



WELCOME TO

JT 2-6

Josep Tarradellas, 2-6

Exceptional Core Office Investment Opportunity
Barcelona, Spain

Josep
Tarradellas, 2-6

Long-Term Income Opportunity in Barcelona City Centre

Introduction

Cushman & Wakefield & JLL have been instructed on a co-exclusive basis for the sale of this **outstanding office investment opportunity**, located in Barcelona City Centre.

Josep Tarradellas, 2-6 affords the opportunity to acquire a **highly visible landmark** office asset offering **solid indexed linked income** on a **long-term** basis.



Josep
Tarradellas, 2-6

Key Investment Highlights



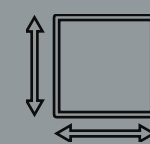
Exceptional opportunity to invest in this highly prominent and sizeable office asset

This potential acquisition provides investors the opportunity to acquire scale and security in a market with a distinct lack of Core investment product.



Fully Let, Single Tenant

Regional Government of
Catalonia – Territory &
Sustainability



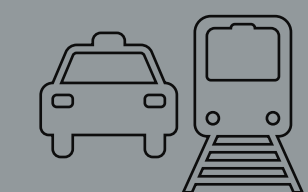
17,465 sqm office GLA

206 car parking spaces
GF + Mezzanine + 8 upper Floors /
5 basement levels



Core Location

Situated in a highly visible City
Centre urban location



Outstanding Communications

Located opposite Sants Train
station (AVE to Madrid) with
various Metro stations nearby



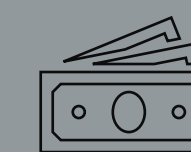
10.5 years

Term certain WAULT
(from. Oct 21)



Robust Submarket

Extremely low vacancy rate in
City Centre (below 3.5%)



Attractive Deal Volume

Opportunity to gain exposure and scale
in one of the Europe's most in demand
office markets



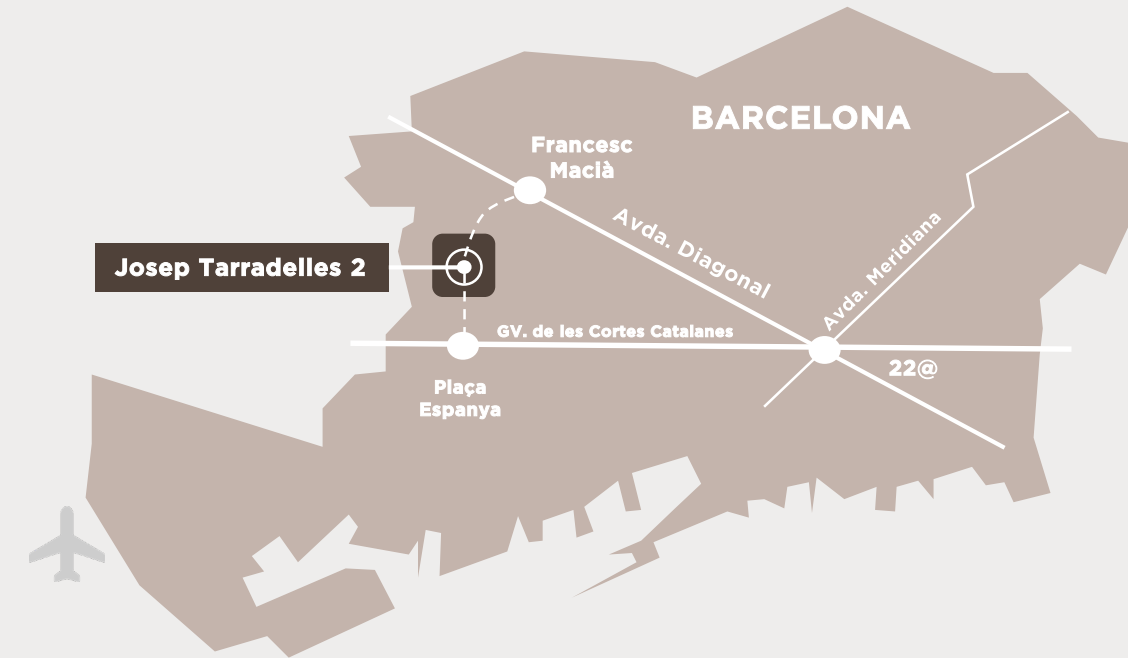
Enhanced Returns

Opportunity to bank finance
acquisition thus maximizing
levered returns

Josep Tarradellas, 2-6

Located in Barcelona

Barcelona is consistently recognized as one of the world's best cities in which to both live and work



KNOWN AS ONE OF THE BEST COASTAL CITIES IN THE WORLD AND BOASTING A SUPERB QUALITY OF LIFE, BARCELONA HAS IT ALL

Ranked as one of the world's leading economic, trade fair, tourism, and cultural centers with a strong influence on commerce, education, entertainment, media, fashion and science. Many international companies flock to Barcelona to benefit from its status as a major global city.



Excellent connectivity

-  **City Centre**
(10'm distance by car/metro)
-  **Airport**
(20'min driving distance)
- Metro**
 -  **L3, L5 Sants**
(1'min walking distance)
 -  **L5 Entença**
(5'min walking distance)
 -  **L3 Tarragona**
(5'min walking distance)
 -  **L1, L3 Tarragona**
(10'min walking distance)
- Train Network**
 **Renfe – Rodalies - AVE**
(1'min walking distance)
- Bus Network**
 27, 78, 109, 115, H10, V5, D40
(1'min walking distance)
- Bicing**
 (1'min walking distance)





The Asset

17,465 sqm of office space distributed over ground, mezzanine and 8 upper floors, providing an exceptional 1,700 sqm floorplate and excellent occupier services including underground car parking, changing rooms and showers and an auditorium.



Contacts

A full Investment Memorandum with all the information necessary to be able to analyse this transaction in detail will be made available on receipt of the signed confidentiality agreement. For further information on this investment opportunity, please contact Cushman & Wakefield or JLL, co-exclusive disposal agents:



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