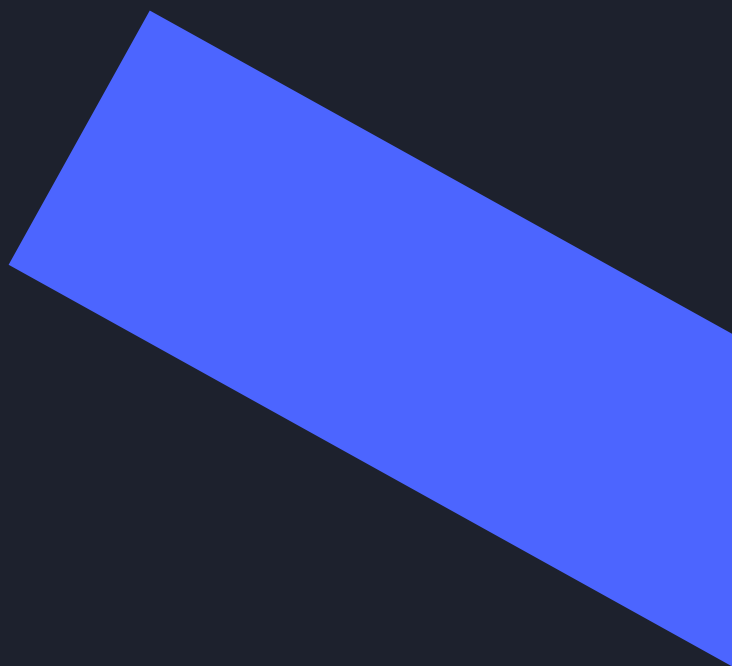


The logo features the word "Kudos" in a bold, white, sans-serif font. Below it, the tagline "BUILDING INNOVATION" is written in a smaller, teal, all-caps sans-serif font. The background is dark blue with three large, overlapping geometric shapes: a teal rectangle at the top left, a yellow rectangle at the top right, and a blue rectangle at the bottom left.

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, 6
28037 Madrid

Julián Camarillo 6

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

A modern office complex made up of two buildings (A and B), located in one of the business areas that has grown the most in recent years, the MadBit district, just to the 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



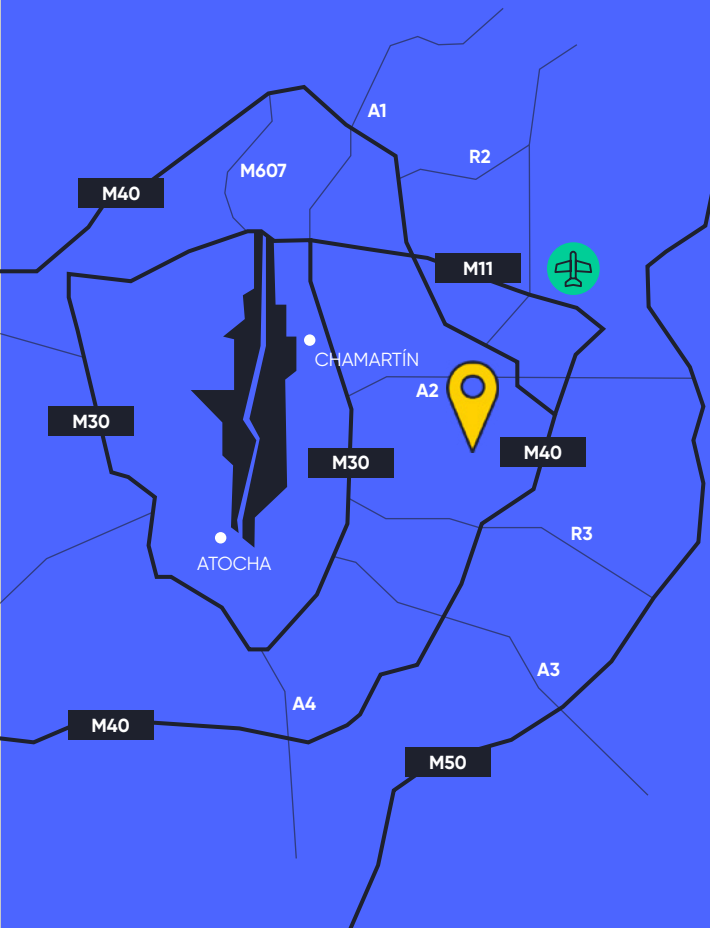
+23.600 m²
OF OFFICES



5 FLOORS



EVENTS






MAIN
RECEPTION


CONCIERGE


CLEANING
SERVICE


PRIVATE
PARKING


OUTDOOR
COURTYARD



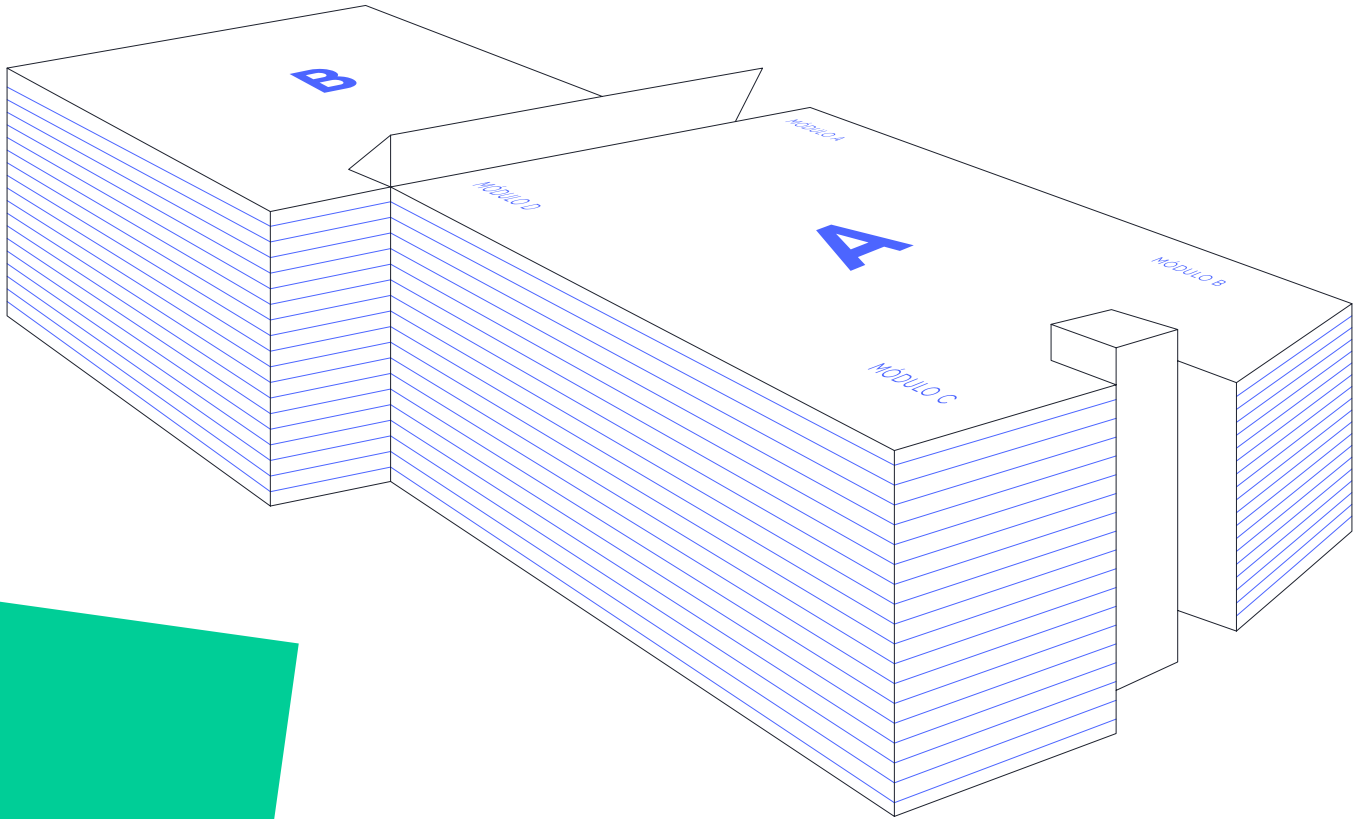
The Building

It has more than 23,600 m² divided among two buildings with 5 grade-A floors featuring high-quality systems, making it one of the most attractive buildings in the area. It is one of the most emblematic complexes due to the large glass windows allowing plenty of natural light inside. It is currently 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



A	FLOORS	5
	SURFACE AREA	12.106 m ²
	PARKING STALLS	226

B	FLOORS	5
	SURFACE AREA	11.558 m ²
	PARKING STALLS	252

FLOOR PLAN

The perfect choice for working in a bright, versatile, customizable and comfortable environment with 3.90 m of headroom and all sorts of distribution possibilities



TECHNICAL CHARACTERISTICS

ACCESS CONTROL AND INTRUSION SYSTEMS

- **Turnstile personnel access control** (with physical cards).
- **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

- **Four equal lifts** with 800 kg of capacity (10 people), stopping at all floors, including basement floors 1 and 2.

CLIMATE CONTROL SYSTEMS

- **A four-pipe fan coil system** with cen-

tralized 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

- **Medium voltage electric supply** for the general building systems with its own 1000 KVa transformation station.
- **Low voltage electric supply** for the offices with a counter on each floor module.
- The building has a generating set to **supply emergency** electricity for es-

sential 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

- Johnson Controls **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 Manoteras** 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



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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