



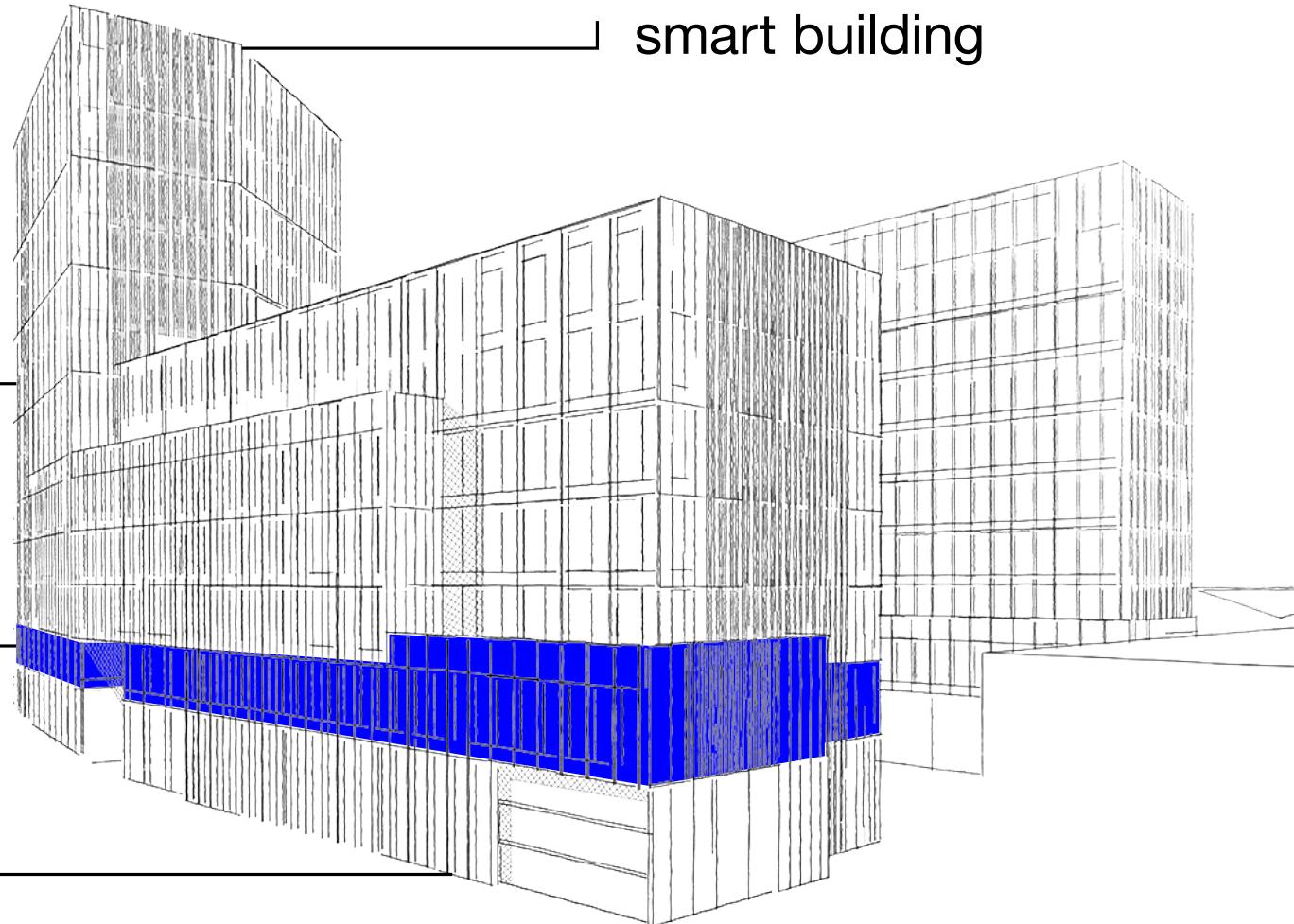
smart
flex

smart the talking house

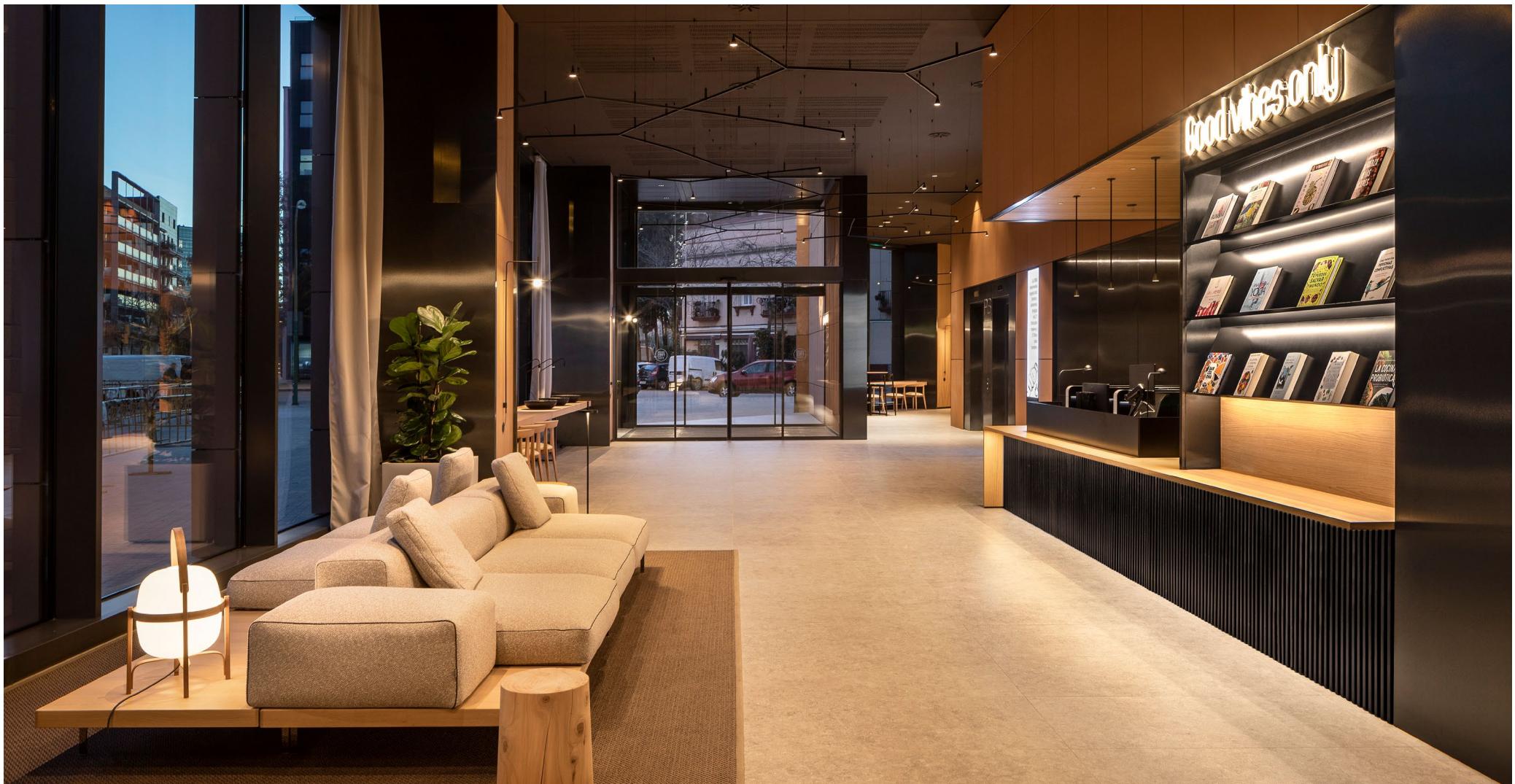
Located in Barcelona's
22@ district

smart
flex

24,604.68 sqm
office complex



High visibility between the roads
Pere IV and Fluvia



smart the talking house

Smart holds **WELL Gold, LEED Platinum, WiredScore Platinum** and **AAA energy efficiency** certifications, reflecting the complex's strong commitment to sustainability and occupant wellbeing. It offers an **office density ratio of 1 workstation per 7 sqm**, a **700 sqm terrace on the 7th floor of Building 1A**, and **landscaped areas at the building entrances**. The complex also provides **additional amenities**, including **flexible multi-purpose spaces**, a **café area** and **on-site parking**. Furthermore, **Buildings 1A and 1B can be interconnected from levels P2 to P6**, creating **open-plan floorplates exceeding 2,044.16 sqm**.

smart flex

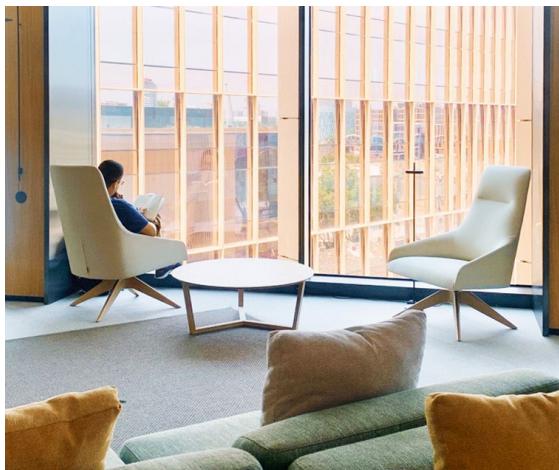
A space created on the **first floor of the Smart building, Spain's first smart building**. Designed for **professionals, entrepreneurs and teams** seeking **flexibility, inspiration and an active community**.

With a **modern, light-filled design**, it offers **versatile areas** that adapt to your needs, from **dedicated desks and hot desks to fully equipped meeting rooms**, alongside **excellent connectivity** and services such as **unlimited coffee, printing facilities, lockers and visitor reception**.

A place to **work, connect and grow**, surrounded by a **dynamic community** in a prime location next to Diagonal, with access to **all the amenities of the Smart building**.









22@ Innovation district

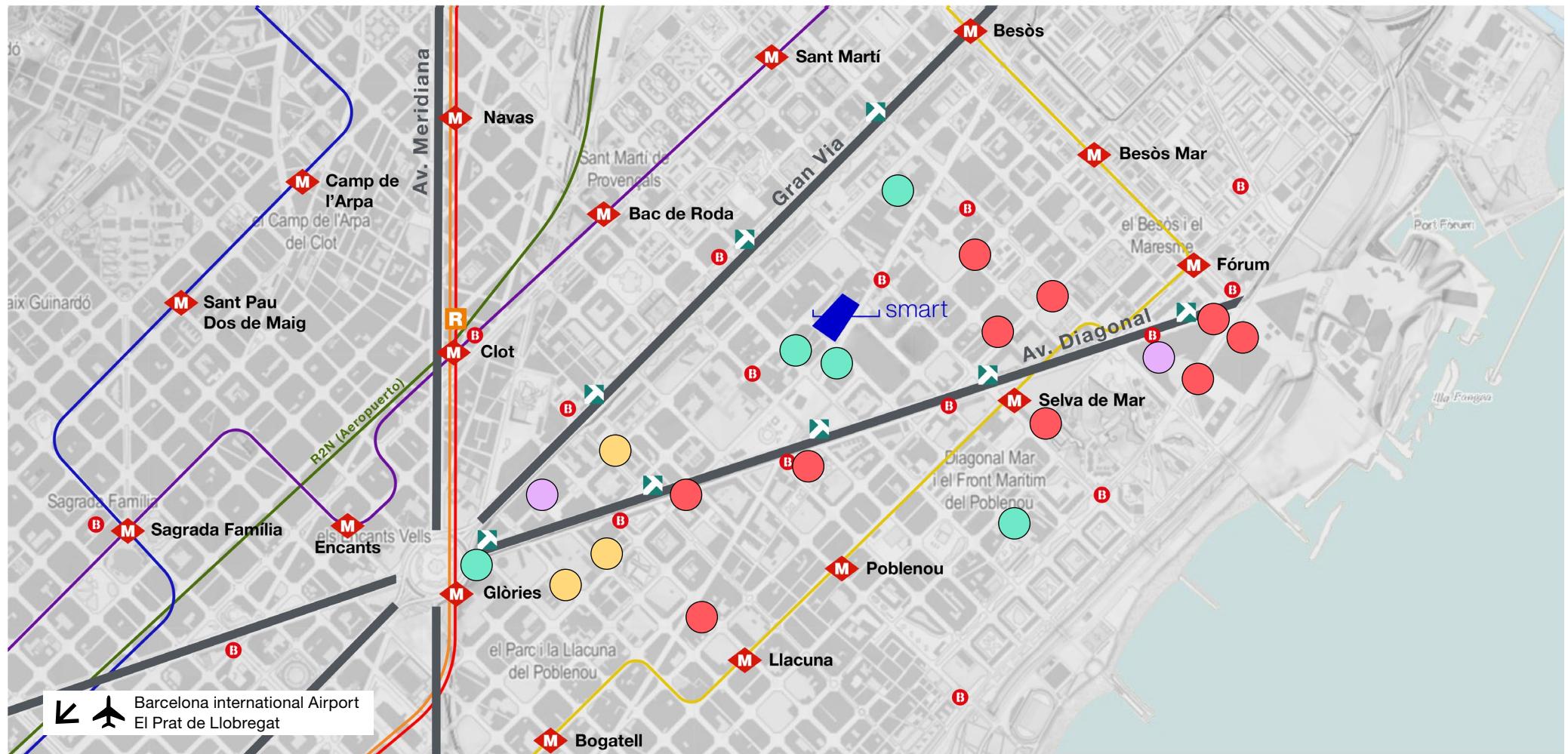
The **22@ project**, located in Barcelona's Poblenou neighbourhood, represents a major urban transformation, creating a district focused on knowledge, technology and development. The conversion of a former industrial area into an innovation-led business district has established a strategic environment for leading companies in the sector.

Close to **parks and beaches** and just **minutes from the city centre**, **22@** is where **technology meets art and culture**. The district is home to landmark institutions such as **La Escocesa**, a leading centre for artistic production.

Thanks to this vibrant ecosystem and its excellent connections, the area enjoys a **wide commercial, gastronomic and hotel offering**, remaining **alive and active 24 hours a day**.



Location



Connections

- Universities
- Shopping centres
- Cultural centres
- Hotels

- 1' **B25, H14, N11** (Pere IV - Provençals)
- 7' **T4 (Fluvia)** **T5-T6 (Espronceda)**
- 10' **L4 (Selva de Mar)** **L2 (Bac de Roda)**
- 25' **R Barcelona - Aragó**

Les Glòries	Plaça Catalunya	Sants	Airport
(1 km)	(4 km)	(6.5 km)	(19 km)

	5'	14'	18'	20'
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		13'	26'	33'	60'
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Plans

Hot Desk



- Access from 9:00 am to 6:00 pm with 24/7 security
- Fully equipped workstation with ergonomic furniture in an open-plan space
- High-speed Wi-Fi
- Visitor reception and mail handling
- Phone booths
- Cleaning and maintenance service
- Access to all shared amenities and events in the building
- Meeting rooms available to rent by the hour
- Lockers available for rent (€10/month per locker)

Fix Desk



- 24/7 access and security
- Dedicated workstation with ergonomic furniture in an open-plan space
- High-speed Wi-Fi
- Visitor reception and mail handling
- Phone booths
- Cleaning and maintenance service
- Access to all shared amenities and events in the building
- Meeting rooms available to rent by the hour
- Lockers included
- Registered business address
- Prime location within Smart Flex

Best value plan

Private Offices



- 24/7 access and security
- Fully furnished private office with ergonomic furniture
- High-speed Wi-Fi
- Visitor reception and mail handling
- Phone booths
- Cleaning and maintenance service
- Access to all shared amenities and events in the building
- Meeting rooms available to rent by the hour
- Registered business address
- Option to lease private offices for teams of 10 people or more

Virtual Office



- Professional business address
- Mail handling and correspondence management
- One Hot Desk day per month
- Access to all events in the building
- Meeting rooms available to rent by the hour



Amenities

Your **comfort is our priority**. At **Smart**, you can have everything **at your fingertips**: attend a creative workshop, host your conference, receive your packages, or unwind in the gym.

🔒 Lockers (available for monthly rental)	📶 High-speed Wi-Fi	☀️ 700 sqm terrace
☕ Coffee machine	❤️ Relaxation areas	🛋️ Lounge area
🖨️ Printer/Copier/Scanner	📞 Phone booths	擐 Fully equipped changing rooms
💧 Drinking water	👥 Meeting rooms	☕️ Cafe
💡 178 sqm multi-purpose room	💼 Afterwork events	
🌳 Landscaped communal areas	📖 Reading area	
🍴 Restaurants	💃 Guided classes	
🚗 Parking	🏥 Physiotherapy room	





Welcome Area

A space framed with a front-facing corporate surface, ideal for taking a break, waiting, or holding an informal meeting.



Wellbeing Areas

Designed for relaxation or short pauses, these spaces provide a calm environment within the corporate setting.



Diverse Workspaces

Offering various work modalities, including flexible desks, hot desking, informal meeting areas, and more.



Complementary Spaces

Closed and open phone booths for small meetings or collaborative sessions.



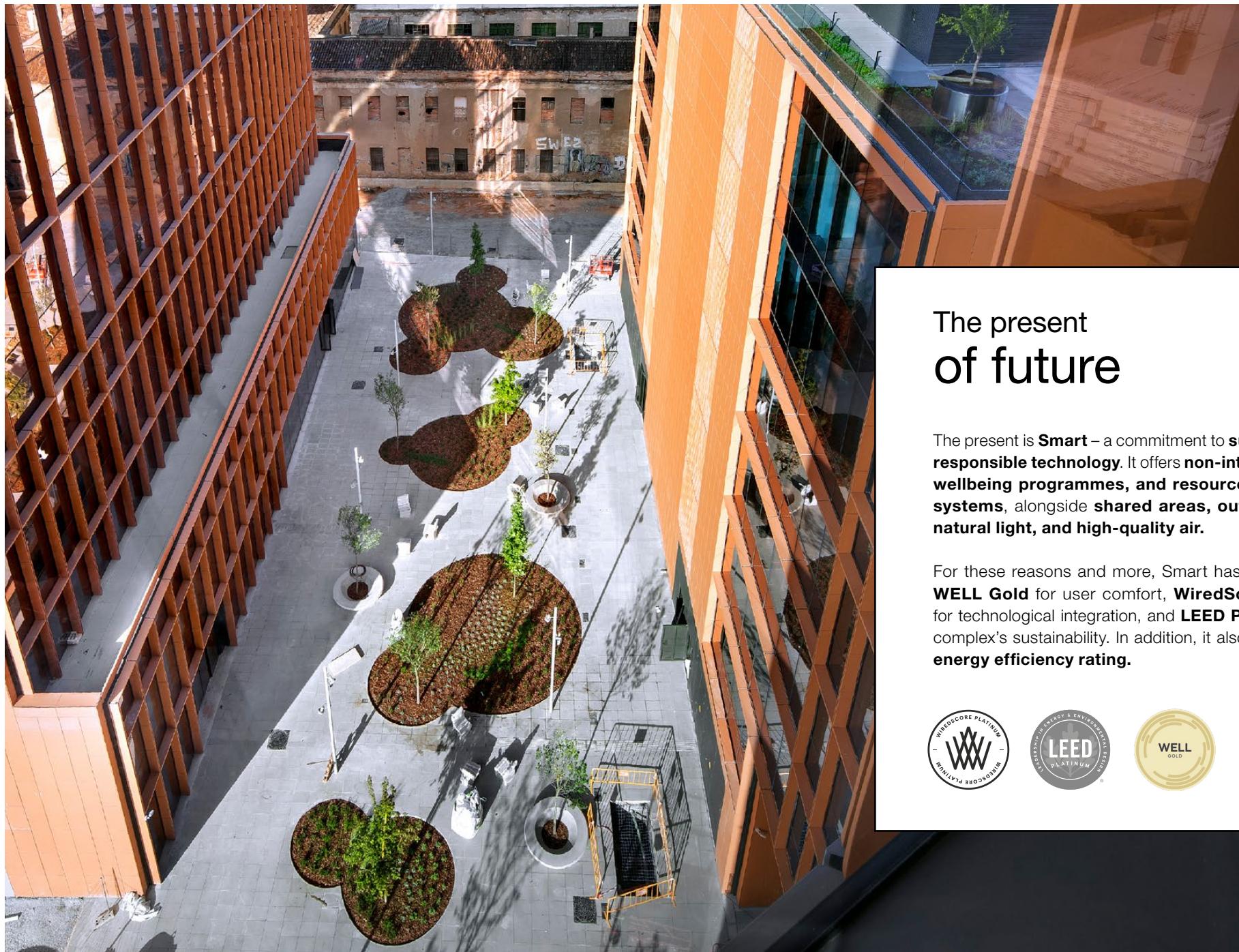
Open plan

Workstations located along the façade to maximise natural light, positioned perpendicular to the windows to avoid screen glare.



Private rooms

Rooms with different functions that complement the coworking offering.



The present of future

The present is **Smart** – a commitment to **sustainable and responsible technology**. It offers **non-intrusive spaces, wellbeing programmes, and resource optimisation systems**, alongside **shared areas, outdoor spaces, natural light, and high-quality air**.

For these reasons and more, Smart has been awarded **WELL Gold** for user comfort, **WiredScore Platinum** for technological integration, and **LEED Platinum** for the complex's sustainability. In addition, it also holds an **AAA energy efficiency rating**.





smart flex

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