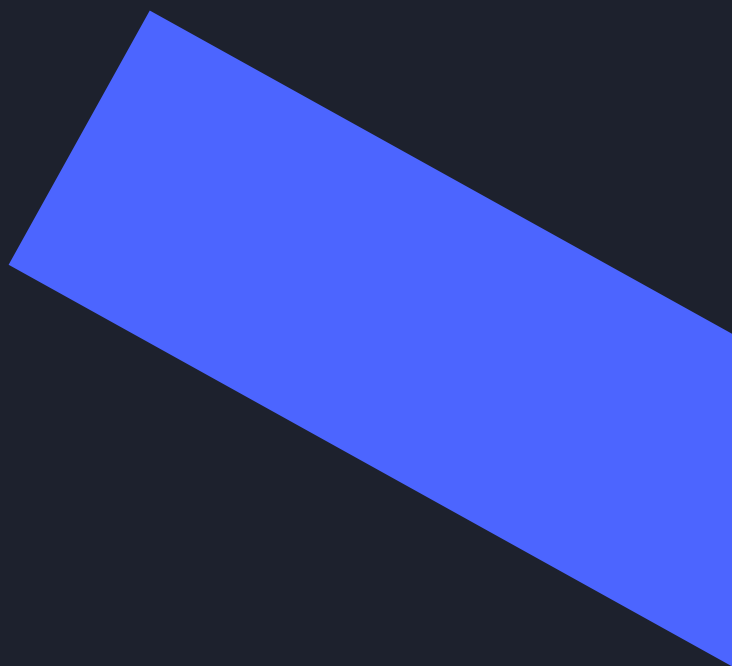




Kudos

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

JULIÁN CAMARILLO

C/ de Julián Camarillo, 4
28037 Madrid

Julián Camarillo 4

Ubicación

Airport	 10 min
M-30	 6 min
M-40	 7 min
A-2	 10 min
García Noblejas underground station	 8 min
Ciudad Lineal underground station	 8 min

Julián Camarillo 4B is a modern office building located in one of the business areas that has grown the most in recent years, the MadBit district, just north of Madrid's A-2 motorway.

It's an urban and innovative area with high quality and design standards to facilitate productivity, work/life balance and wellbeing.



CLOSE
TO THE A-2



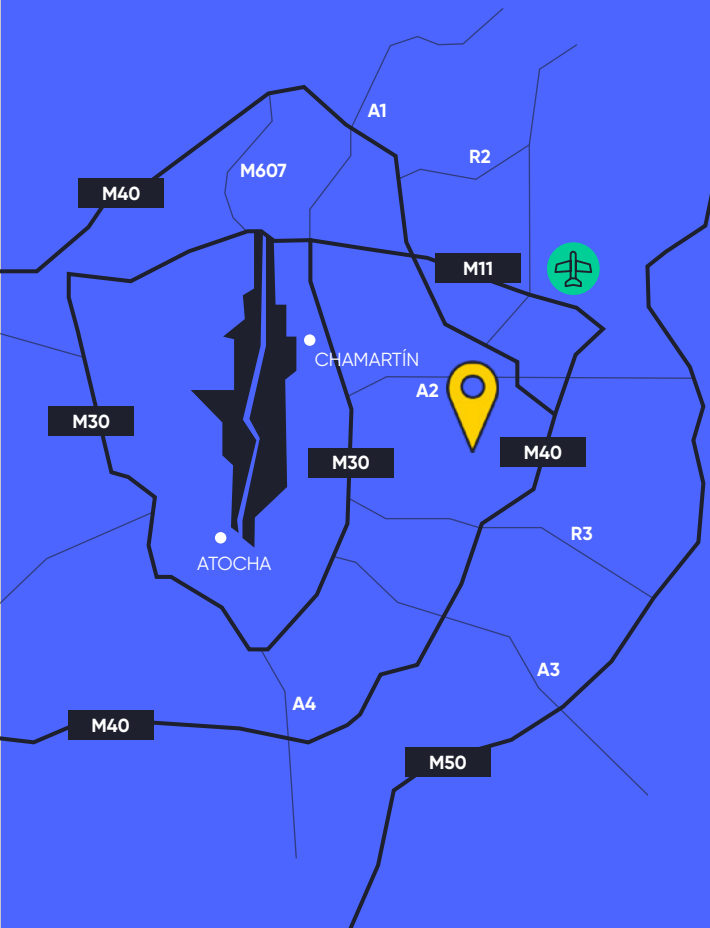
+10.000 m²



5 FLOORS



EVENTS





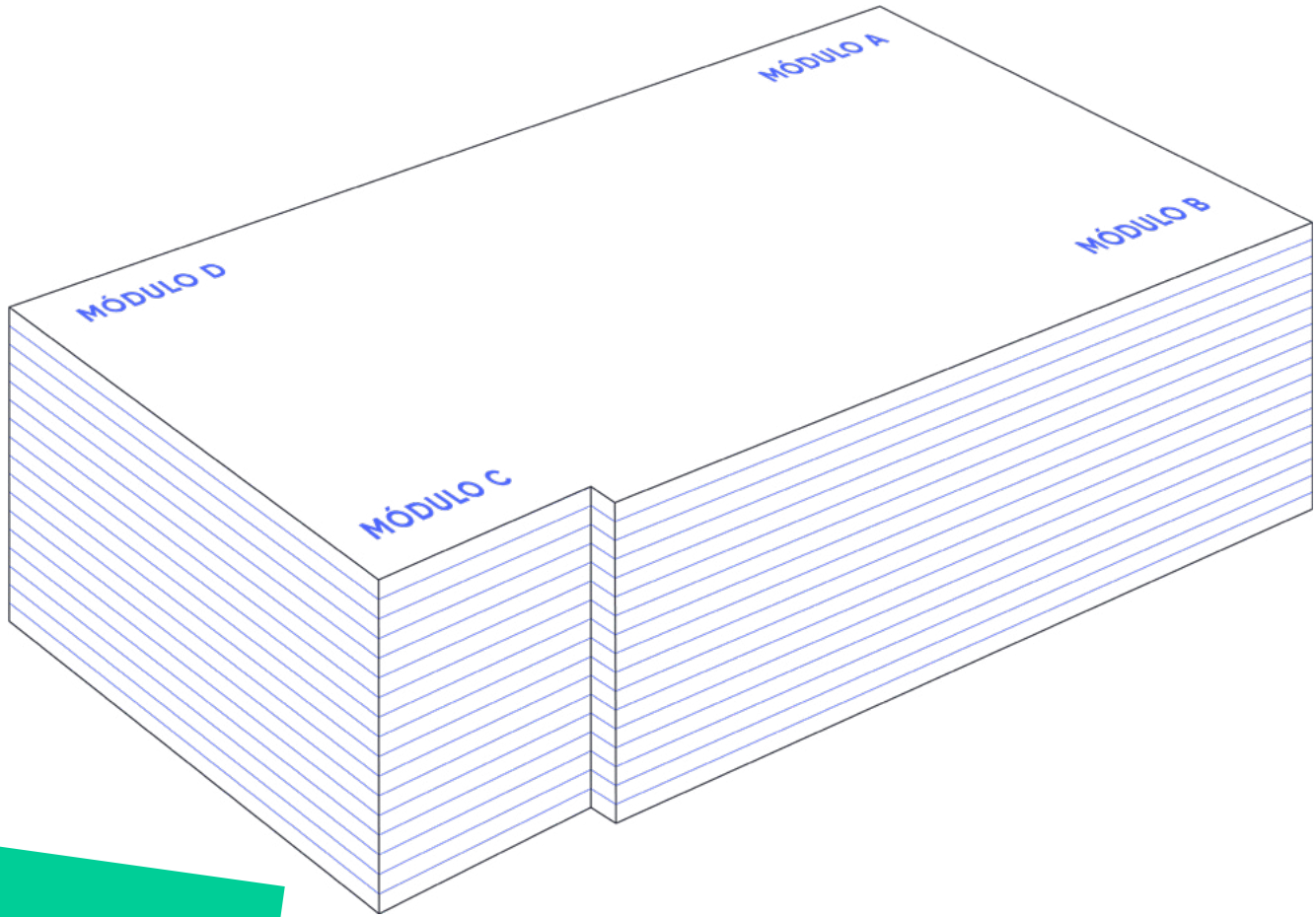
The Building

Its more than 10,000 m² divided among 5 grade-A floors with high quality systems make it one of the most attractive buildings in the area. A solid enclave which is under review for **BREEAM certification**.

Plus, the location offers tenants a large variety of services: supermarkets, restaurants, nurseries, schools and all sorts of public and private transport options.



Distribution



FLOORS	5
SURFACE AREA	10.018 m ²
PARKING STALLS	177

FLOOR PLAN

The perfect choice for working in a versatile environment with 3.90 m headroom, a high occupancy ratio and exclusive technology. And, above all, for working in an incredibly bright environment with immense space of up to 2,102 m².



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 with air treatment units installed in the drop ceilings on each floor to support the central office areas. Automatically regulated.

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

The role buildings currently have in the fight against climate change and keeping the people who work in them healthy is obvious. **Kudos Manoterás** 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
JULIÁN CAMARILLO

The Kudos Experience



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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