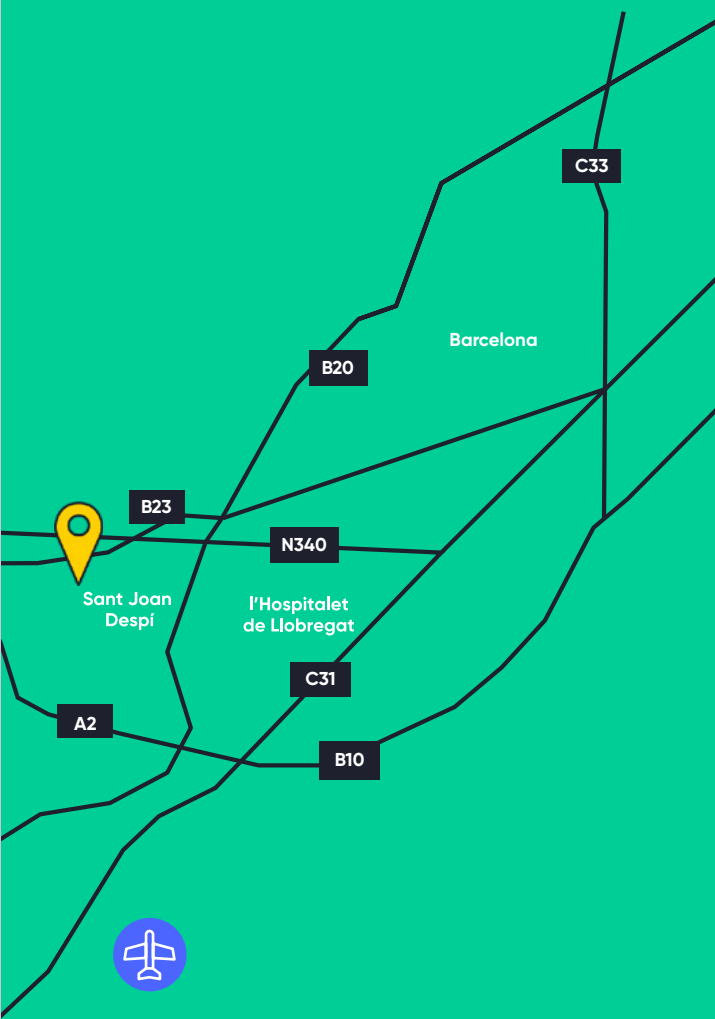
Kudos

INNOVATION CAMPUS
INNEO

C/ del Samontà, 21
08970 Sant Joan Despí, Barcelona

Ubicación

Airport	 14 min
N-340	 5 min
A-2	 7 min
B-23	 6 min
Sant Joan Despí	 10 min
Bus station (46)	 10 min



A multi-tenant office complex in Sant Joan Despí (Barcelona), in a strategic business area with excellent connections.



NEARLY 24.400 m²
OF OFFICES



2 BUILDINGS



182 PARKING
STALLS



1.500 m²
OUTDOOR
AREAS





MAIN
RECEPTION



MAILING
SERVICE



SECURITY



CLEANING
SERVICE



PRIVATE
PARKING



AUDITORIUM



MEETING
ROOMS



GYM AND
CHANGING ROOMS



EVENTS

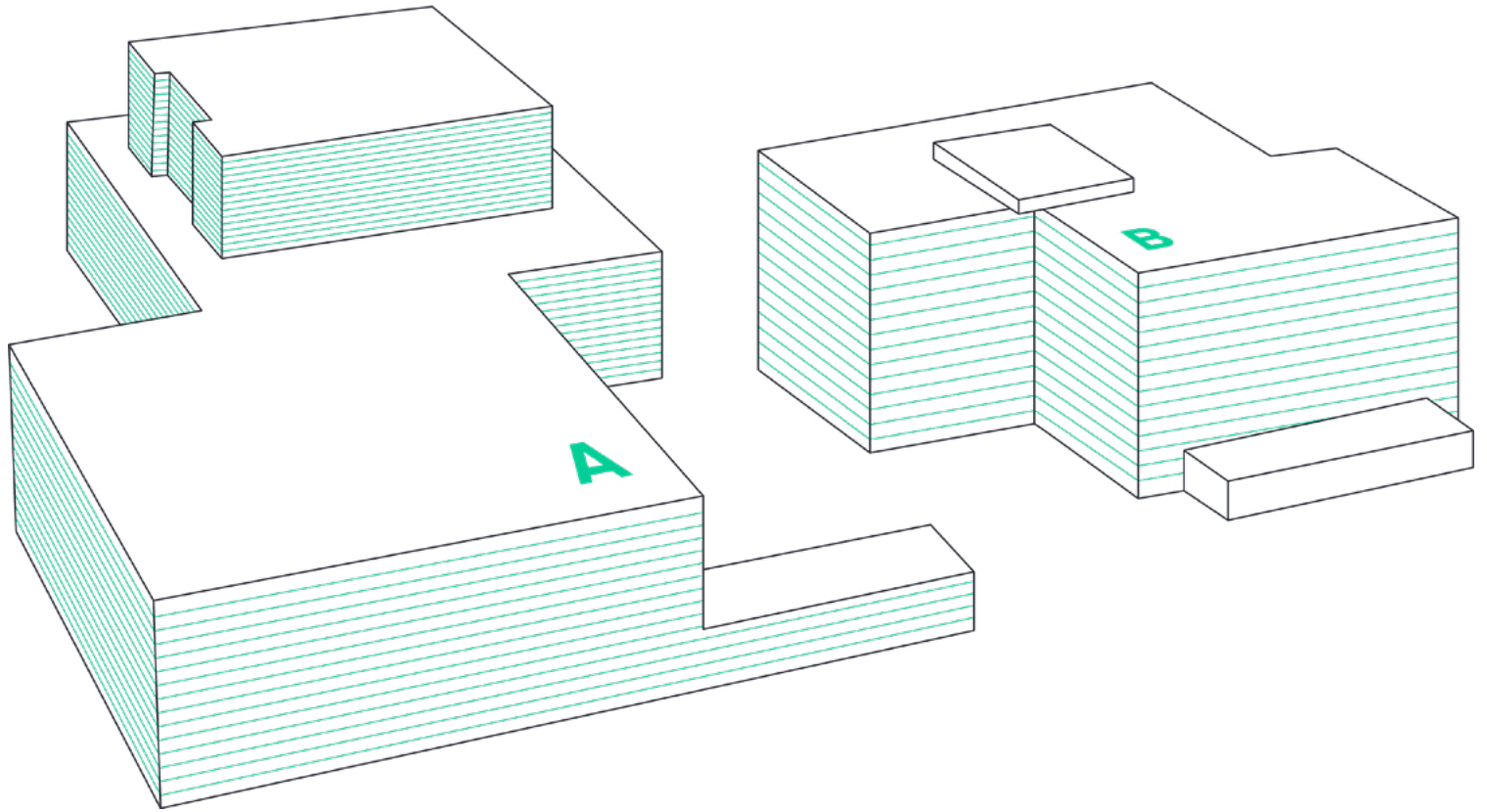


The Campus

It's one of the best quality office complexes in the area. It offers approximately 24,400 m² divided among 2 buildings with 4 and 5 floors, respectively. The floors in this grade-A building are completely open and sustainable and feature plenty of natural light. Plus, the building also has a large terrace on floor 3, which can be reserved for private use. These characteristics make it eligible for **BREEAM "Very Good"**, **WELL H&S** and **SGS Disinfection Monitored certification**.



Distribución



A	FLOORS	5
	SURFACE AREA	15.715 m ²
	PARKING STALLS	29

B	FLOORS	4
	SURFACE AREA	8.639 m ²
	PARKING STALLS	153

FLOOR PLAN

Stands out due to the large glass windows, immense natural light and high ceilings.

- SPACIOUS FLOOR PLAN AT 3,495 m²
- 40 cm DROP CEILING
- HEADROOM: 2.70 m



TECHNICAL CHARACTERISTICS

ACCESS CONTROL AND INTRUSION SYSTEMS

- **Staffed building reception** Monday to Friday 8 a.m. to 9 p.m. When the building is closed, it is connected to a Central Monitoring Station.
- **Vehicle parking entry and exit control.**
- **Outdoor closed-circuit television** covering all entrances to the building.

FIRE SYSTEMS

- **Fire detection system** in the common areas and offices, installed in the rooms, drop ceiling and under the technical flooring.
- **Fire extinguishing systems**, comprised of pump units supplying water to 25 mm FHCs and extinguishers covering the entire building.

LIFTS

- **Six equal lifts** with 800 kg of capacity (10 people) under triplex operation, stopping at all floors in the building, including basement floors 1 and 2.

CLIMATE CONTROL SYSTEMS

- **A four-pipe fan coil** system with centralized high-performance production. Automatically controlled these circuits can simultaneously produce cooled air and heat through gas coolers and boilers.
- **Air renewal and ventilation system** with rooftop air treatment units. Indoor air flow and relative humidity control, all automatically regulated.
- **Individual and independent air treatment systems** for each office through air treatment units installed in the drop ceilings on each floor to support the central office areas Automatic regulation.

ELECTRIC SYSTEMS

- **Low voltage electric** supply for the general building systems and offices with a counter for each floor module.
- The building has a generating set to **supply emergency** electricity for essential common services, which can

- operate autonomously for four hours.
- There is extra space on the building roof to house additional generating sets for offices.

BMS

- **Personalized remote system** monitoring via a centralized computer. This system allows access to turn on and turn off the climate control, ventilation, plumbing, lighting and irrigation systems all while monitoring them.

ENVIRONMENTAL QUALITY

- **All building systems are automated** to guarantee comfort and reduce energy costs.

Sustainability & Wellness

Kudos is committed to sustainability at its workplaces as one of its main values in order to help reduce the world's carbon footprint and keep its employees healthy.

This complex is currently certified for sustainability, health and safety:



WELL Health & Safety certification



SGS Disinfection Monitored certification



BREEAM Very Good certification





Kudos
INNOVATION CAMPUS
INNEO

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.



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

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.







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