

The background of the entire image is a dense, out-of-focus green foliage, likely from a plant with small, oval-shaped leaves. The leaves are various shades of green, from a deep forest green to a lighter, more vibrant green, creating a textured and naturalistic backdrop.

bilMA

OFFICE BUILDING

DIAGONAL · PARC CENTRAL

Nature is a constant process
of becoming better



Index

Introduction	04
The Office Building	05
Location	13
Amenities	18
Availability	24
Plans	26
Sustainability	33
Contact	39



bilMA Office Building on Barcelona’s prestigious Avinguda Diagonal, represents the natural evolution of office space



Better Location

A prestigious address. Overlooking Avinguda Diagonal — Barcelona’s most important address for business and commerce.



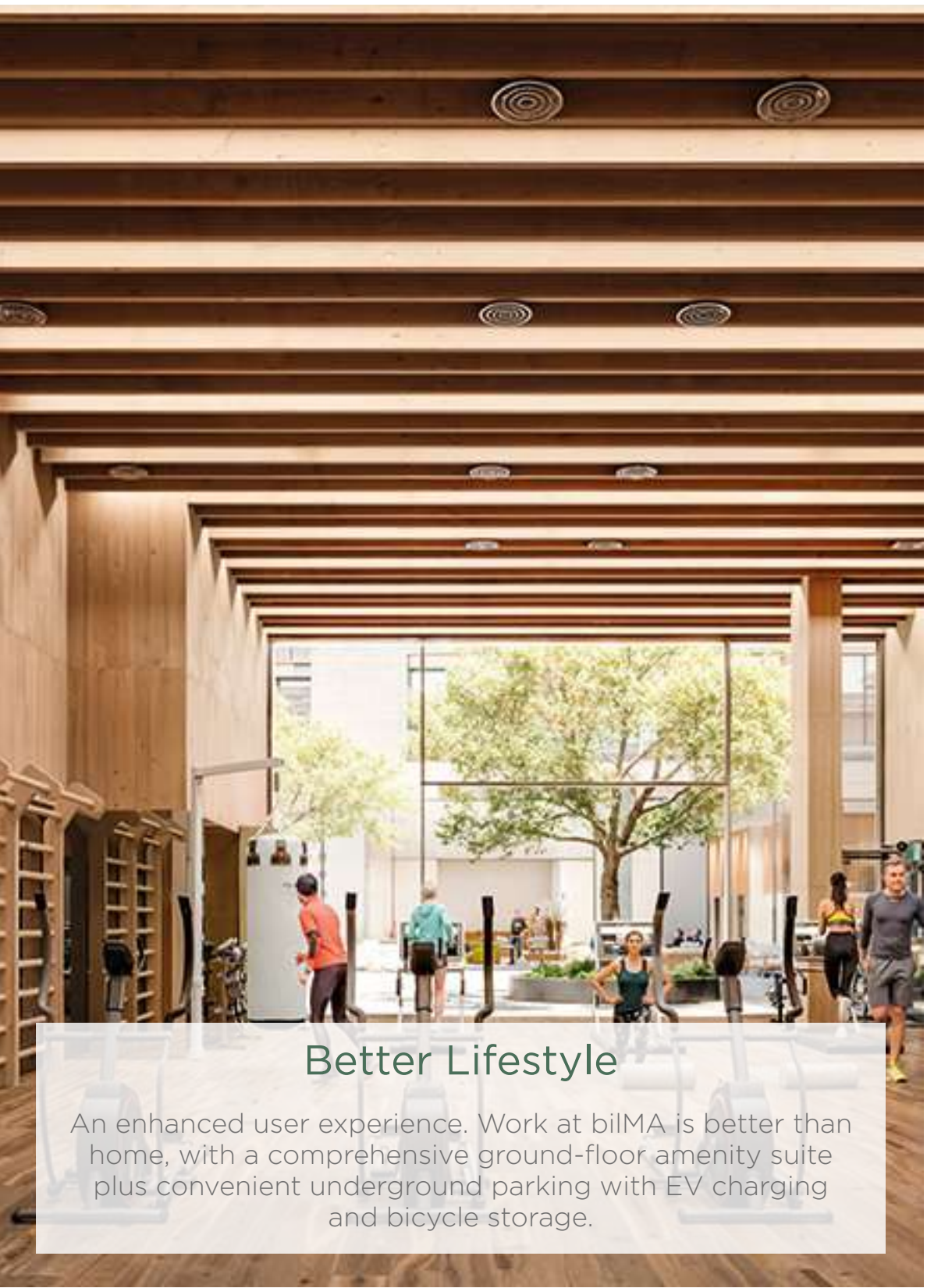
Better Design

An inspiring environment. Connecting users with nature, with a glass-walled ground floor around a huge open garden plus biophilic green features and rooftops.



Better Sustainability

Top platinum credentials. LEED Platinum sustainability rating from the Green Building Council, WELL Platinum for wellness, and WiredScore Platinum for tech connectivity.

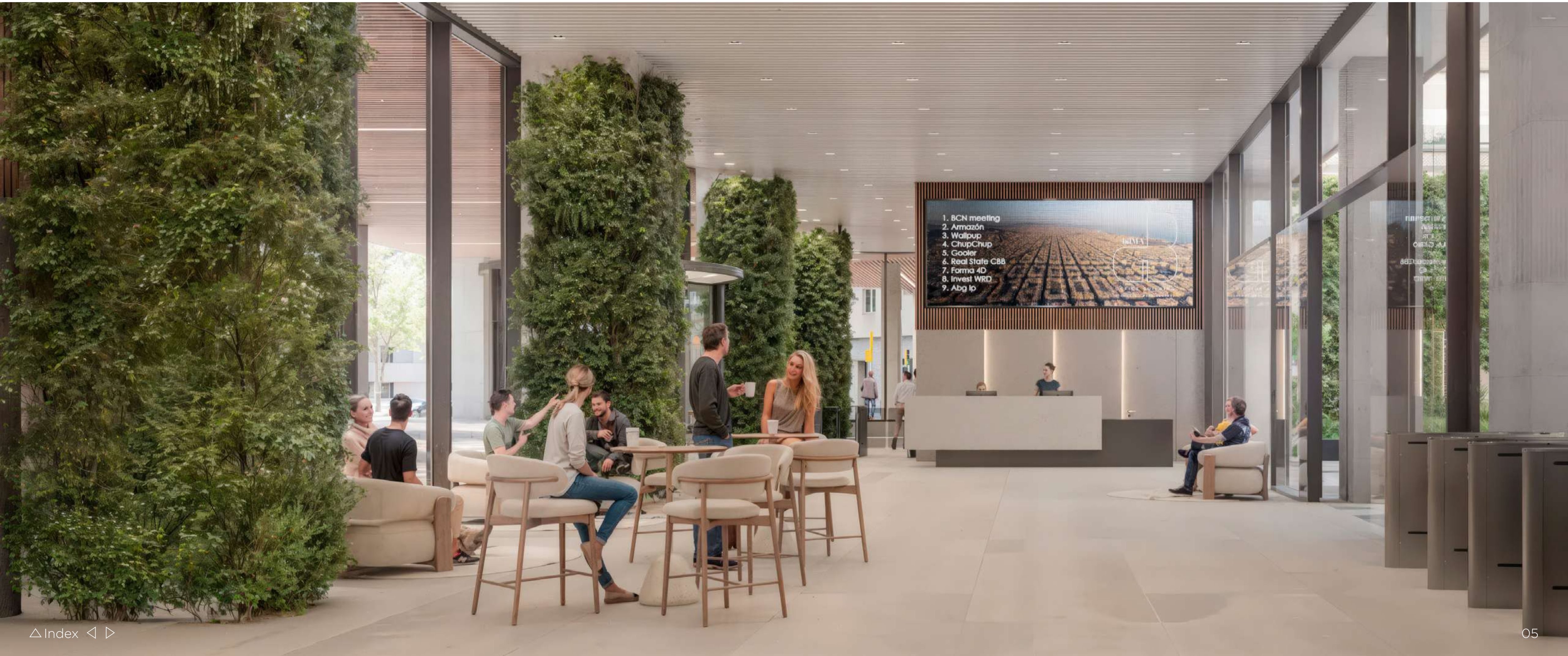


Better Lifestyle

An enhanced user experience. Work at bilMA is better than home, with a comprehensive ground-floor amenity suite plus convenient underground parking with EV charging and bicycle storage.

The Office Building

In every aspect, bilMA strives to evolve contemporary workspace in Barcelona — a naturally better next step for the future of business.



The Ground Floor

The entire ground floor is a harmonious and interconnected ecosystem that brings together the park, the reception area and the amenities with the rear garden patio, with sliding glass partitions that provide a sense of visual continuity.



The Standard Office Floors

FLOORS 1-5

Floors 1-5 boast exceptionally large footprints. All work spaces are positioned to enjoy maximum levels of natural light.

Each comprises two communication units with separate stairwells, bathrooms and lifts, which allows subdivision into multiple independent offices.



The Balconies

On every floor bilMA has over 80m long and 2.5m-deep balconies, offering over 300 sqm of quality outdoor space, ideal for relaxation or informal meetings.

The Higher Floors

FLOORS 6-8

Floors 6, 7 & 8 provide premium office space plus balconies and private terraces, ideal for making the most of Barcelona's Mediterranean climate.



FLOOR 9

Floor 9 comprises an executive single office plus an extra-large terrace with spectacular views. This prestigious work environment offers unequalled views and presence.

The Rooftops

bilMA features 2 magnificent rooftops, a 636-sqm communal green rooftop terrace on floor 6 and a vast 1,000 sqm terrace on floor 9, offering beautiful, versatile spaces that can be used for events or everyday socialising during breaks, or simply to unwind and relax.





Avinguda Diagonal

Barcelona's Top Business Address

A Dynamic Ecosystem

biMA has impressive views over one of the city's biggest and best-loved green areas, the Jean Nouvel-designed Parc Central. biMA is adjacent to Can Ricart, an urban oasis that fuses traditional architectural charm with spectacular modern developments. Together they embody the 'smart city' philosophy, creating a pedestrianized area that is among the largest in Barcelona.



Melià Barcelona Sky

Av. Diagonal

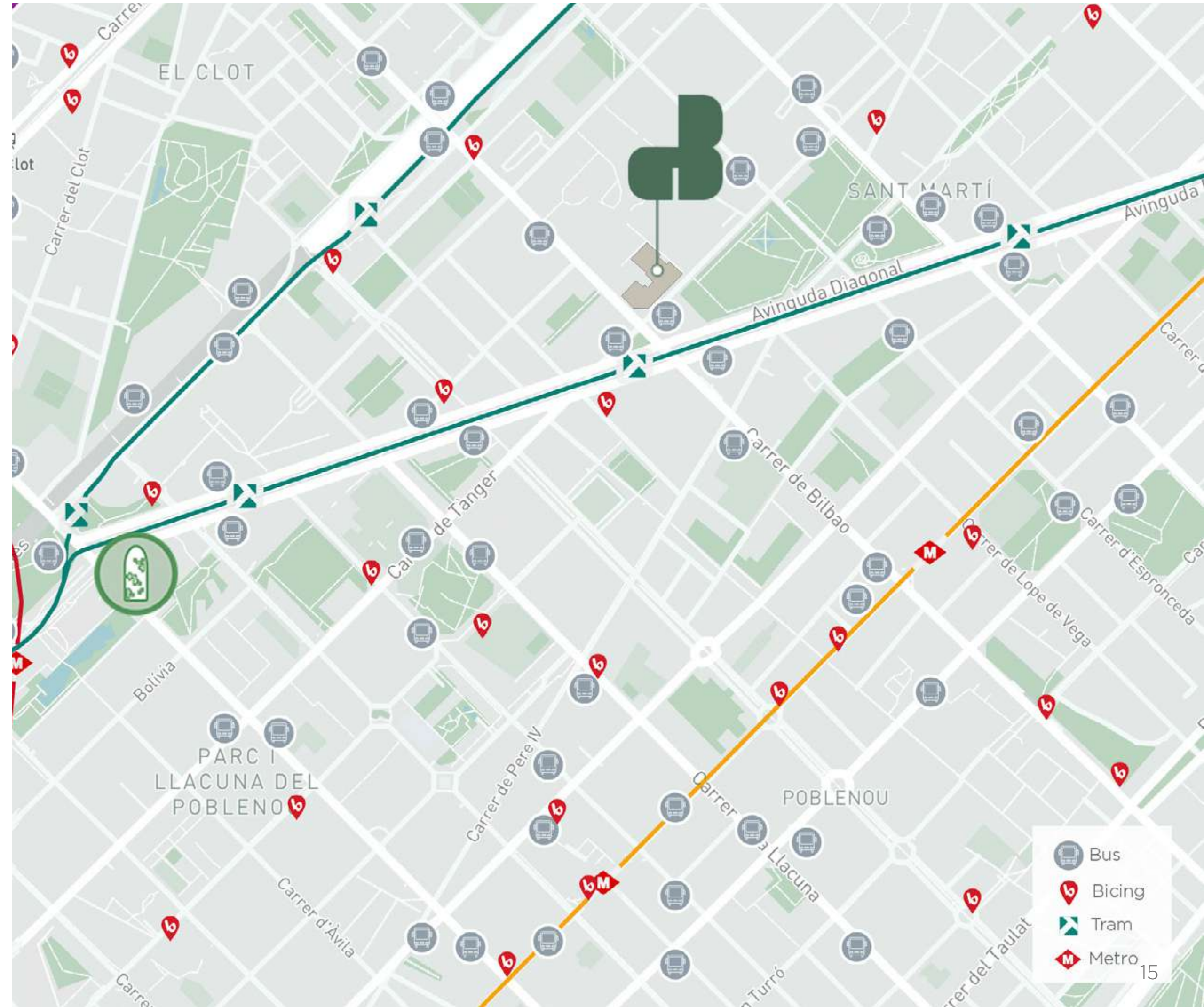
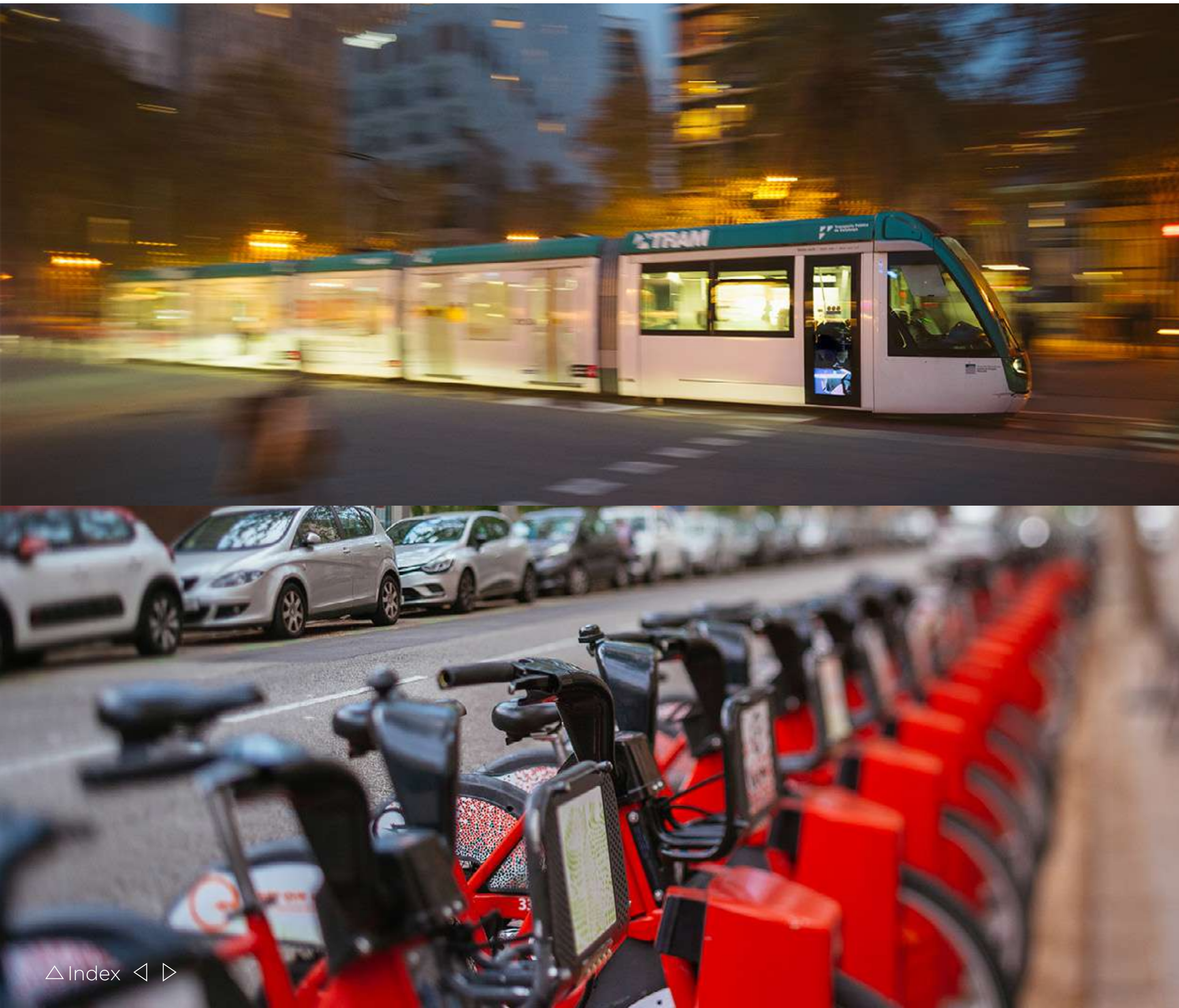


Can Ricart

Parc Central

Connected & Serviced

As well as direct access to major roads that both cross and exit the city, bilMA also offers excellent connectivity with Barcelona's integrated public transport system. Metro, tram and bus stops are just minutes away, as are links to local, regional and high-speed (AVE) trains.



A Living Neighbourhood

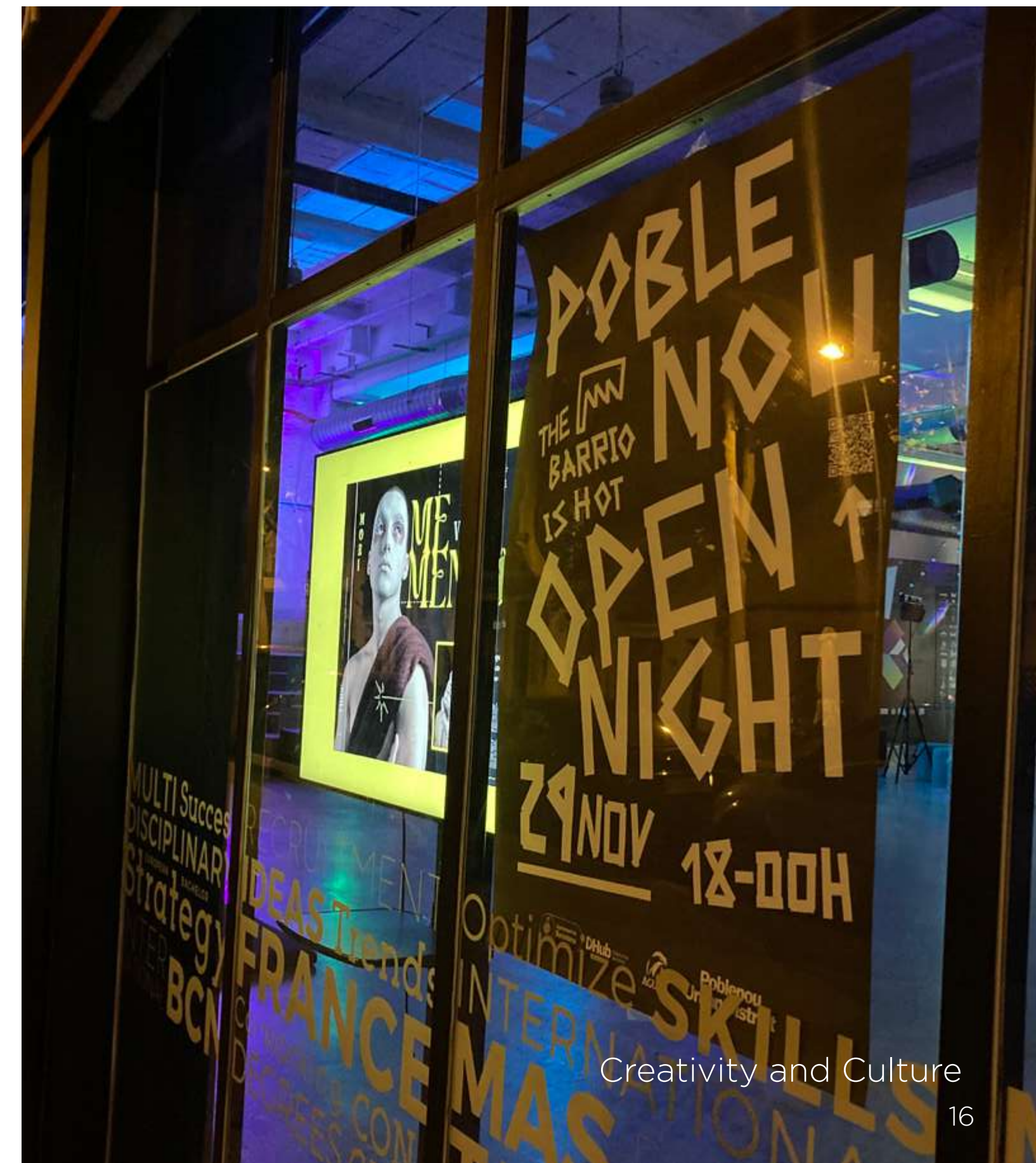
The neighbourhood is living ecosystem of businesses, homes and green areas, including the large Parc Central. A rich variety of everyday services are within easy reach, with two major shopping and leisure malls (Glòries and Diagonal Mar) nearby plus the charming cafés and restaurants of Rambla del Poblenou. The area is also an important cultural centre, with new developments planned to complement the existing theatres and museums.



Parks and Beaches



Food and Beverage



Creativity and Culture





An elevated
user experience

Amenities

Every aspect of the user experience is elevated. The amenity suite comprising gym, changing rooms, cafeteria and restaurant is entirely on the ground floor, interconnected by the open garden for maximum natural light and sense of space. The amenity suite is complemented by underground parking with EV charging and bicycle storage.



OPEN GARDEN



ROOFTOP



BALCONY



GYM



CAFETERIA



RESTAURANT



AUDITORIUM



BYCICLE PARKING



EV CHARGER





THE AUDITORIUM

This versatile and space is a comfortable forum for diverse activities, from relaxed meetings to video presentations and networking occasions.



THE GYM

A fully equipped modern gym with direct access to the open garden provides a convenient and motivating space for personal health and wellbeing. Changing rooms and showers make it easy to work out at work.



THE RESTAURANT

Fresh, nutritious and delicious food is available at bilMA's stylish restaurant, with a terrace connected to the garden. Ideal for socializing with work colleagues at lunchtime.



THE COFFEE CORNER

More than just a takeaway caffeine station, the Coffee Corner cafeteria is a natural meeting spot where bilMA users can create connections and share ideas at breaktimes.

A modern, multi-story building with a light-colored facade and numerous balconies. The balconies are enclosed with glass and feature horizontal slats. The building is surrounded by lush green trees and foliage. The sky is blue with some clouds. The text "Designed to help you evolve" is overlaid on the building.

Designed
to help you evolve

Availability

bilMA exists to help you evolve. Choosing bilMA means choosing better office design, better user experience, and a better location. It means positioning yourself for prestige, growth, and sustainable success. Discover why bilMA is the naturally better next step for your company’s future.



FLOOR	LETTING	EXTERIOR	AVAILABILITY
9 th Floor	987 sqm	Terrace 950 sqm	Available
8 th Floor	2,138 sqm	Balcony 230 sqm	Available
7 th Floor	2,38 sqm	Balcony 390 sqm	Available
6 th Floor	2,358 sqm	Terrace 636 sqm	Available
5 th - 3 rd Floors	3,078 sqm	Balcony 325 sqm	Available
2 nd Floor	3,078 sqm	Balcony 325 sqm	Available
1 st Floor	3,078 sqm	Balcony 325 sqm	Available
Ground Floor	1,100 sqm	Gardens: 429.50 sqm Terrace: 1,950 sqm	Available



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GF



Total usable : 1,100 sqm
bilMA gardens : 429,50 sqm
Terrace : 1,950 sqm

1/8 occupancy ratio

Carrer de Bilbao



Carrer de Marroc



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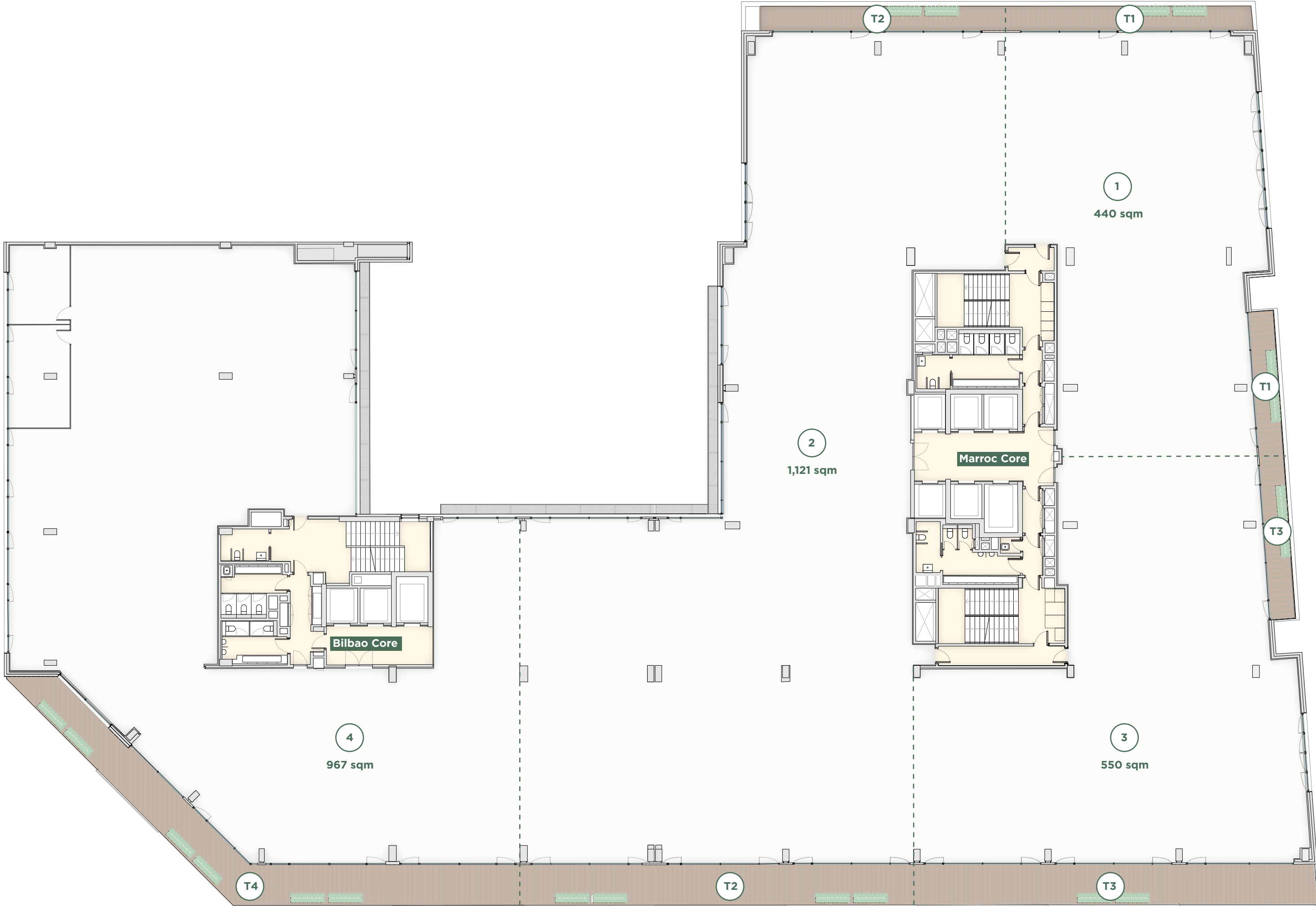
1st–5th floors



Lettable area: **3,078 sqm**
Private terraces: **325 sqm**
Office 1: **440 sqm**
Office 2: **1,121 sqm**
Office 3: **550 sqm**
Office 4: **967 sqm**

△ 1/8 occupancy ratio

Carrer de Bilbao



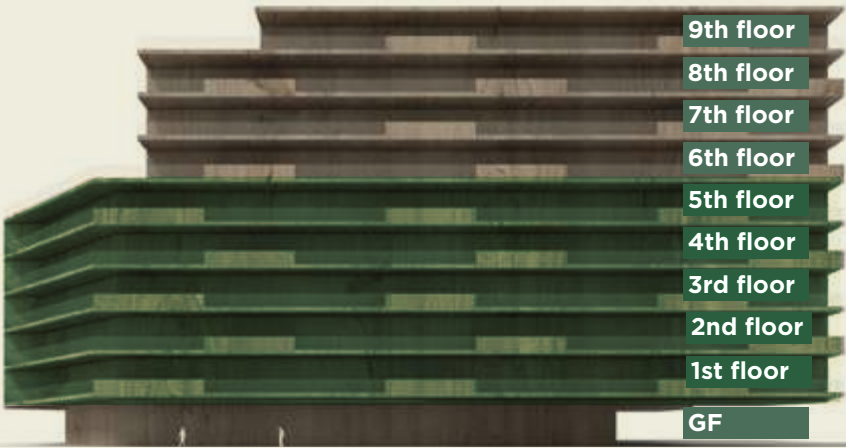
Carrer de Marroc

common areas offices terraces



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1st–5th floors



Lettable area: **3,078 sqm**
Private terraces: **325 sqm**
Office 1: **440 sqm**
Office 2: **1,121 sqm**
Office 3: **550 sqm**
Office 4: **967 sqm**

△ 1/8 occupancy ratio

Carrer de Bilbao



Carrer de Marroc

common areas offices terraces



OFFICE BUILDING
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6th floor



Lettable area: **2,358 sqm**
Private terraces: **264 sqm**
Community terrace: **636 sqm**
Office 1: **450 sqm**
Office 2: **1,350 sqm**
Office 3: **558 sqm**

△ 1/8 occupancy ratio

Carrer de Bilbao



Carrer de Marroc

common areas offices terraces



OFFICE BUILDING
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7th floor



Lettable area: **2,138 sqm**
Private terraces: **390 sqm**
Office 1: **436 sqm**
Office 2: **1,159 sqm**
Office 3: **543 sqm**

1/8 occupancy ratio

Carrer de Bilbao



Carrer de Marroc



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8th floor

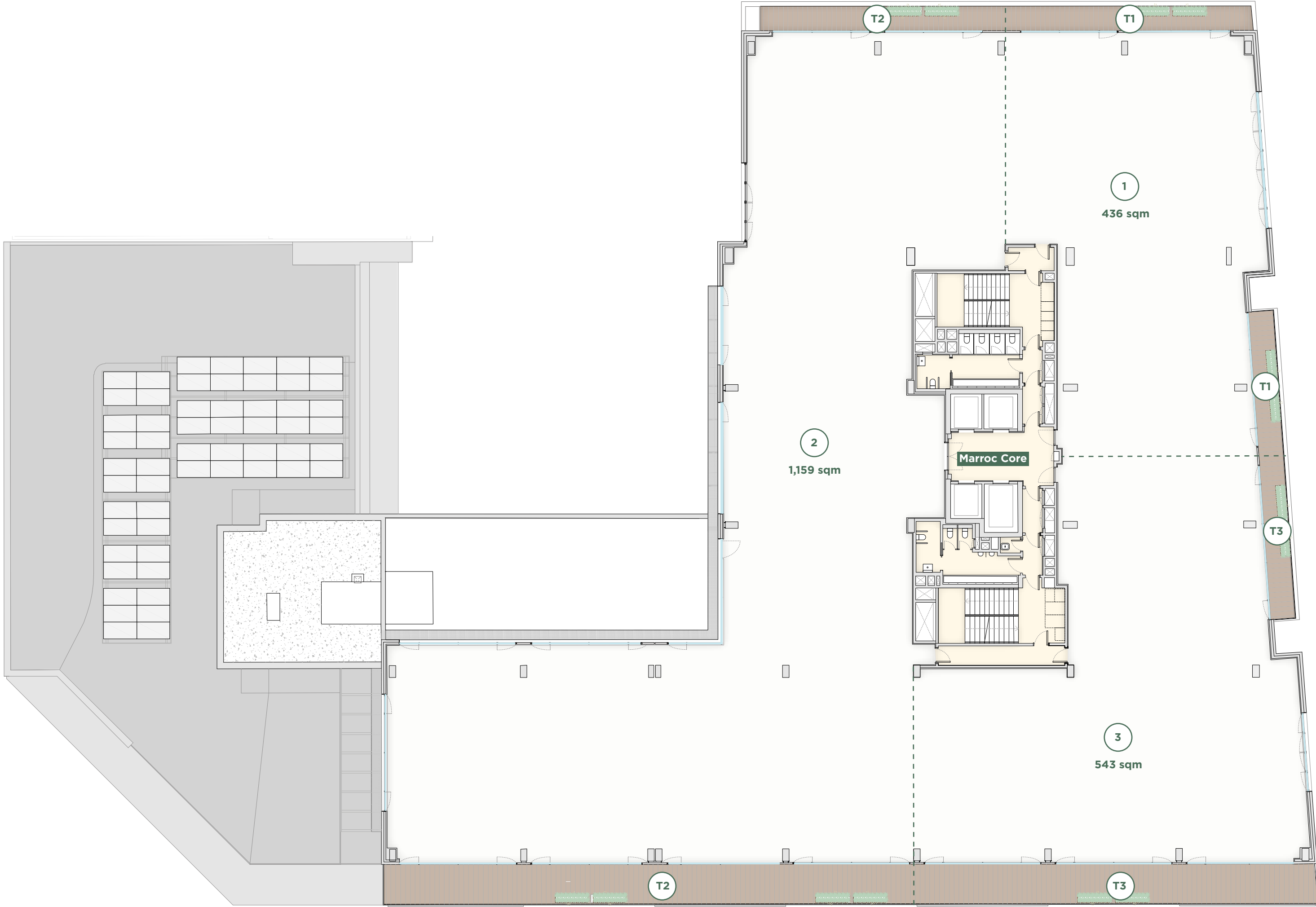


Lettable area: **2,138 sqm**
Private terraces: **230 sqm**
Office 1: **436 sqm**
Office 2: **1,159 sqm**
Office 3: **543 sqm**

1/8 occupancy ratio

△ Index ◀ ▶

Carrer de Bilbao



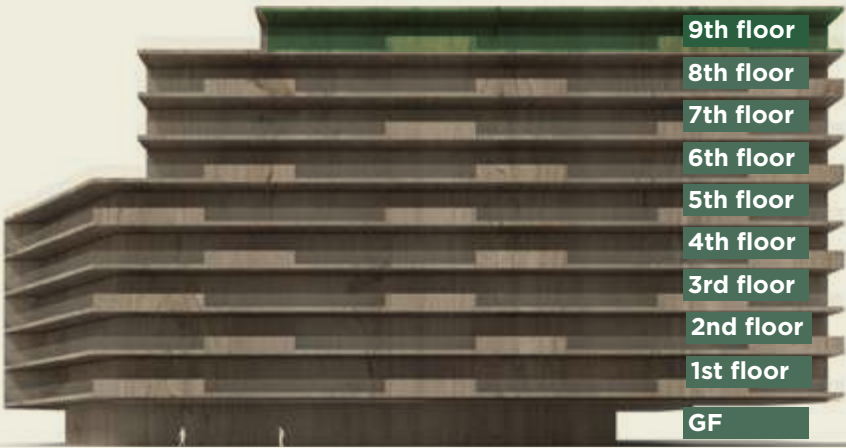
Carrer de Marroc

common areas offices terraces



OFFICE BUILDING
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9th floor

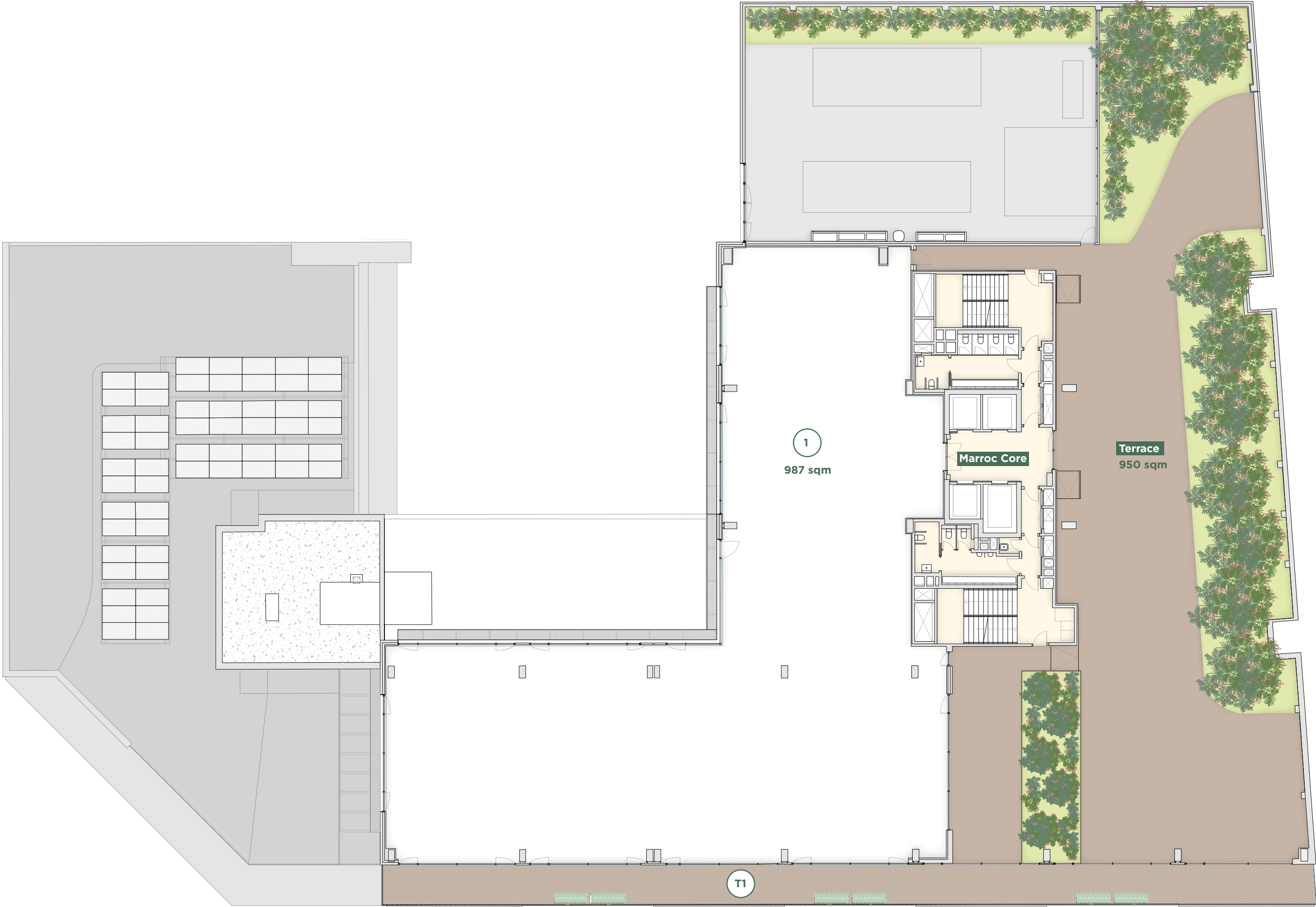


Lettable area: **987 sqm**
Private terrace: **182 sqm**
Community terrace: **950 sqm**
Office 1: **987 sqm**

1/8 occupancy ratio

△ Index ◀ ▶

Carrer de Bilbao



Carrer de Marroc

common areas offices terraces

Sustainability is in bilMA's DNA



Platinum Credentials

Superior Sustainability

Sustainability is in bilMA's DNA. The building meets or exceeds international best practices to ensure naturally better results for people and the planet.



-  **ENERGY EFFICIENCY**
Renewable Energy.
Solar panels in rooftop.
-  **WATER EFFICIENCY**
More than 40% Building Water Saving.
More that 75% Garden Water Saving.
-  **AIR QUALITY**
Ventilation and filtration system
for clean indoor air.
-  **NATURAL LIGHT**
Efficient solar light control with blinds.
benefit from natural light.
-  **EV FACILITIES**
Electric vehicle charging and parking
facilities.
-  **MOBILITY**
Secured Bicycle Parking



Green Building

bilMA is certified LEED Platinum — the maximum-possible rating from the Green Building Council.

LEED (Leadership in Energy and Environmental Design) is a globally recognized system that offers a comprehensive framework to rate the sustainability of buildings. This covers categories including Location and Transportation, Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality and Innovation.

LEED Platinum is awarded only to developments that adhere to the highest building standards and demonstrate the value of ESG initiatives.





Wellbeing

A better user experience is integral to bilMA. It holds a Platinum WELL Certification, the world’s first building rating that focuses exclusively on human health and wellness.

WELL rankings consider requirements across 10 main concepts: Air, Water, Nourishment, Light, Mind, Thermal Comfort, Movement, Sound, Materials and Community. Platinum, the highest-possible score, is awarded only to buildings that achieve exceptional standards in promoting health, wellness, and sustainability across all WELL concepts.



Smart building

bilMA is also recognized for its best-in-class and future-ready digital infrastructure, which delivers an outstanding user experience, drives cost efficiencies and helps boost sustainability. bilMA's Platinum WiredScore mark proves that the building meets exceptional standards for its digital connectivity, wired infrastructure, resilience and wireless network.

Better Real-World Benefits

Meeting world-class sustainability, wellbeing and digital infrastructure standards does more than just help its tenants' ESG credentials. bilMA's attention to detail and devotion to best practices ensures lower utility bills, higher levels of staff satisfaction, increased talent attraction and maximized productivity.



bilMA

OFFICE BUILDING

DIAGONAL · PARC CENTRAL

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We look forward
to meeting you