

## CUZCO IV BUILDING - MADRID

Located in the financial heart of Madrid, CUZCO IV is one of the most emblematic, prestigious and singular buildings of this capital city.

This exclusive office building with distinctive architectural features, looks over Plaza de Cuzco and is located on Paseo de la Castellana, one of the most important and emblematic avenues of the capital.

### FACILITIES

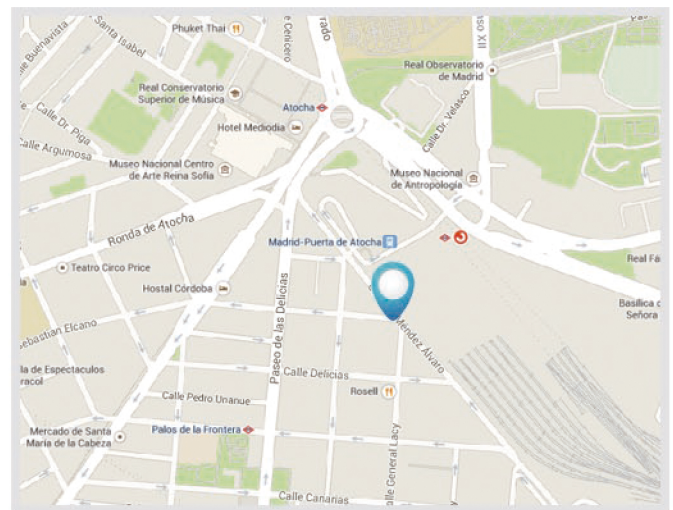
- 22 office floors with wonderful views of the city.
- 4 underground floors for parking and technical services.
- Direct access from Paseo de la Castellana Avenue
- An accessible layout of airy and bright floors
- Offices from 370m<sup>2</sup> to 1,300m<sup>2</sup>
- Around the clock security service
- Exemplary entrance hallway and spacious lobby
- Access and parking control via reception
- Raised technical flooring
- Metal false ceilings with built-in lighting fixtures
- Hot/cold air conditioning
- Individual toilets for each office
- 10 high speed elevators
- Offices for the collection and distribution of correspondence
- Loading/unloading bays
- Service lifts
- Tinted, soundproof glass facades facing all directions
- Ground floor with business premises
- Fire detection and extinguishing systems
- Wide range of cafés and restaurants in surrounding area

### AVAILABLE SPACES

AVAILABLE FLOORS	SURFACE AREA(M <sup>2</sup> )
22TH FLOOR	370,29
19TH FLOOR	1.331,83
16TH FLOOR A-D	1.296,70
6TH FLOOR	618,81
4TH FLOOR	1.296,70
2TH FLOOR	1.296,70
1ST FLOOR B-C	599,85
BUSINESS PREMISES CENTRE	242,79



PASEO DE LA CASTELLANA, 141, 28046 MADRID, SPAIN



Located in the first line of the North/South link, this property has excellent transport connections:

- Bus routes (5, 27, 40, 147, 149)
- Metro station - Cuzco (Line 10)
- Immediate access to the A-1, M-30 and M-40
- A mere 11.7 km from Madrid-Barajas airport, the Juan Carlos I exhibition complex, the Barcelona and Burgos /Francia highways and the A-6. (10 min approximately.)
- Direct connection to Atocha and Chamartín train stations 10 km from Atocha (AVE high speed rail) train station (11 minutes approximately).