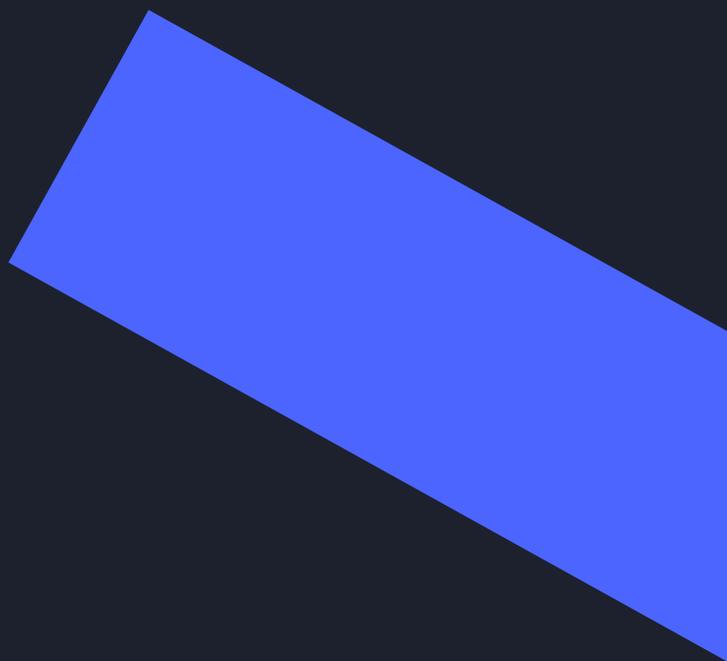
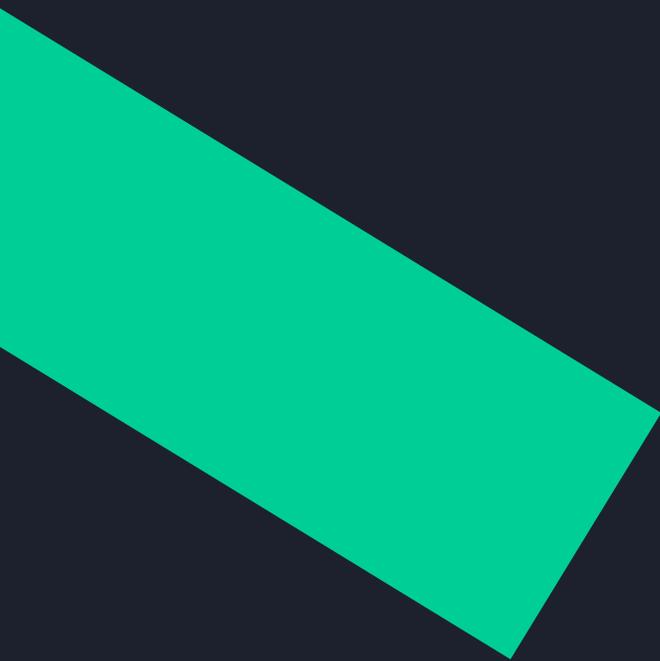


The logo features the word "Kudos" in a bold, white, sans-serif font. Below it, the tagline "BUILDING INNOVATION" is written in a smaller, teal, all-caps sans-serif font. The background is dark blue with three large, overlapping geometric shapes: a teal rectangle at the top left, a yellow rectangle at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

INNOVATION CAMPUS
LAS MERCEDES

C/ Campezo, 1
28022 Madrid

Las Mercedes

Ubicación

Airport	 7 min
Madrid city centre	 13 min
A-2	 6 min
M-30	 10 min
M-40	 10 min
EMT city buses (lines 77, 167)	 4 min
Intercity buses (lines 223, 224, 227, 229, 281, 282, 283, 284)	 1 min



CLOSE
TO THE A-2



80.000m²
OF OFFICES



1.652 PARKING
STALLS



9 BUILDINGS



+20 COMPANIES



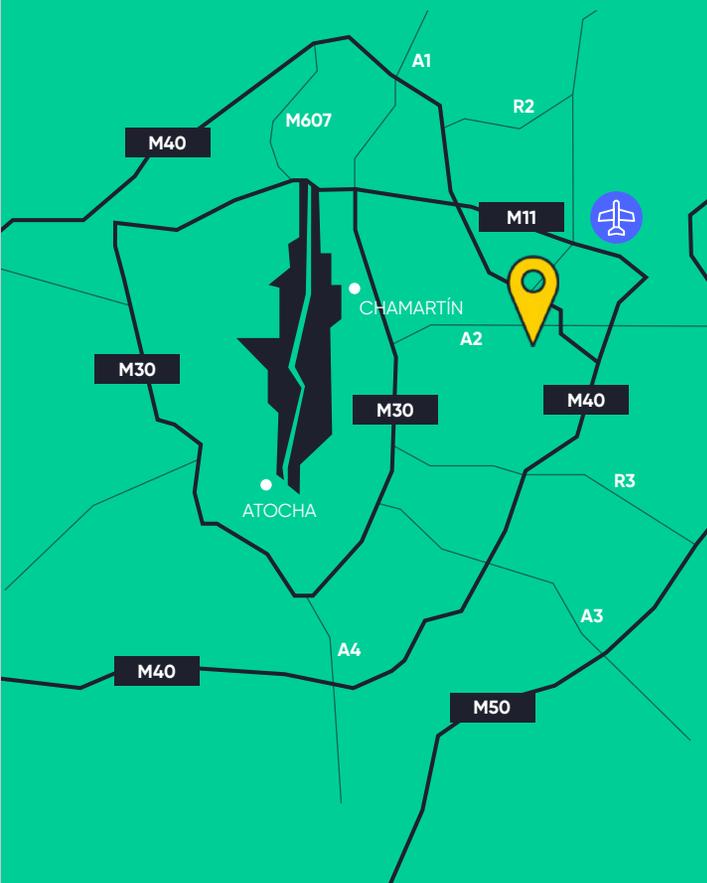
4 RESTAURANTS



SHUTTLE BUS



EVENTS





VENDING
AREA



MAILING
SERVICE



ATM
MACHINE



CARWASH
SERVICE



VISITOR
PARKING



ELECTRICAL
CHARGING POINTS



24-HOUR
SECURITY



WI-FI ZONE



GYM



MAIN
RECEPTION



CONFERENCE
ROOM

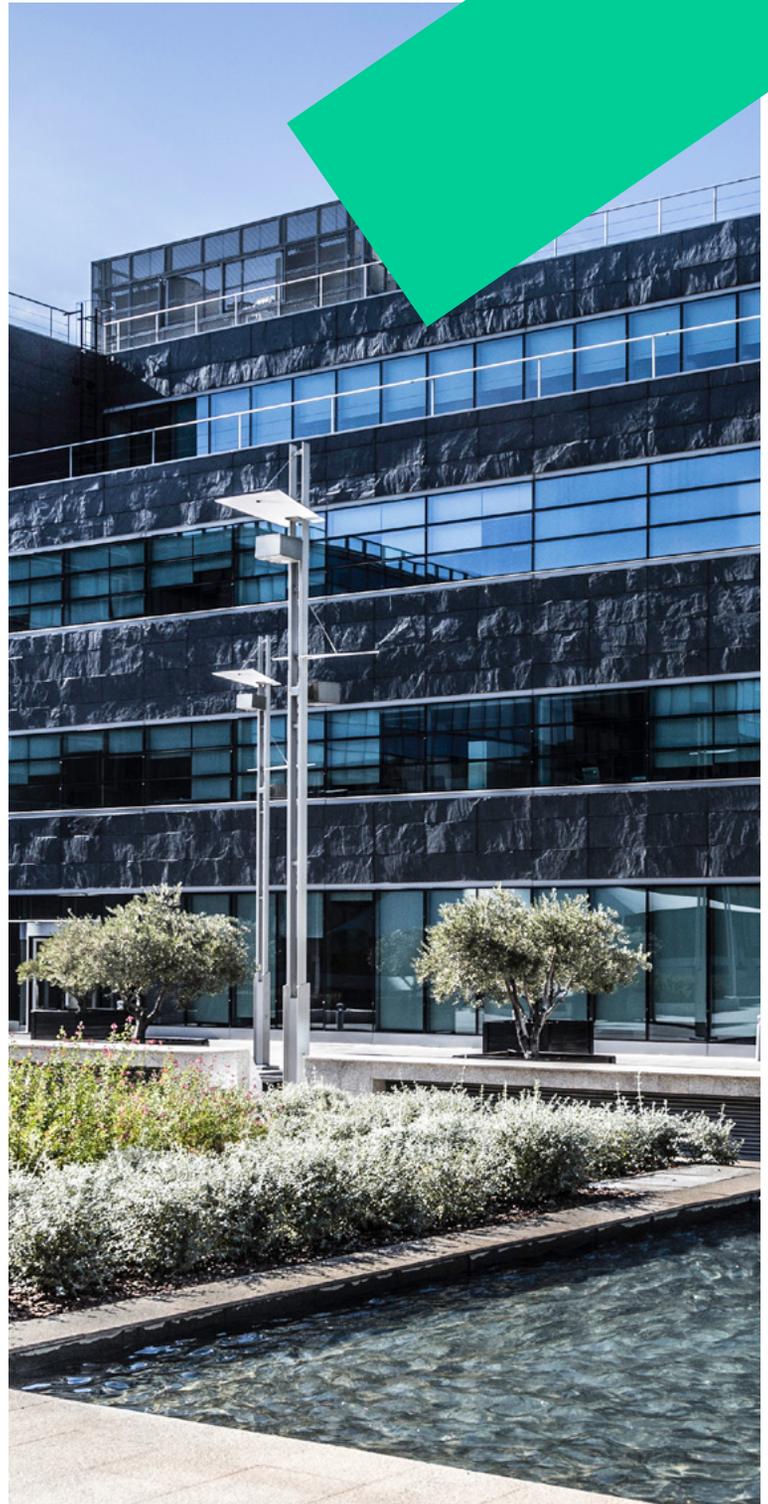


The Campus

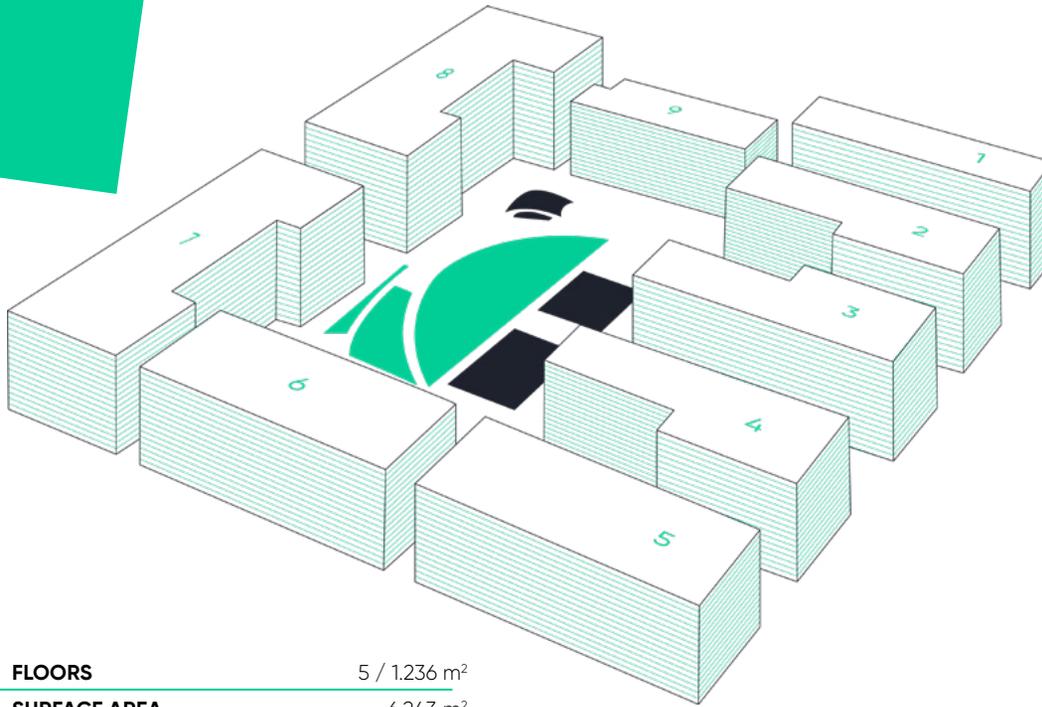
The 9 buildings are arranged around a spacious landscaped area featuring ponds with shopping and food services provided by the campus for tenants.

Each building has a double-height entrance hall with reception and a waiting area. The floor plans are distributed around a central nucleus with staircases, lifts, a cleaning room and toilets.

Kudos Innovation Campus Las Mercedes is one of the most prestigious business parks in Madrid and is currently **LEED Platinum, WELL H&S and SGS Disinfection Monitored certified**.



Distribution



1	FLOORS	5 / 1.236 m ²
	SURFACE AREA	6.243 m ²
	PARKING STALLS	184

2	FLOORS	5 / 1.501 m ²
	SURFACE AREA	7.569 m ²
	PARKING STALLS	184

3	FLOORS	5 / 1.500 m ²
	SURFACE AREA	7.564 m ²
	PARKING STALLS	131

4	FLOORS	5 / 1.501 m ²
	SURFACE AREA	7.575 m ²
	PARKING STALLS	131

5	FLOORS	5 / 1.640 m ²
	SURFACE AREA	8.228 m ²
	PARKING STALLS	131

6	FLOORS	5 / 1.620 m ²
	SURFACE AREA	7.754 m ²
	PARKING STALLS	156

7	FLOORS	5 / 1.300-1.490 m ²
	SURFACE AREA	13.195 m ²
	PARKING STALLS	274

8	FLOORS	5 / 1.150-1.500 m ²
	SURFACE AREA	14.175 m ²
	PARKING STALLS	239

9	FLOORS	4 / 1.090 m ²
	SURFACE AREA	1.796 m ²
	PARKING STALLS	251

FLOOR PLAN

A bright space due to the large glass windows with surface areas ranging from 600 m² to 1,600 m².

- SOUNDPROOF GLASS WINDOWS
- FIRE DETECTION SYSTEM
- HEADROOM ON THE GROUND FLOOR: 3.20 M AND STANDARD FLOORS 2.80 M



TECHNICAL CHARACTERISTICS

ACCESS CONTROL AND INTRUSION SYSTEMS

- **Turnstile personnel access control.**
- **Access control at pedestrian entrances** to the buildings.
- **Vehicle parking entry and exit control.**
- Outdoor and indoor **CCTV.**
- **Remote controlled.** Entrances with readers feature interphones and controlled opening system from the security stations.

FIRE SYSTEMS

- **Fire detection systems** in common areas and offices.
- **Fire extinguishing systems**, comprised of 25 mm FHCs and extinguishers.
- **Automatic water sprinkling extinguishing system** in food service areas.
- **Water hydrant network** in the property development as well as a circular emergency and security service road.

LIFTS

- **Buildings 1, 2, 3, 4, 5, 6 and 9 have two twin lifts.** Duplex operation with 1000 kg of capacity (13 people).
- **Buildings 7 and 8 have two sets of twin lifts** under quadruplex operation with 1000 kg of capacity (13 people).

CLIMATE CONTROL SYSTEMS

- **A four-pipe fan coil system** Automatically controlled (produces cooled air and heating).
- **VRV system** in halls with independent office entrances.
- **Air renewal and ventilation system.**
- **Air curtains** at the entrances to each building.

ELECTRIC SYSTEMS

- **Medium voltage electric supply.**
- **Low voltage electric** supply for the offices with a counter for each half-floor.
- **A generating set** for emergency electricity.

- There is extra space on each building roof to house additional generating sets for offices.

BMS

- **System monitoring** via a computer in each building as well as in all buildings from a single centralized computer via a Johnson Controls remote system.

ENVIRONMENTAL QUALITY

- **All of the business park facilities are automated.**
- **The faucets in all toilets** are automatically activated.
- **The hot water supply in the gym** is heated by solar panels and natural gas accumulators.
- **The business park is in the process of obtaining environmental certification** in the Existing Building Operations and Maintenance category.

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 Innovation Campus Las Mercedes 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.

Pilot tests are currently being done to analyse energy consumption, thereby reducing its carbon footprint in addition to creating more high-tech buildings.

It has been acknowledged as one of the most sustainable in Spain with the following certifications:



WELL Health & Safety certification



SGS Disinfection Monitored certification



LEED Platinum certification



Mobility

With a view to promoting the use of sustainable transport and enhancing the user experience at the workplace, **Kudos Innovation Campus Las Mercedes** provides users with electric vehicle chargers, bike parking next to the complex access turnstiles as well as a shuttle bus with a user APP and website offering direct connections to Madrid city centre, north and south.

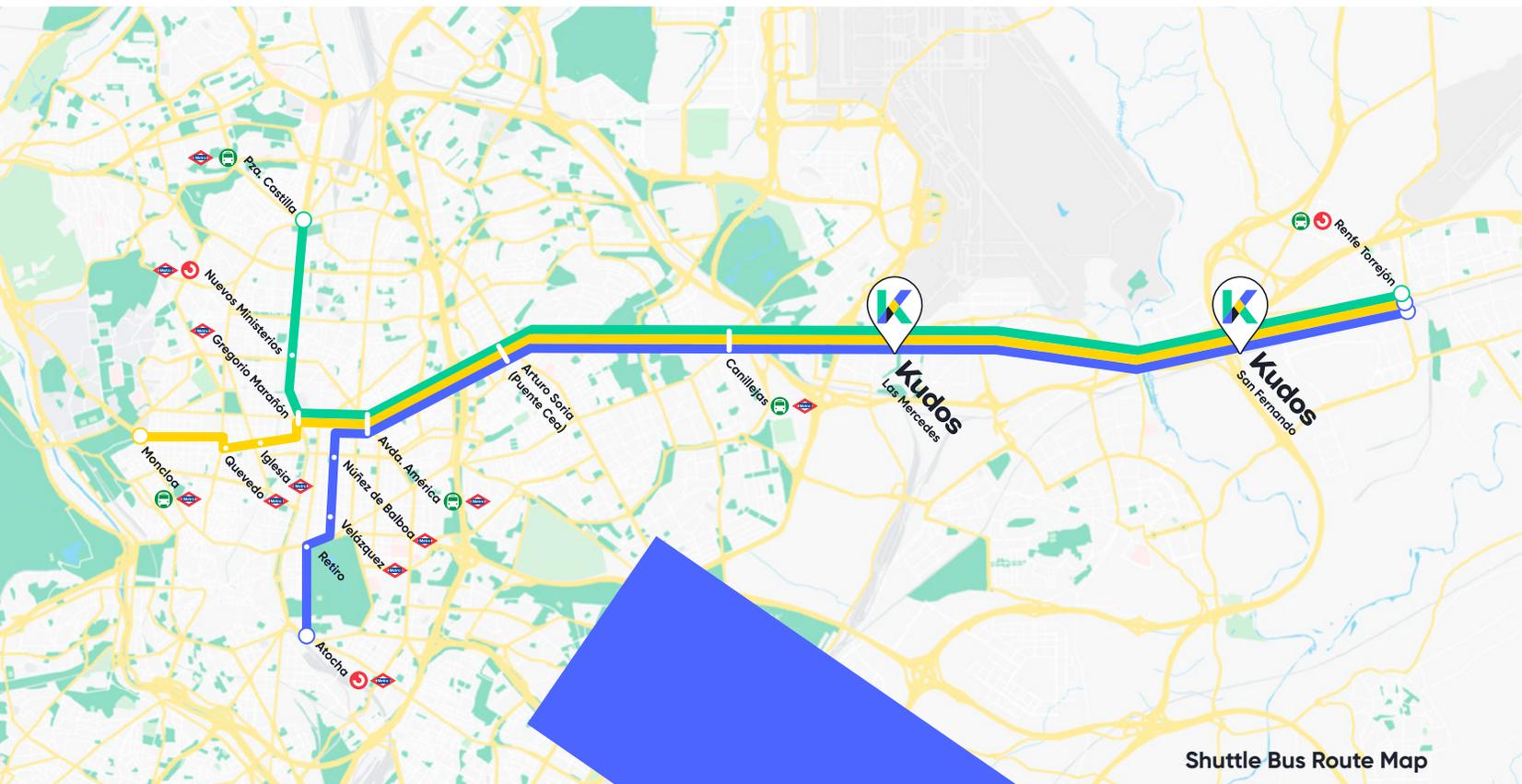
Plus, **the Rejas neighbourhood** has a safe pedestrian network that connects to the complex and several means of public transport. You can find several bus stops within 500 metres as well as various intercity bus lines opposite the complex on the A2 motorway.



Shuttle Bus

Information on the shuttle bus **can be found using an app** where users can book seats at the times and for the stops most suitable for them.

The app creates tickets with a **QR code** and the geolocation for the stop. When a user gets on the bus at their chosen station, they just have to swipe the QR code under the reader.



Shuttle Bus Route Map

Electric vehicle chargers

In line with its commitment to sustainability, **Kudos Innovation Campus Las Mercedes** offers users an electric vehicle charging service in the underground car parks on the complex which **can be used via an app.**



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.





Kudos
INNOVATION CAMPUS
LAS MERCEDES





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