

next MADRID

The Smart Business Hub



Welcome to the exceptional North Madrid business district

Discover **next** MADRID by clicking each section. Click the logo to return here.



1

Smart Business Hub in North Madrid



A regenerated business district

Welcome to **next** MADRID, a growing business district in vibrant, flourishing North Madrid. More than 400,000 sqm in new office and residential projects will make this area the perfect location for top corporate headquarters.



A consolidated business district



€600+ M in private investment over the next three years



A strategic location in North Madrid



Easy access to the A-1 and M-11 motorways, and within walking distance of metro and Cercanías commuter rail services



Leading Spanish and international companies have already set up in **next** MADRID and more corporate headquarters are on the way



115,000 sqm of state-of-the-art office space under construction with sustainability, quality and well-being certifications

2

A prime strategic
location





Madrid takes a step north

next MADRID is strategically located because it connects Madrid's Centre to the new area in the north-east and the exclusive La Moraleja and Valdebebas neighbourhoods, not to mention the airport and Madrid city centre.

At the centre of a time of renewal

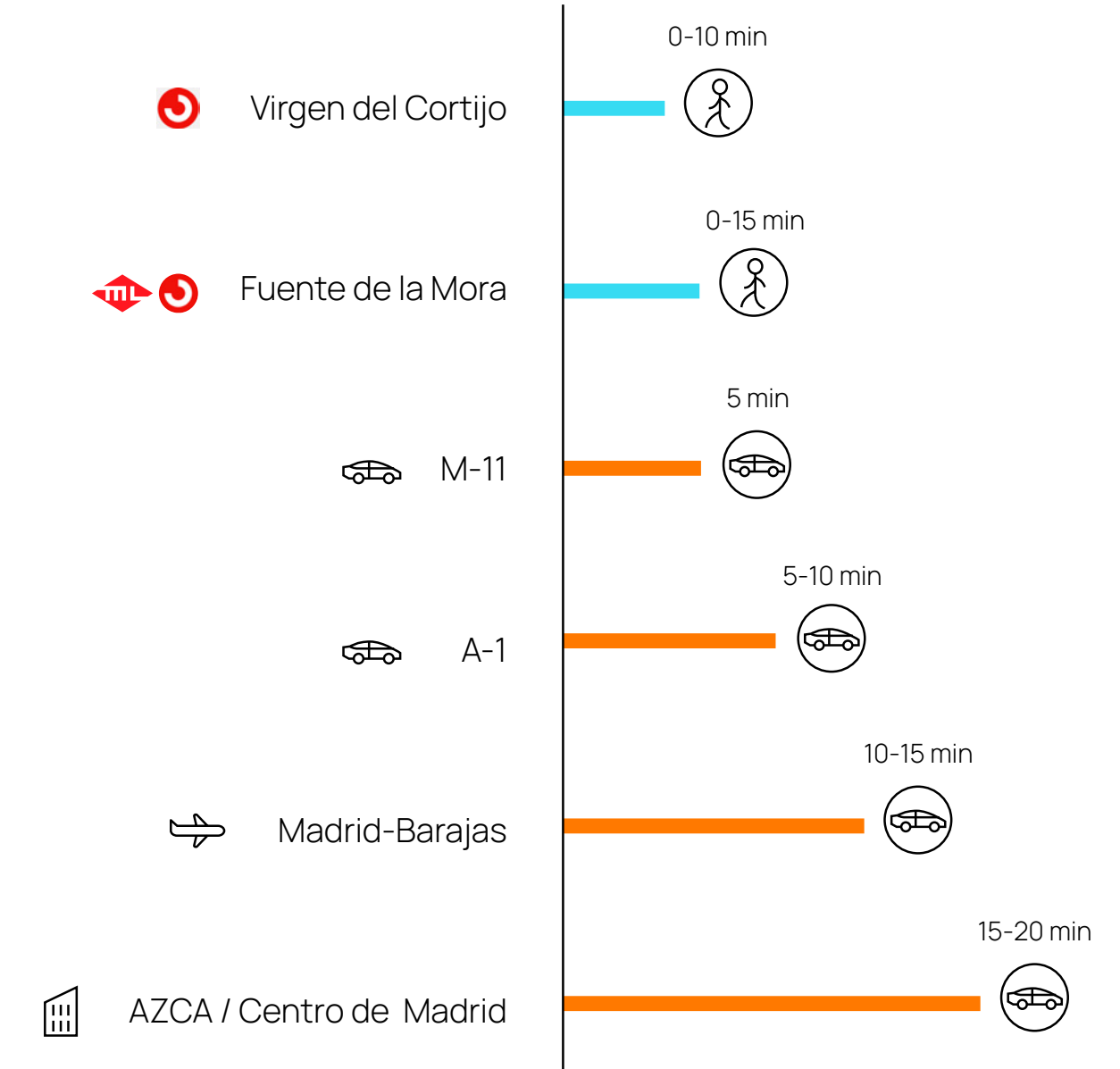
Madrid opens up to the future right here, in the city's northern part. More than 30 sqkm with some of the most ambitious urban renewal projects in Europe, such as Madrid Nuevo Norte.





Connected to the way you move

By metro, Cercanías commuter rail, bus and even car, **next** MADRID boasts easy access and proximity to the A-1 and M-11 motorways, as well as different public transport options.



3

Present
and future



This is next MADRID today, a select community full of talent

The next standard-setting business district is now a reality. A corporate ecosystem with a surface area of 285,000 sqm inhabited by nearly 30 Spanish and international firms.

Here are just a few:



next MADRID will attract more corporate headquarters in the coming months, along with more than 12,000 employees.

Services and amenities within walking distance

next MADRID offers a wide range of services in the area that will only grow and improve, especially in terms of the F&B offer.



PARKING

- Parking Manoteras, 3
- Bicycle parking
- Motorcycle parking
- Park&Ride Fuente de la Mora



HEALTH

- Health Center Virgen del Cortijo
- Raquel Bienes Martínez Pharmacy
- Oña Hospital



SUPERMARKETS

- Carrefour Express
- Dia Market



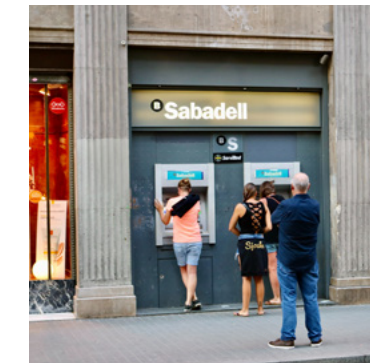
OTHERS

- Cepsa 3gs
- Occidental C. Norte
- Douglas
- DetailCar Manoteras
- Espacio Plus
- Galería del Coleccionista
- Librería Castilla
- Ferretería Alonso
- Mercadillo Elizabeth Arden



RESTAURANTS

- 3gs Lounge Bar
- Bar Welcome Restaurante
- Wogaboo
- Miboheme
- Rincon De Manoteras
- Tento
- Foster's Hollywood
- La Tagliatella
- VIPS Smart
- Panmul Café&+
- Restaurante La Parrilla
- Bar El Metro
- Luna Lounge Bar
- Restaurante Crono
- Delisko Manoteras
- Gianello Pizza



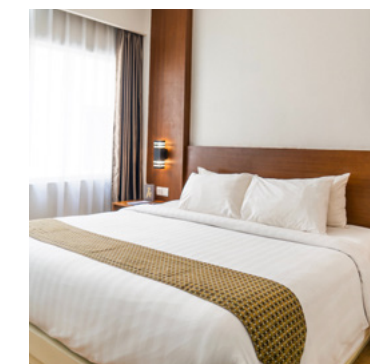
BANKS / ATM

- CaixaBank ATM
- CaixaBank



EDUCATION

- Virgen del Cortijo School
- Educare Valdefuentes College



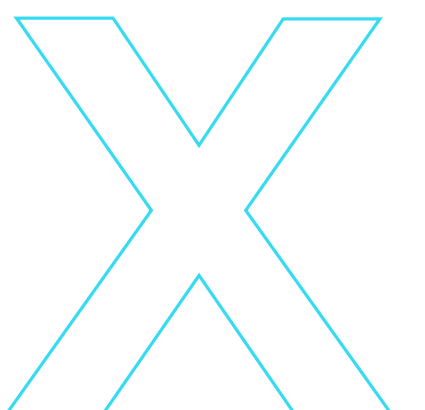
HOTELS

- JA Suites Madrid
- Oshun Madrid Norte



ENTERTAINMENT

- C.C. Manoteras
- Cinesa Manoteras 3D



World-class office projects under construction

next MADRID is synonymous with healthy, safe and comfortable workspaces with cutting-edge technology, great connectivity and maximum respect for the environment, making it the perfect headquarter location for Spanish and international companies.

Find out more about each project by clicking the name.



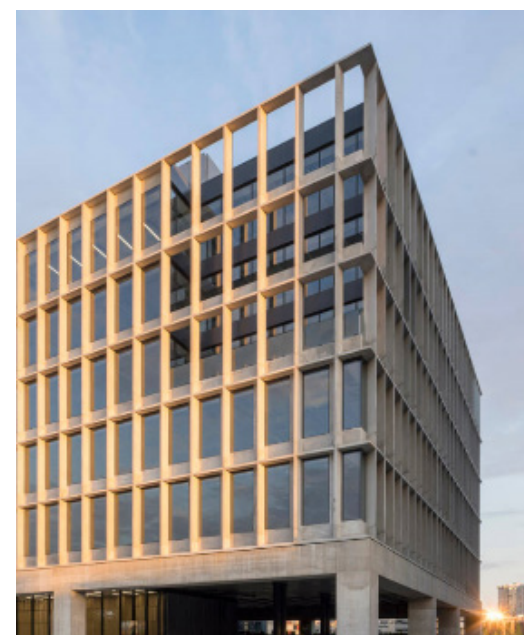
Dune >

Av. Manoteras, 28
+12,000 sqm offices



Neos 20 >

Av. Manoteras, 20
+38,800 sqm offices



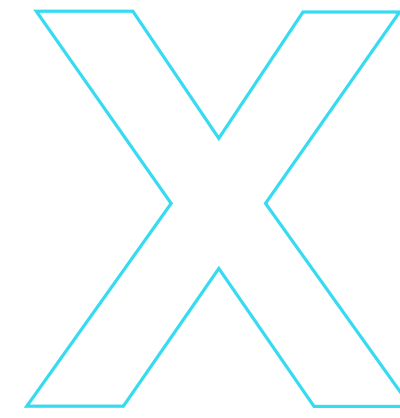
Polaris North >

Av. Manoteras, 12
+14,000 sqm offices



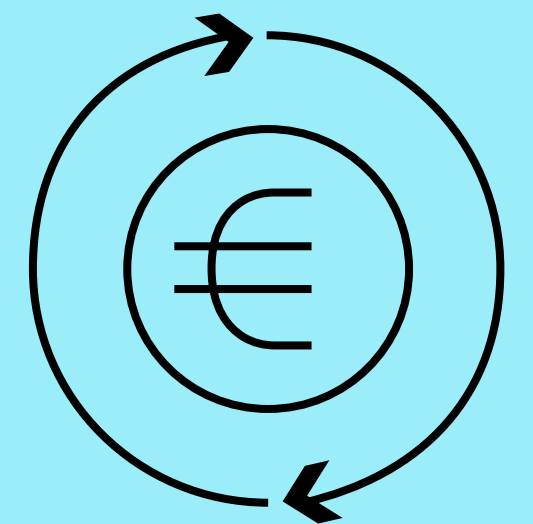
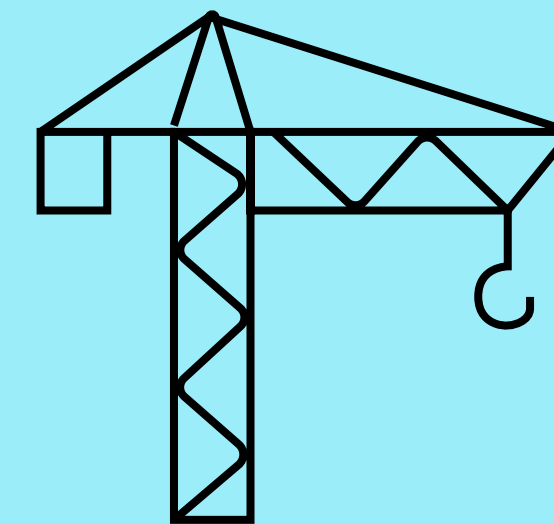
Skylight >

Av. Manoteras, 14
+27,000 sqm offices



Tomorrow, a highly sustainable, 400,000 sqm district

The next step for **next** MADRID is up and running. Seven major high-quality office and residential projects will add a new dimension to the district in the next three years.



115,000+ sqm
under construction

€600+ million in
private investment

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The team behind the project





The pillars of next MADRID

Created based on the initiative of six key companies in the property sector known for their track record, excellence and investment in the city. All share a great interest in the **next** MADRID district.



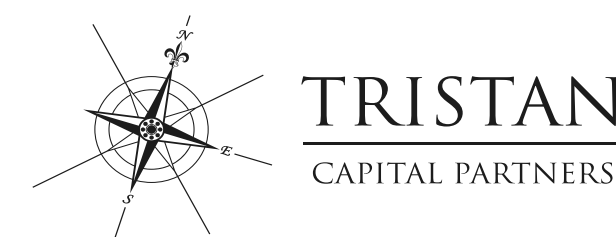
South American investment group with a long proven track record in the sector specializing in high-value assets. Learn more at onix-cp.com



Leading private global asset manager with more than 900 specialists and a diversified property portfolio valued at \$141.1 billion. Learn more at pinebridge.com



SOCIMI focused on creating high-value workspaces in the Madrid area with over 30 years of experience. Learn more at arimainmo.com



Independent boutique specializing in real estate investment management and considered to be a European market leader. Learn more at tristancap.com



Independent investment manager with more than 20 years of experience, responsible for some of the most innovative real estate projects in Madrid. Learn more at bwre.es



One of the world's leading property consultancies with a network of more than 39,000 professionals and fully consolidated on the Spanish property market. Learn more at savills.es

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Join us!



Join us!

Be part of the group of companies with vision

Be part of vibrant, historic change in North Madrid.

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