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Hermosilla  
LL3



II  
Hermosilla  
II 3

architecture | sustainability | location

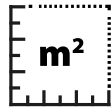
# Hermosilla 3 at a glance



Year renovated  
2005



Architect  
Rafael de la Hoz



GLA (m<sup>2</sup>)  
17,909.20



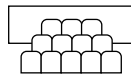
Parking spaces  
119



Electric vehicle spaces  
7



Bicycle spaces  
8



Auditorium  
138 people



Meeting rooms  
31



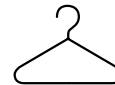
Ideal for corporate  
head Offices



Facility manager



Outdoor spaces and  
green areas



Changing rooms

## Certifications



LEED Platinum



Energy rating  
A



ISO 9001



ISO 14001



ISO 45001



**Hermosilla 3**  
is a business  
complex that  
combines  
innovative  
architecture  
and design with  
an exclusive  
location in  
Madrid.

Flexible,  
modular spaces  
on all 7 floors.






## A well-connected building

Hermosilla 3 enjoys a strategic location, in the Salamanca district near Plaza Colón and Paseo de la Castellana, one of the main avenues in Madrid.

There are a wide range of services, shops and restaurants in the vicinity and the complex has excellent public transport connections.

	7'	<b>Cercanías:</b> Recoletos C1, C2, C7, C8 and C10
	4'	<b>Metro:</b> Serrano and Colón (L4)
	9'	Velázquez (L4) and Alonso Martínez (L 4, 5 Y 10)
	12'	Rubén Darío (L5) and Retiro (L2)
	2'	<b>Buses:</b> 1, 5, 9, 14, 19, 21, 27, 45, 51, 53, 74 and 150
	2'	<b>BiciMAD stations:</b> 92, 93, 104, 105 and 106

	20'	<b>Airport:</b> Adolfo Suárez Madrid-Barajas
	10'	<b>AVE station:</b> Madrid-Atocha
	10'	<b>Access roads:</b> A-2, A-3, M-30 and R-3



Hermosilla 3,  
an exclusive  
location in a  
prime district  
of Madrid.

# Rafael de la Hoz Studio

This project was developed by the prestigious international architecture practice RAFAEL DE LA HOZ.

Since its inception in 1920, the studio has completed 500+ projects in 20 different countries, creating dynamic, meaningful spaces in different continents that stand out for their exceptional architecture and the team's focus on innovation and sustainability.

Another of the firm's stand-out projects is Gmp's oxseo building in Tablas, which has revolutionised perceptions of business office space.





Spaces, nature  
and fresh air in  
the city centre.



A light-filled  
auditorium  
for events.

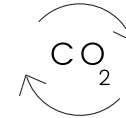
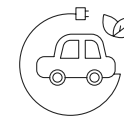


Meeting  
rooms in  
each building.





## Sustainability, environment, wellbeing and comfort



Hermosilla 3 holds with Platinum LEED certification awarded by the US Green Building Council (USGBC). This is the highest rating awarded under this certification system.

This distinction is based on the sustainable behaviour of the building and high levels of wellbeing and comfort it provides for occupants.

LEED is one of the most prestigious international rating systems for green buildings. It aims to promote buildings that respect the environment, are economically viable and comfortable to live and work in.



## Efficiency, quality and caring for health

It holds triple AENOR certification for the Integrated Management for Quality, Environment and Occupational Health and Safety. This certification demonstrates Gmp's quality commitment to human resources and use of materials.



ISO 9001



ISO 14001



ISO 45001



Energy rating A, which guarantees near zero CO<sub>2</sub> emissions and optimal energy consumption.



3 buildings  
offering  
flexibility  
in terms  
of space  
and layout.

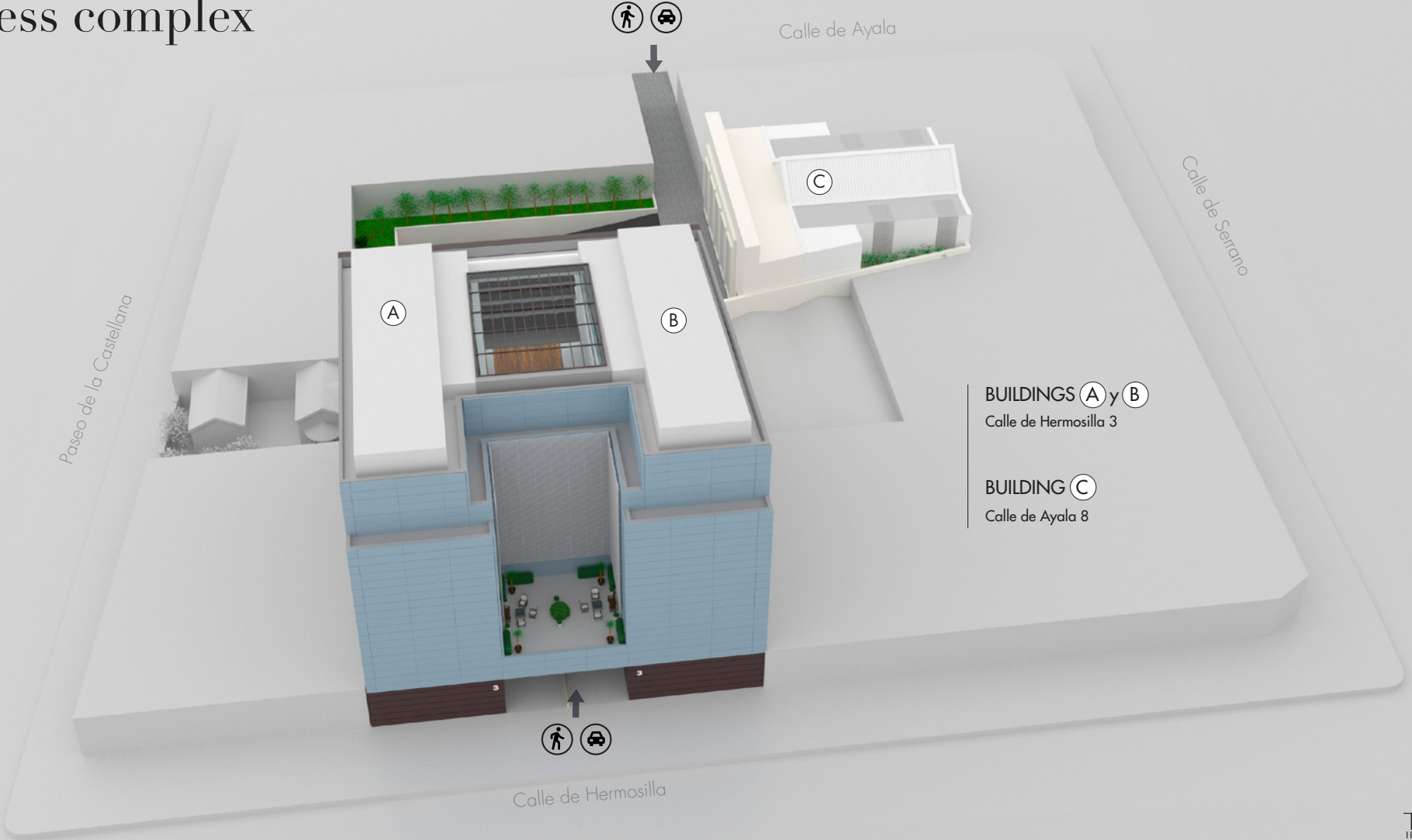






# Hermosilla 3

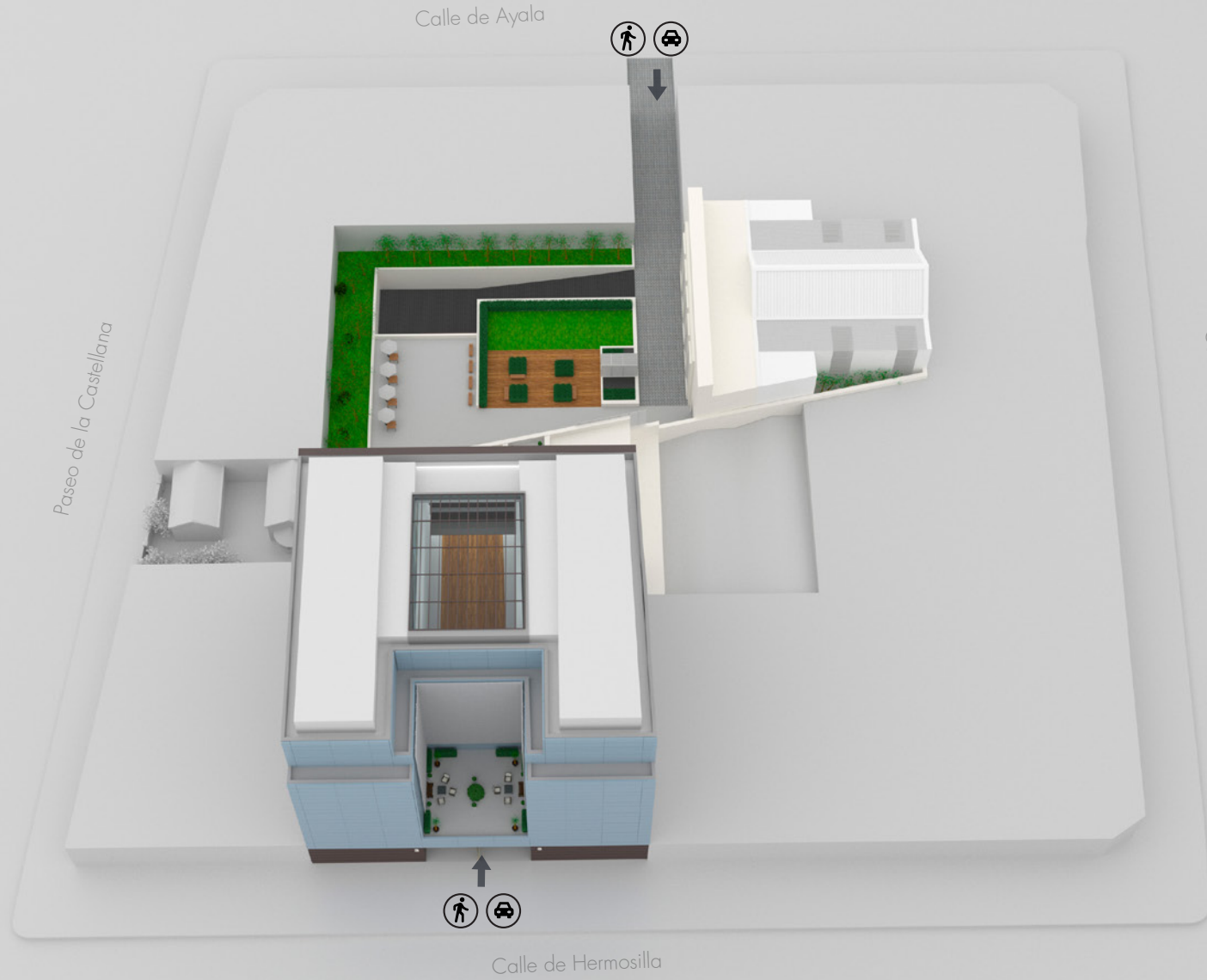
## Business complex



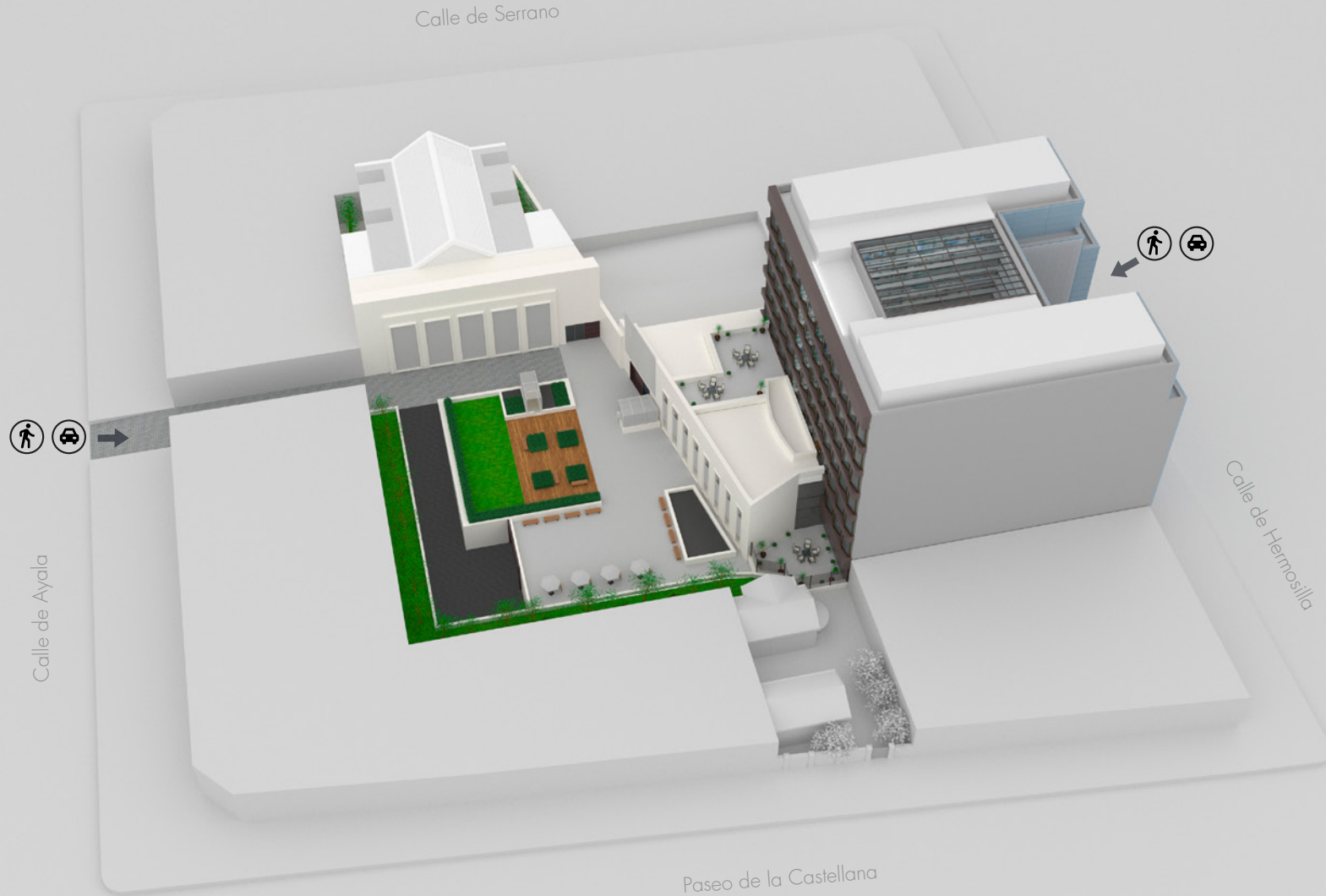
BUILDINGS A y B  
Calle de Hermosilla 3

BUILDING C  
Calle de Ayala 8

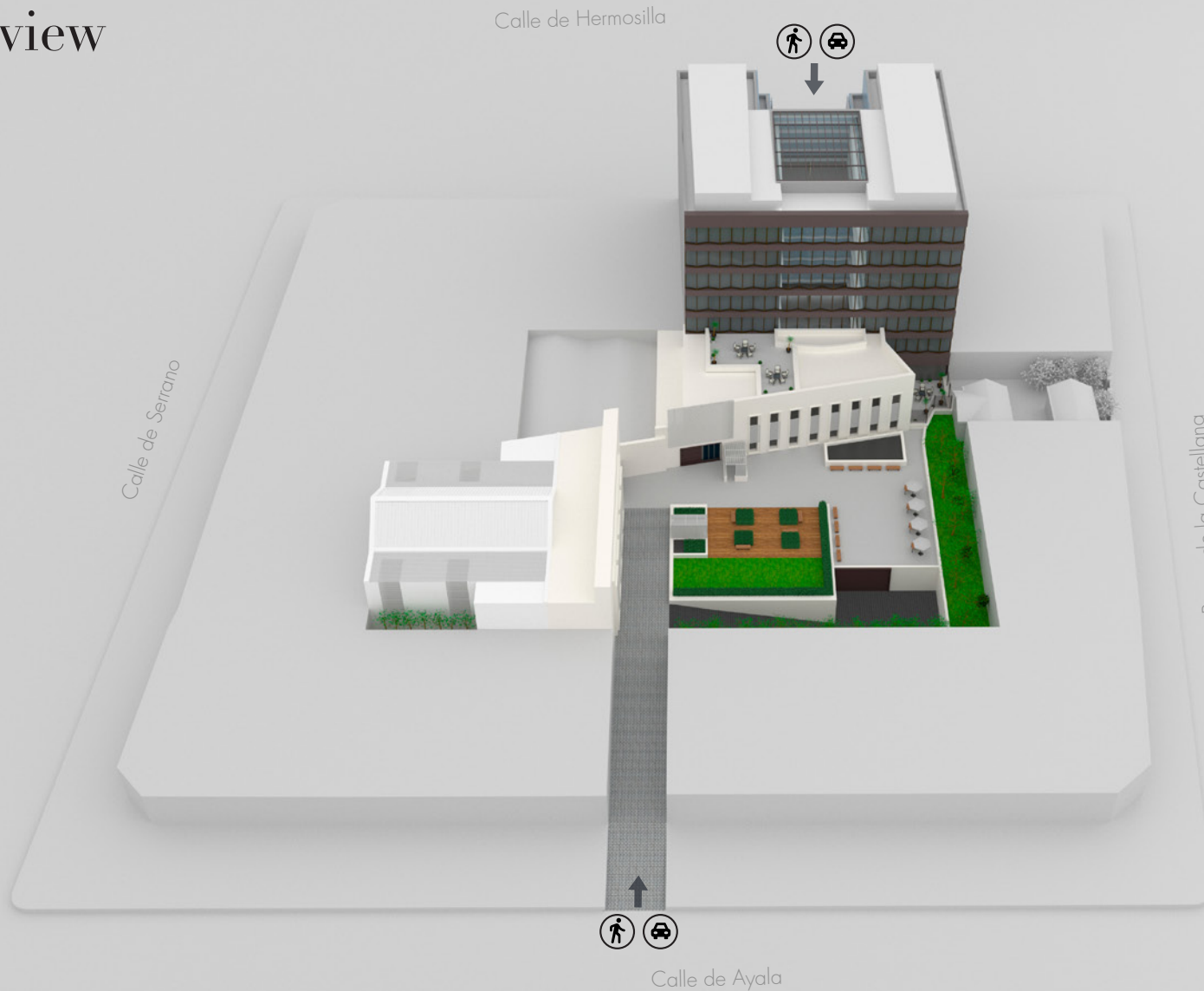
# North view



# West view



# South view



# Spaces



BUILDING A Calle de Hermosilla 3		BUILDING B Calle de Hermosilla 3		BUILDING C Calle de Ayala 8		TOTAL A+B+C	
7	622.88 m <sup>2</sup>	7	557.93 m <sup>2</sup>	-	-	1,180.81 m <sup>2</sup>	
6	735.60 m <sup>2</sup>	6	745.49 m <sup>2</sup>	-	-	1,481.08 m <sup>2</sup>	
5	806.22 m <sup>2</sup>	5	835.47 m <sup>2</sup>	-	-	1,641.69 m <sup>2</sup>	
4	806.22 m <sup>2</sup>	4	835.47 m <sup>2</sup>	-	-	1,641.69 m <sup>2</sup>	
3	806.22 m <sup>2</sup>	3	835.47 m <sup>2</sup>	3	315.95 m <sup>2</sup>	2,594.93 m <sup>2</sup>	
2	806.22 m <sup>2</sup>	2	835.47 m <sup>2</sup>	2	1,021.07 m <sup>2</sup>	2,663.16 m <sup>2</sup>	
1	805.68 m <sup>2</sup>	1	1,353.78 m <sup>2</sup>	1	1,021.47 m <sup>2</sup>	3,180.52 m <sup>2</sup>	
PB	800.67 m <sup>2</sup>	PB	1,293.84 m <sup>2</sup>	PB	953.24 m <sup>2</sup>	2,410.46 m <sup>2</sup>	
S-1	-	S-1	1,114.84 m <sup>2</sup>	S-1	-	1,114.84 m <sup>2</sup>	
S-2	-	S-2	-	S-2	-	-	
<b>TOTAL A</b>	<b>6,189.71 m<sup>2</sup></b>	<b>TOTAL B</b>	<b>8,407.76 m<sup>2</sup></b>	<b>TOTAL C</b>	<b>3,311.73 m<sup>2</sup></b>	<b>17,909.20 m<sup>2</sup></b>	



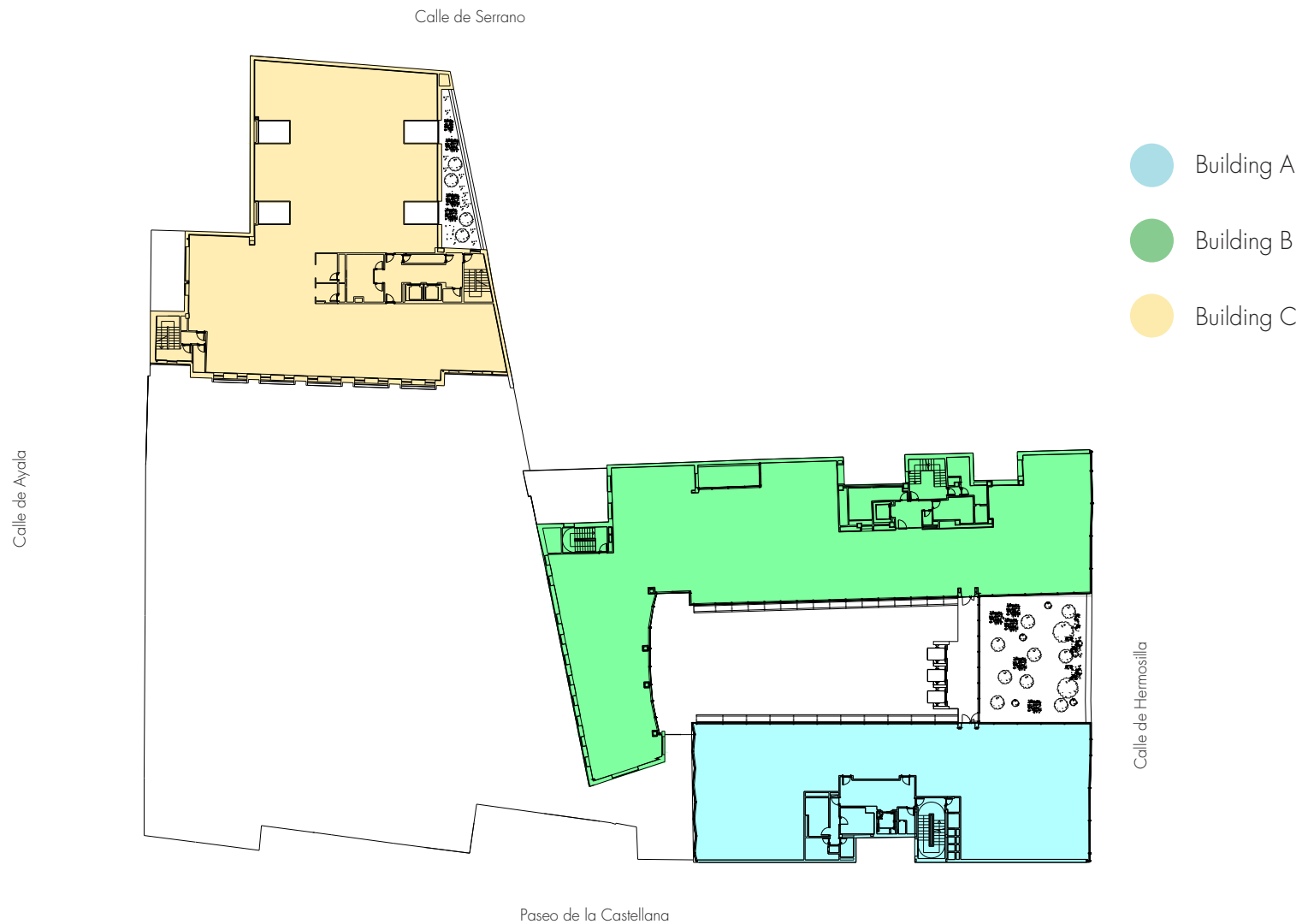
# Hermosilla 3

## Ground floor



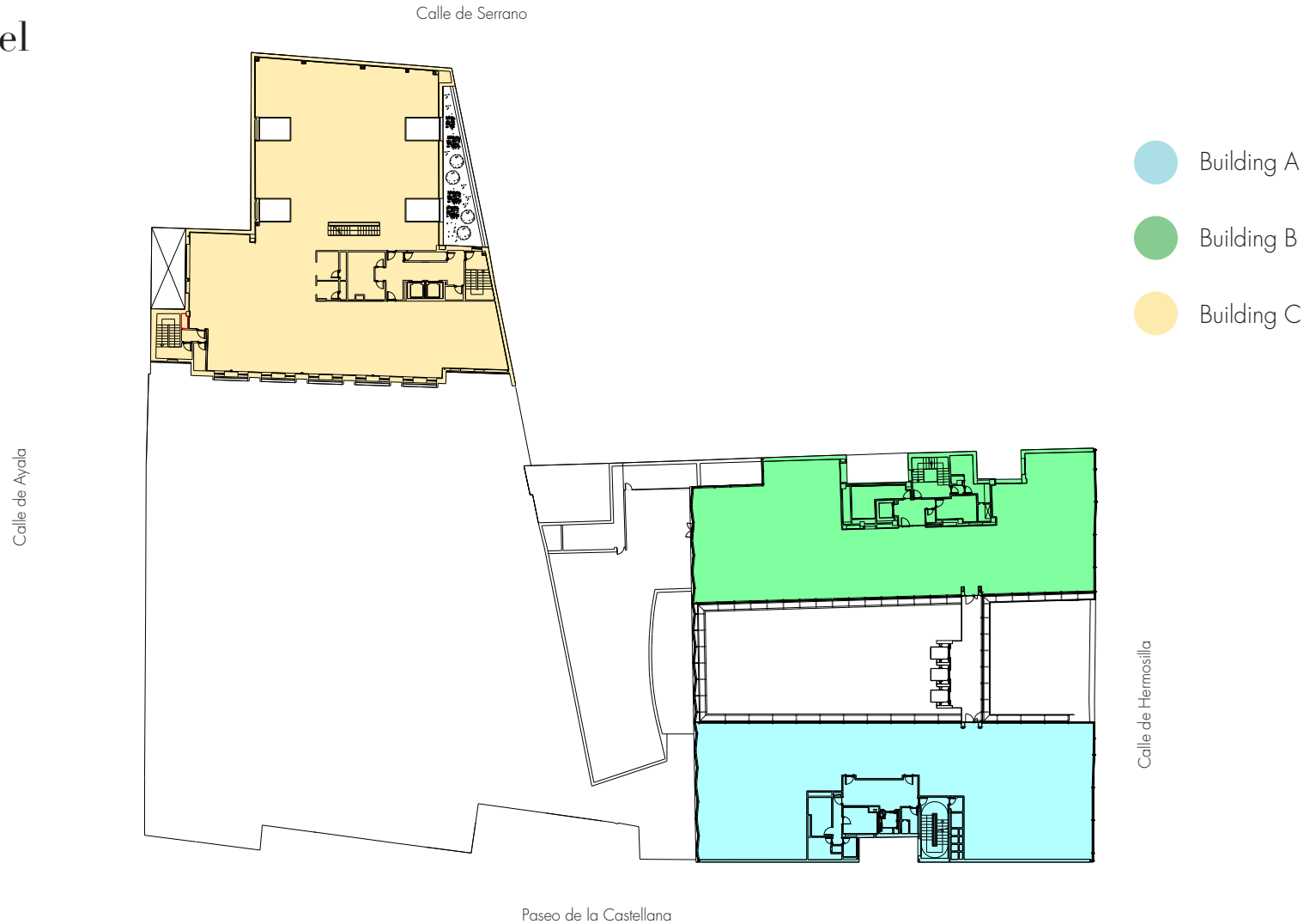
# Hermosilla 3

## First floor



# Hermosilla 3

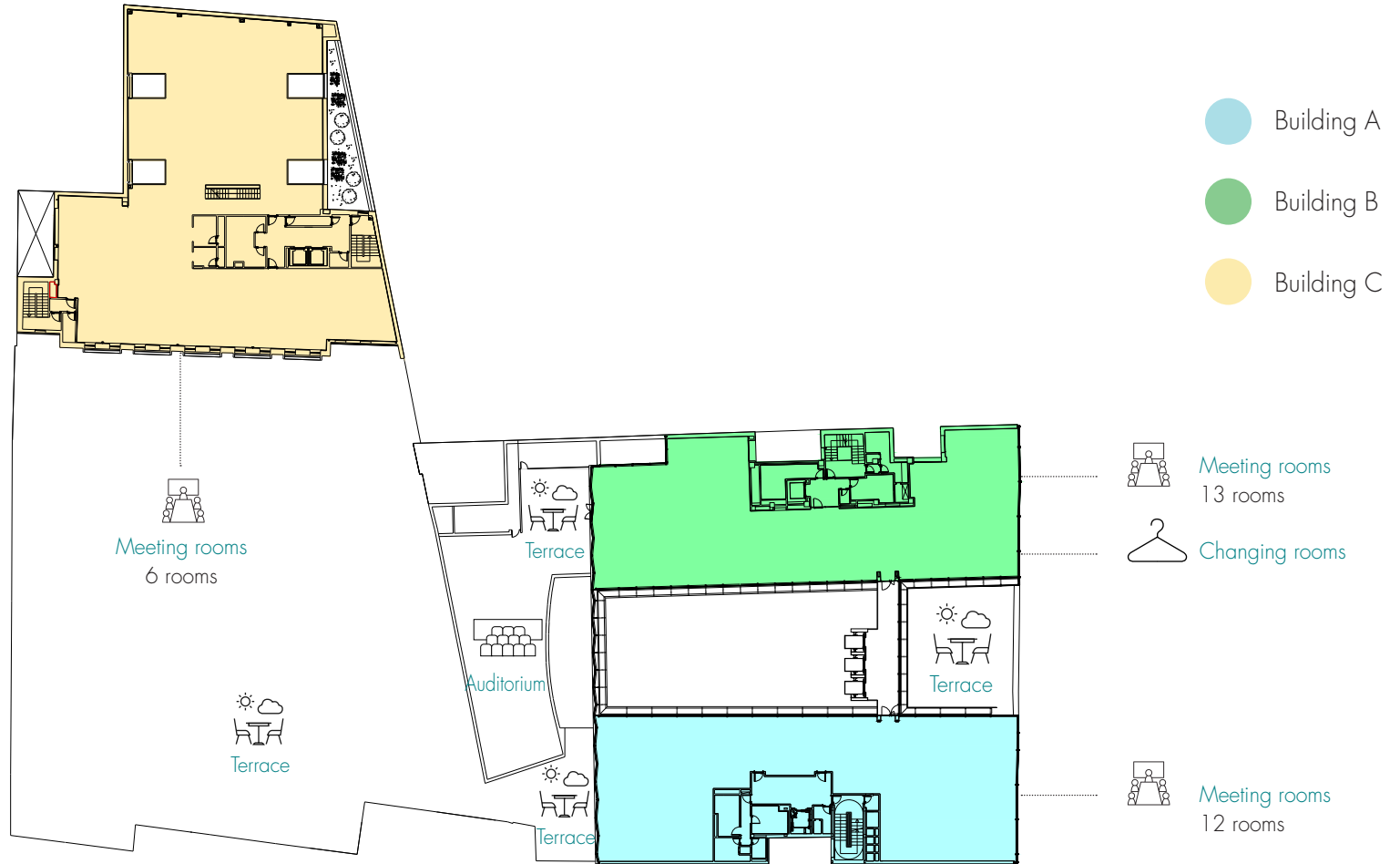
## Standard floor model





# Hermosilla 3

## Spaces



# The Gmp guarantee

Hermosilla 3 is owned by Gmp. Founded in 1979, it is one of Spain's leading property management groups. Since its origins, it has maintained a strong focus on property ownership, enabling it to build a solid position in the Spanish real estate market as a specialist in the development, investment and management of property assets, focused on the high-end office segment and business parks.

Sustainability is a strategic value of its corporate vision, which embraces environmental sustainability and sustainability in the value creation process, through quality and innovation in management, processes and products, placing emphasis on promoting the health and well-being of the users of its buildings.

## Customer-driven focus

Gmp's property management is customer focused.

All the properties it manages have a Portfolio Manager and a Facility Manager located in the building who provide personalised communication with customers.

In addition, the Customer Experience Manager promotes active listening and creates memorable experiences for building users.

## Integrated management system

Gmp is the only Spanish real estate company with triple AENOR certification for an Integrated Quality, Environmental and Occupational Health and Safety Management System regarding the activities of acquisition, sale, rental and management of the maintenance, refurbishment and conservation of office real estate assets.

This triple certification ratifies Gmp's commitment to continuous improvement, good environmental practices in buildings and customer satisfaction through sustainable quality management.



# III Hermosilla III 3

architecture | sustainability | location



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