

MILE 22@ CAMPUS

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work with a sMILE

MILE Campus is a new concept of business campus in the heart of Barcelona's 22@ district: contemporary, flexible, and connected, designed so that people can work better, driven by a positive energy that can be felt in every space.

Welcome to **MILE Campus**: a business campus created for people and driven by positive energy.





A business campus driven by positive energy

*CAMPUS / POSITIVE ENERGY / **sMILE** / BUILDINGS / OFFICES / COMMON AREAS / WELLBEING / **COMMUNITY** / AMENITIES / BADAJOZ AXIS / **22@ BARCELONA** / TERNACIONAL LEED / FLEXIBILITY/ **SUSTAINABILITY** / MODERNITY / WORKSPACE / **INNOVATION** / PRODUCTIVITY / CONNECTIVITY / ARCHITECTURE / CAMPUS ENERGÍA POSITIVA / sMILE*

mile campus: at a glance

38.000 sqm

Spread across 3 buildings

location

Located in 22@, the most dynamic business district in the city

certifications

Buildings with **LEED Platinum and WiredScore Platinum** certifications

3 buildings

Badajoz 60, Llull 112 and Llull 108

amenities

Courtyards, terraces, gym, auditorium, multifunctional rooms

community

Event programs, scheduled classes, special initiatives

spaces designed to work better

Architecture rooted in Poblenou's industrial heritage, certified sustainability with LEED Platinum and Wired Score Platinum, and amenities that transform the way people work, grow, and connect.



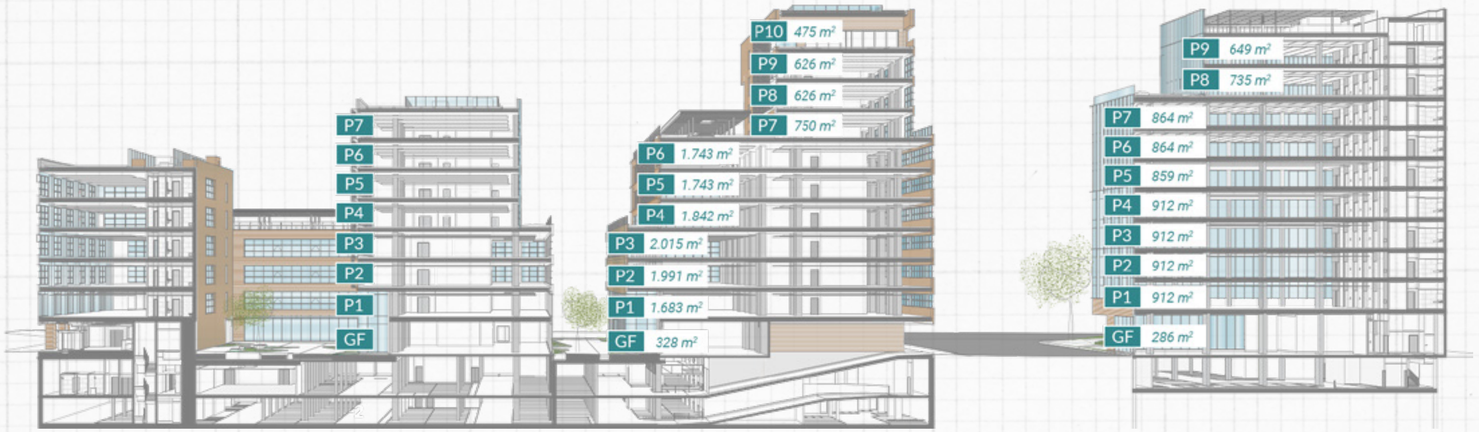
designed
to make you
sMILE

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three buildings, one concept

With 38,000 m² of **Class A** office space across three buildings, **Mile Campus** redefines the concept of a business campus.



MILE CAMPUS | LLULL 108

MILE CAMPUS | LLULL 112

MILE CAMPUS | BADAJOZ 60



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MILE CAMPUS

BADAJOZ 60

A corporate building located at the corner of Llull and Badajoz streets, facing Badajoz Street. It offers 7,903.78 sqm spread over ground floor + 10 stories, with floor plates of up to 910 sqm and a ceiling height of 2.7 sqm

7,904 sqm

10 floors

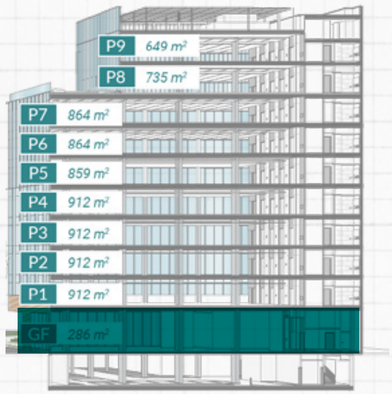


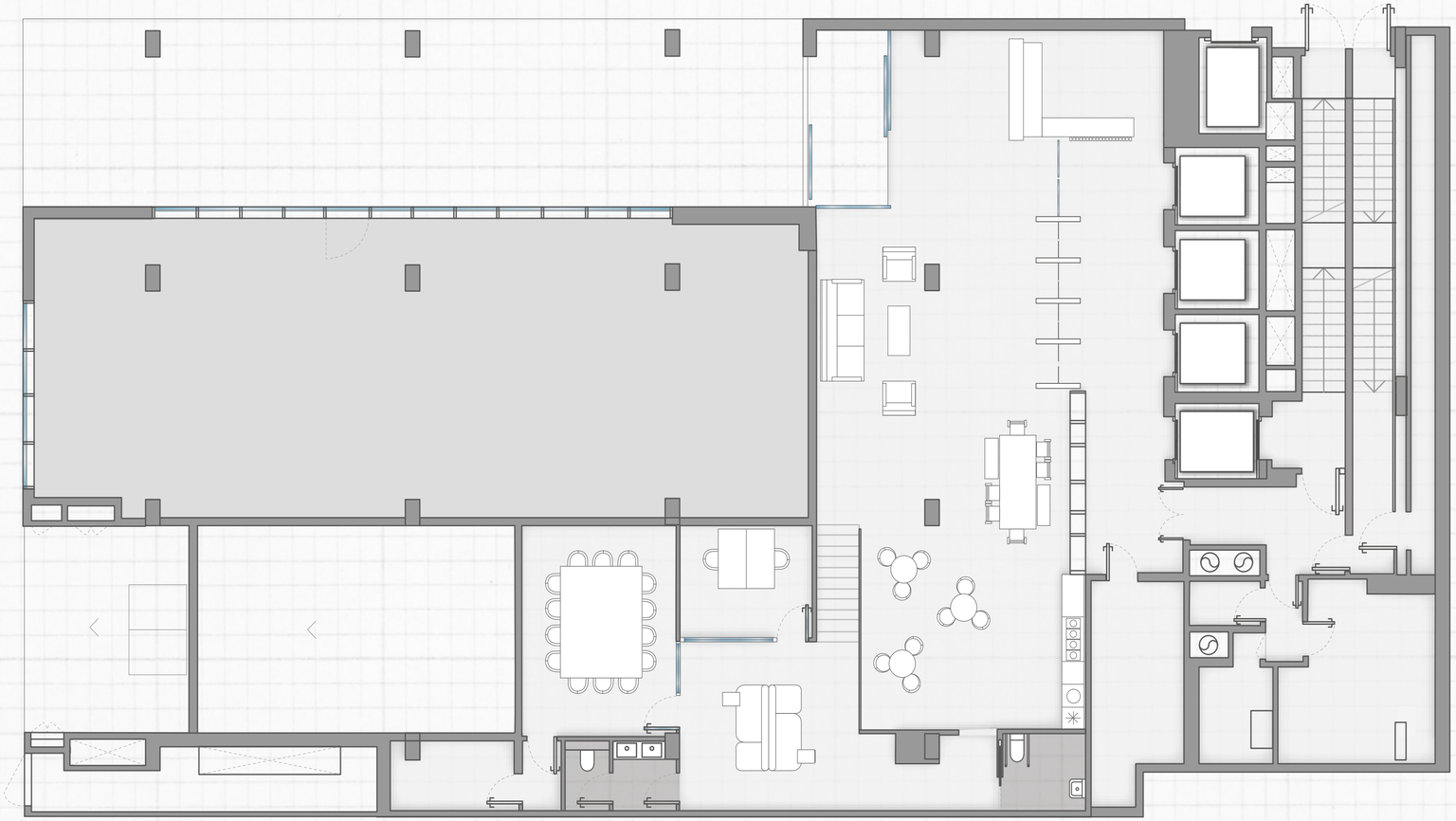
MILE CAMPUS

BADAJOZ 60

GROUND FLOOR

AMENITIES



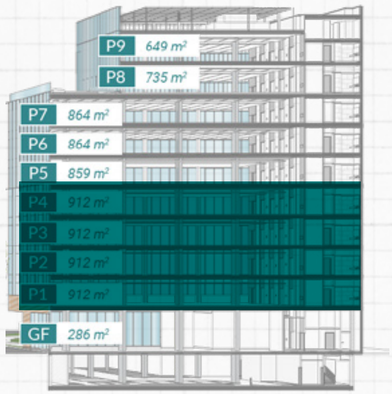


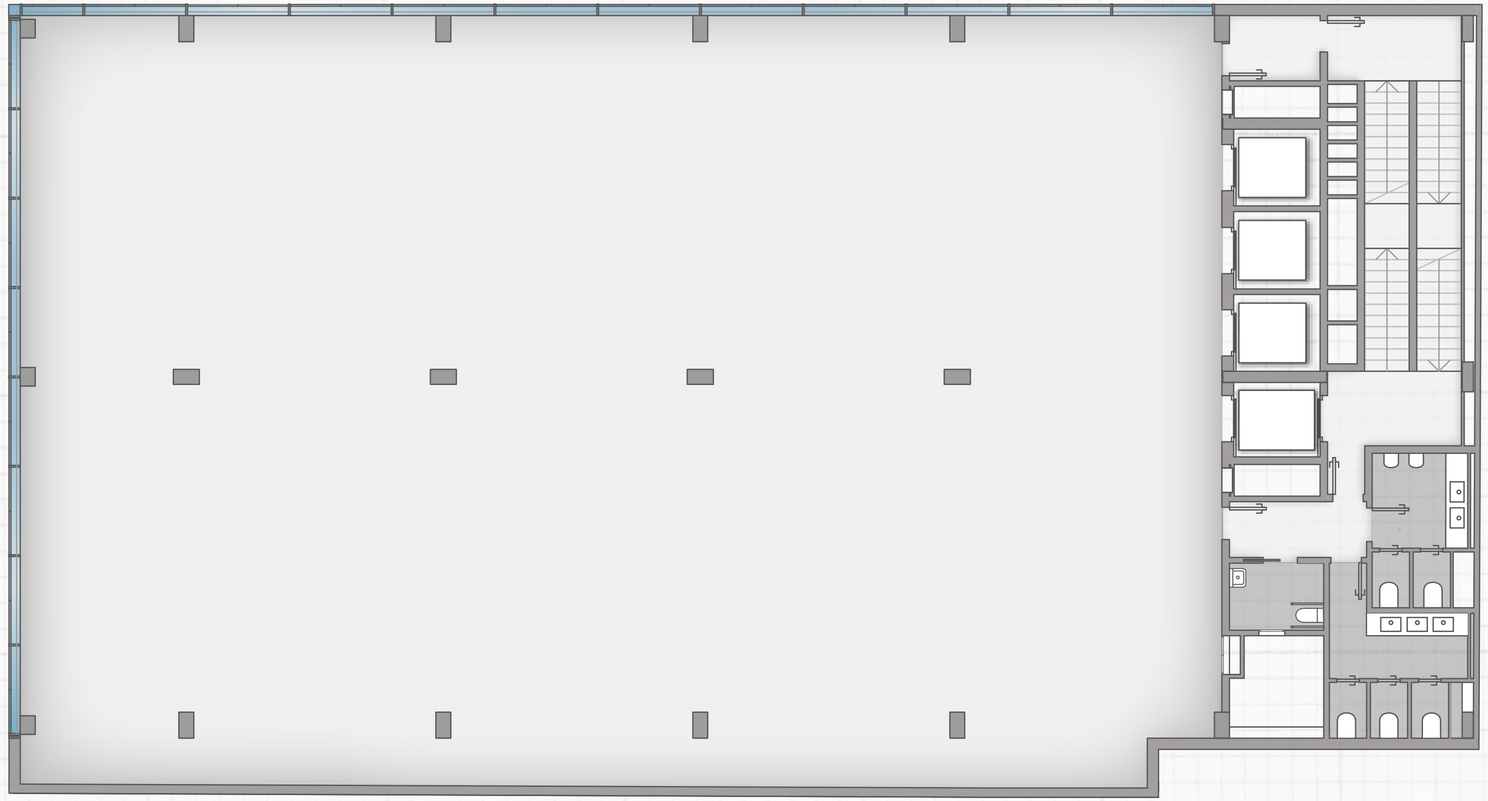
MILE CAMPUS

BADAJOZ 60

TYPICAL FLOOR PLAN

P1, P2, P3, P4





MILE CAMPUS

LLULL 112

Located on the corner of **Llull and Badajoz streets**, this building offers 13,820.97 sqm distributed across ground floor + 10 upper floors. It rises above its neighboring buildings and provides floor plates of up to 1,822 sqm with a clear ceiling height of 2.7 sqm.

In addition, it features private terraces on the upper floors, offering panoramic views of the city and the sea.

13,820.97 sqm

10 floors

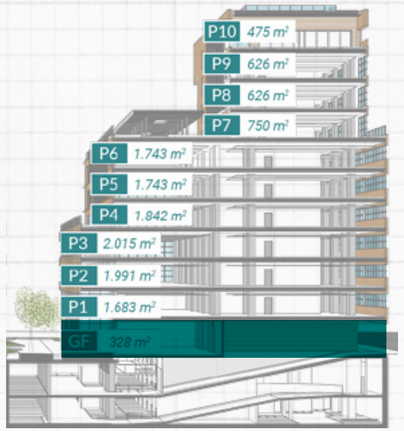
Rooftop and private terrace

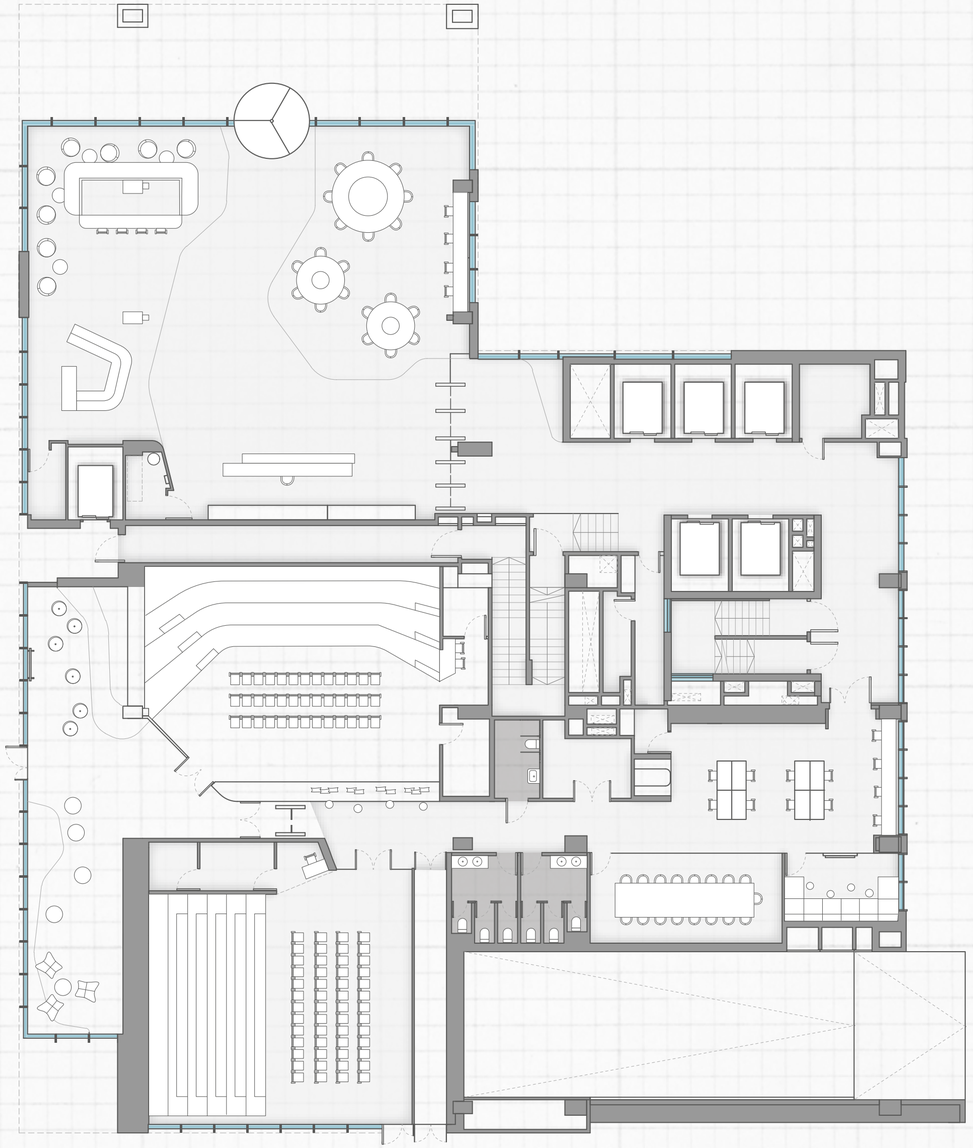


MILE CAMPUS | LLULL 112

GROUND FLOOR

AMENITIES



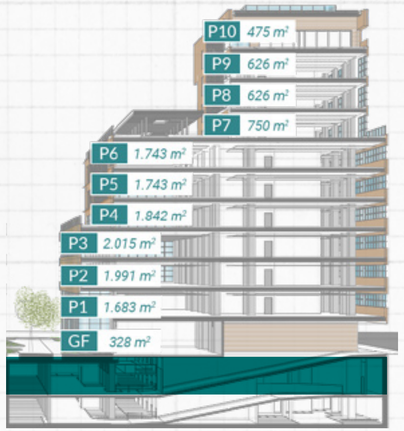


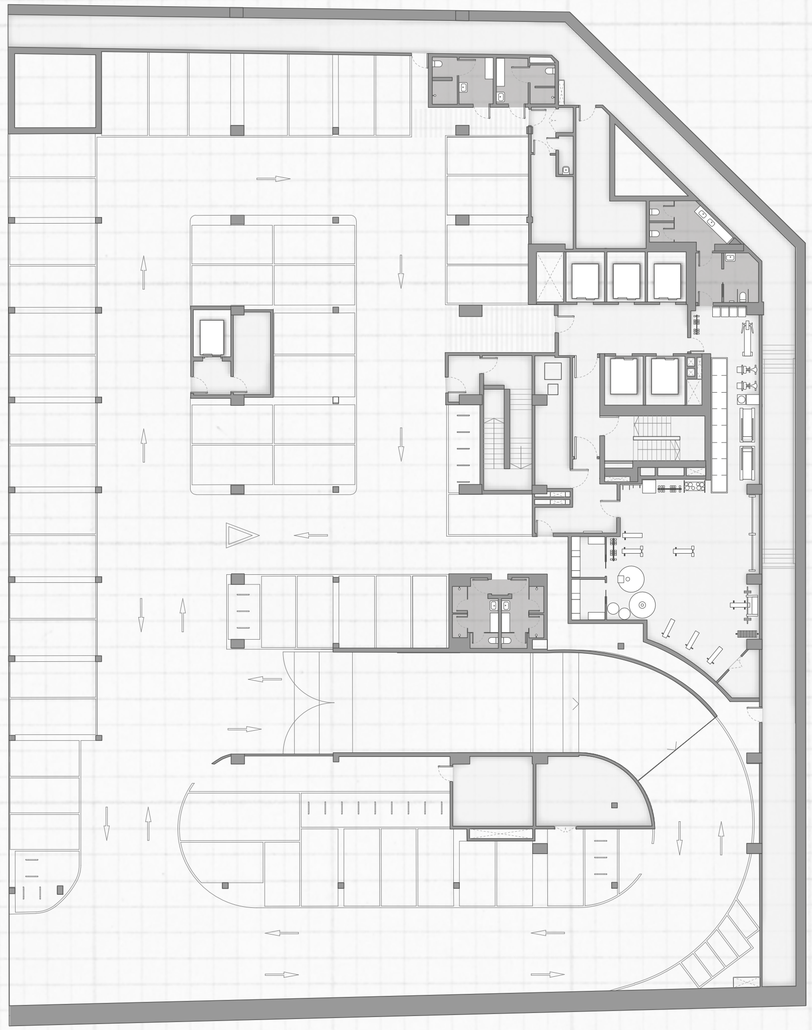
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MILE CAMPUS | LLULL 112

BASEMENT

AMENITIES



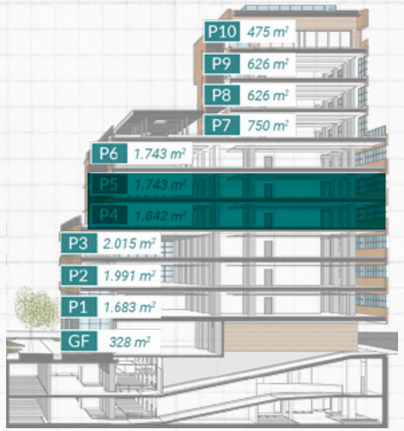


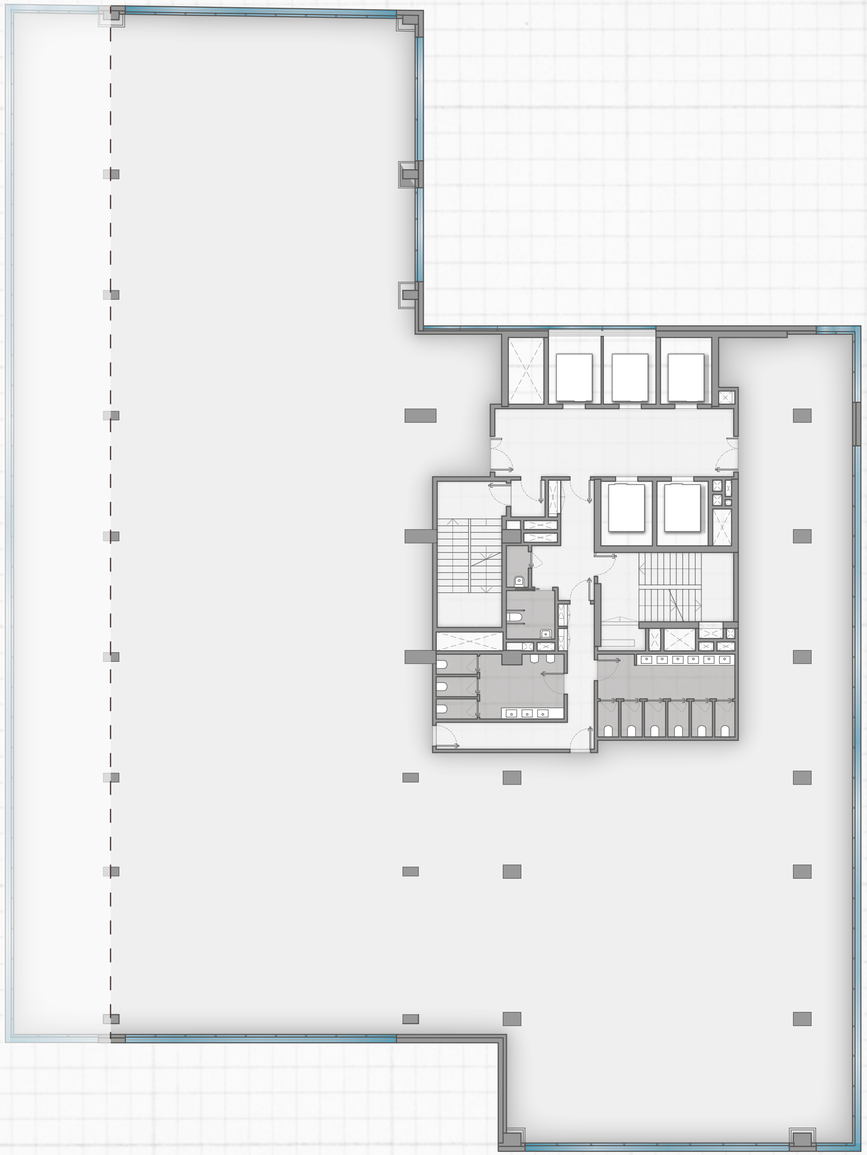
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MILE CAMPUS | LLULL 112

TYPICAL FLOOR PLAN

P4, P5



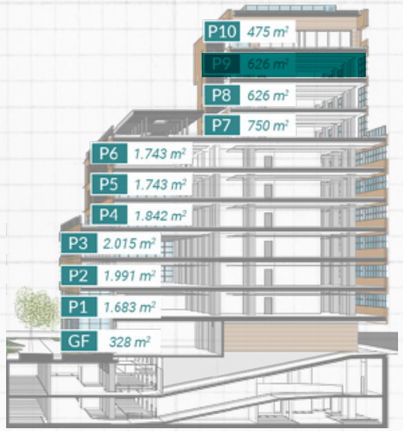


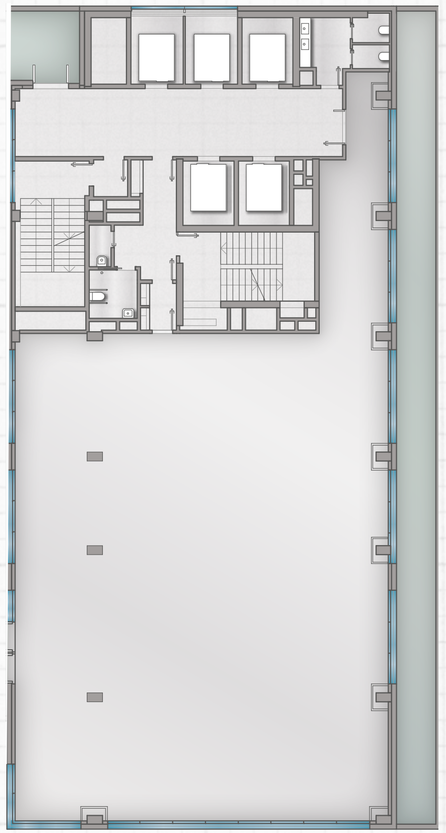
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MILE CAMPUS | LLULL 112

TYPICAL FLOOR PLAN

P9





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MILE CAMPUS

LLULL 108

Located at the corner of **Àvila and Llull streets**, this 16,368,88 sqm building can be divided into two independent units, each with its own entrance, while sharing a large terrace on the fourth floor.

With floor plates of up to 3,218 sqm and a ceiling height of 2.7 sqm, the building is fully occupied by the international company Glovo.

16,368.88 sqm

2 independent units

private terrace

LEED PLATINUM 2023



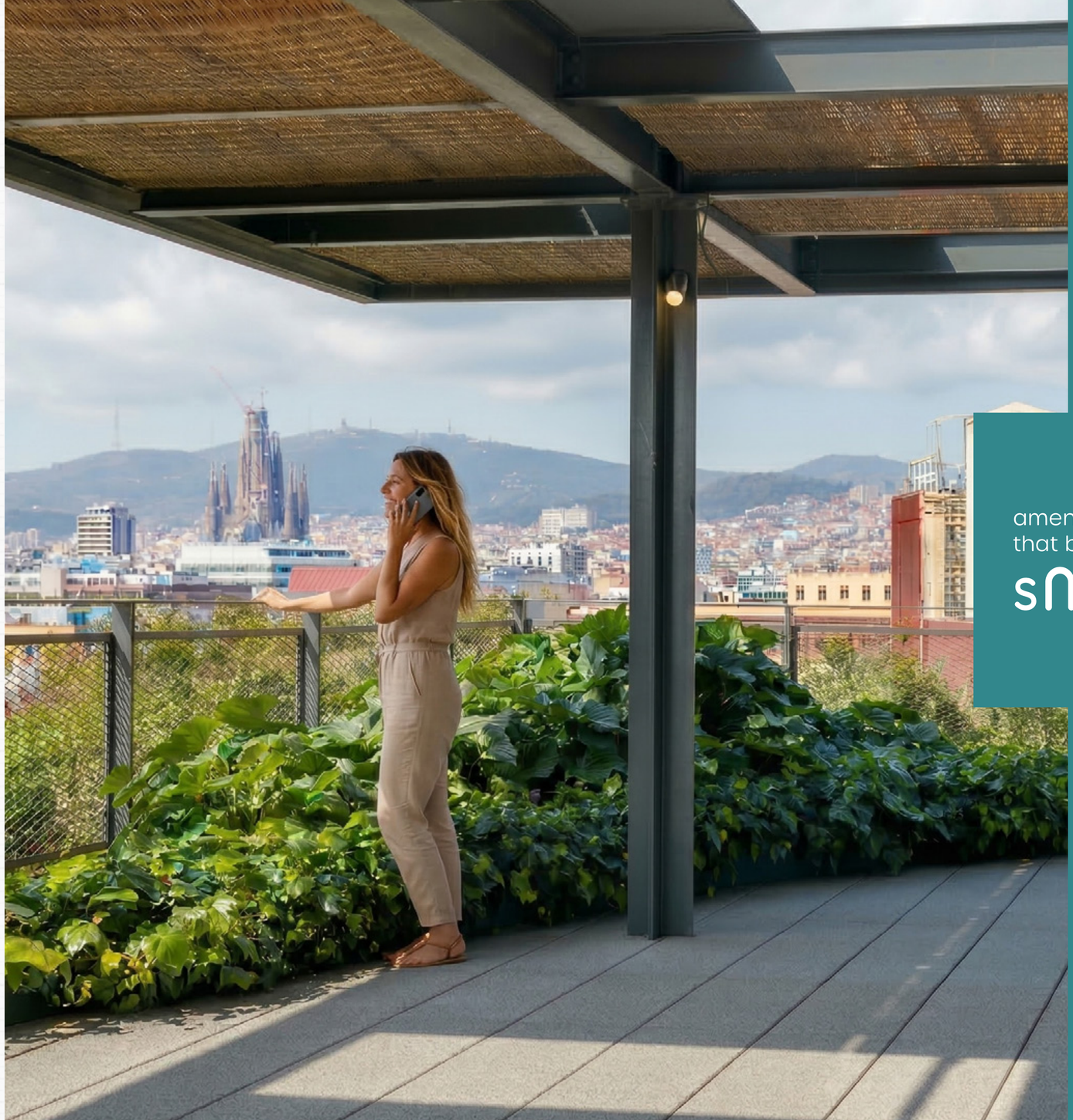
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spaces designed to care for you

An environment that combines comfort, functionality, and well-being.

The services and amenities at **Mile Campus** are designed to create a comfortable and versatile environment, blending functionality and well-being. Every space contributes to a more efficient and inspiring work experience, fostering interaction, productivity, and creativity.



amenities
that bring a
sMILE

22@

Gmp



sMILE auditorium



A flexible space of approximately 140 sqm, divisible into two 70 sqm rooms, suitable for events for up to 70 people, cocktail receptions, or plenary sessions such as town halls and training workshops.

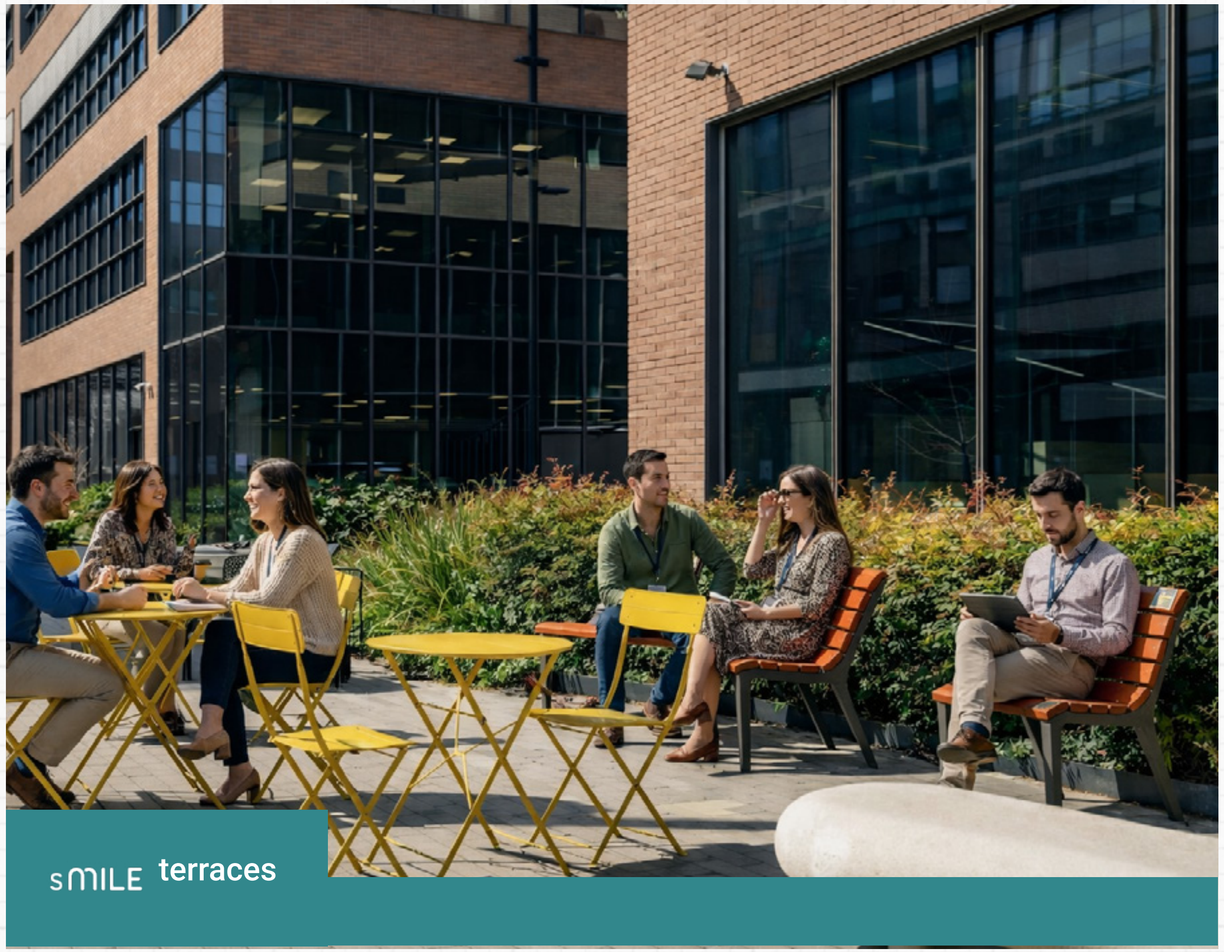


Llull 112



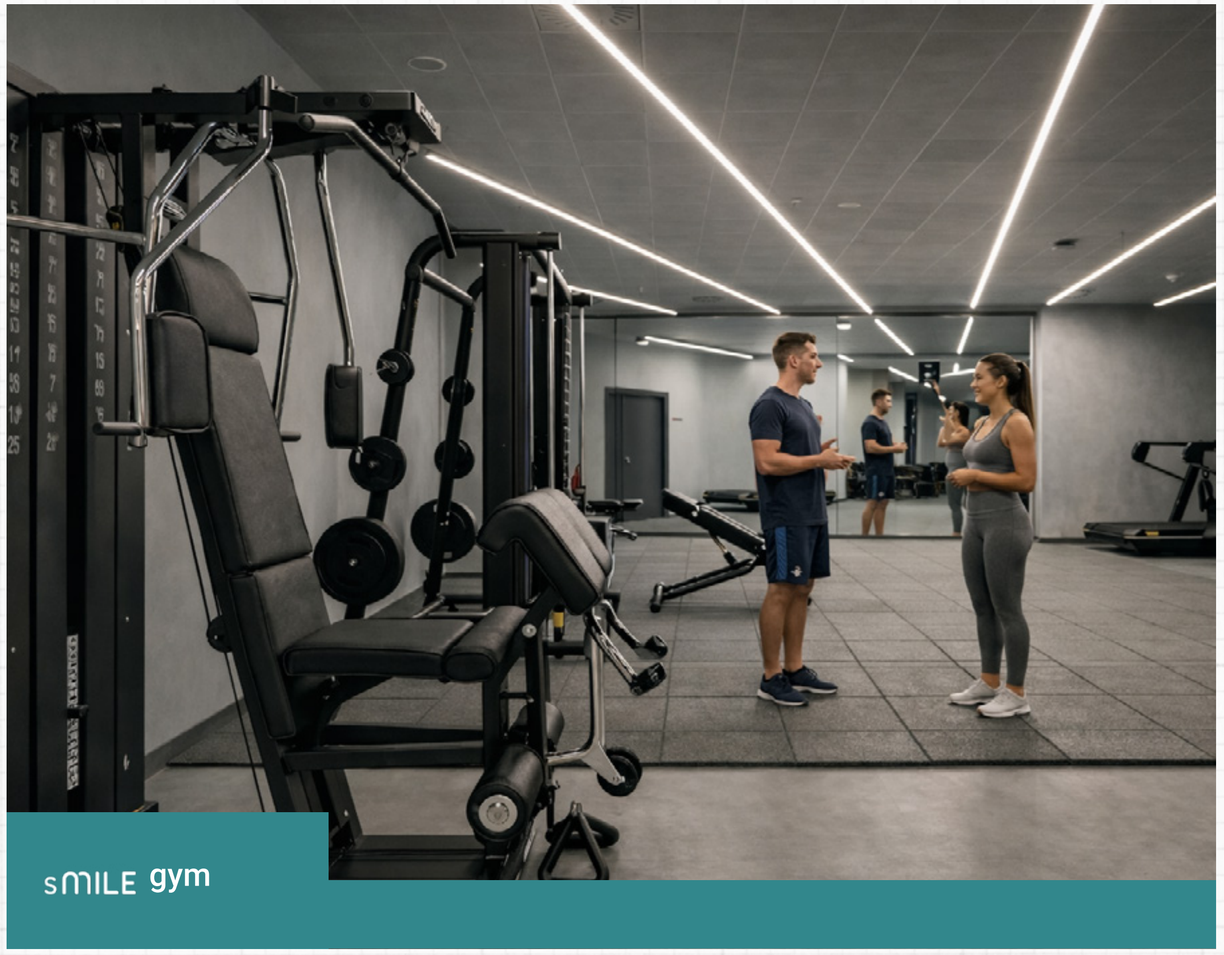
Badajoz 60

A lobby designed for relaxing, connecting, and enjoying a coffee in a modern and welcoming environment. .



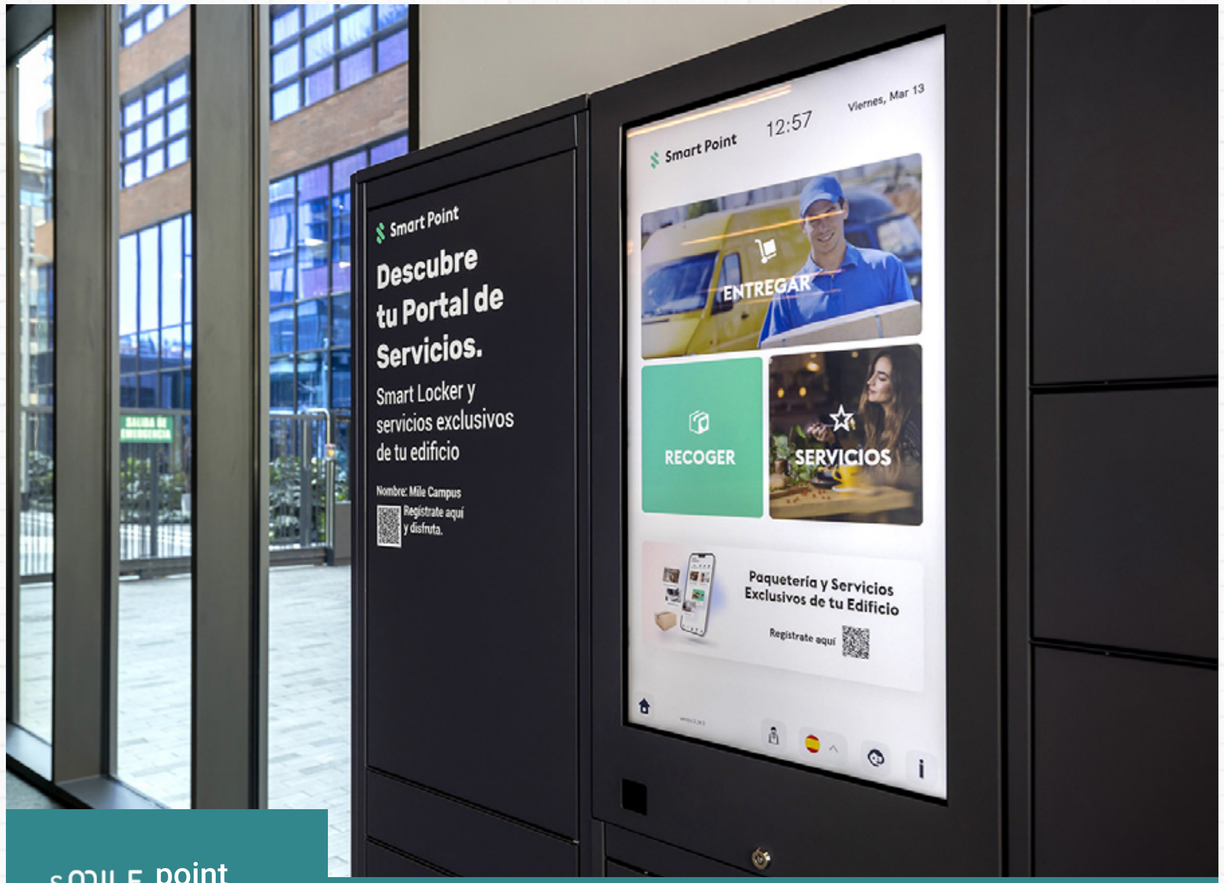
sMILE terraces

Over 30% of the campus area is dedicated to landscaped outdoor spaces, courtyards, and terraces.



sMILE gym

Gym, changing rooms, and two rooms designed for guided activities such as yoga or functional training.



sMILE point

Smartpoint lockers designed to simplify package logistics and provide greater convenience for users.



sMILE rooms

Modern and functional meeting rooms designed to optimize productivity and professional interaction.

22@ Barcelona, the innovation district

Established as the city's main engine of growth, it brings together more than 2,000 startups and over 12,150 employees, positioning it as **Europe's 6th largest startup hub.**

The Badajoz Axis, in the heart of 22@ Barcelona, combines a business ecosystem, dynamism, and connectivity to create a highly sought after environment for companies. Here, growth, collaboration, and innovation happen organically, with synergies that inspire and facilitate daily work life.



innovation
to make you
sMILE

22@

Gmp

mobility that connects

Located in a strategic area that makes getting around easy and convenient, with direct connections to both public and private transport.

Metro

Llacuna and Bogatell stations just five minutes away

Bicing

Shared bike station less than 200 meters

Bus

The renovated urban bus network includes multiple stops within 10 minutes (300–500 m)

Tram

Nearby tram lines provide smart mobility options



commuting with a sMILE

22@

Gmp


MILE 22@
CAMPUS







efficiency that transforms

An environment that enhances people's experience and improves business performance.

At **MILE Campus** we understand sustainability as a source of opportunity. The building's commitment to the highest standards required to achieve **LEED® Platinum and WiredScore Platinum certifications** demonstrates that investing in a more efficient environment is not only a responsible decision, but also a smart investment that enhances people's experience and improves business performance.

Wiredscore Platinum

LEED Platinum

ISO 9001

ISO 45001

ISO 14001



sustainability with a sMILE

22@

Gmp

LEED Platinum sustainability credentials

Projects with **LEED Platinum** certification save energy, water, and resources, generate less waste, and promote the health and well-being of users.

higher productivity and reduced maintenance costs

thanks to constant energy optimization

improved health, well-being, and employee satisfaction

fostering more human and motivating work environments, and supporting better talent retention

greater appeal to tenants

offering spaces aligned with the most advanced sustainability and efficiency standards



Wiredscore Platinum certification

Buildings certified with **WiredScore Platinum** guarantee top-level connectivity, future-ready technological infrastructure, and resilience against digital obsolescence.

100% fiber optic coverage

maximum speed and availability for users, minimizing interruptions and downtime.

future-oriented technological design

ability to integrate new solutions and services without costly renovations.

adaptability to new technologies

reduces obsolescence risk and maintains long-term property value



the team behind the project

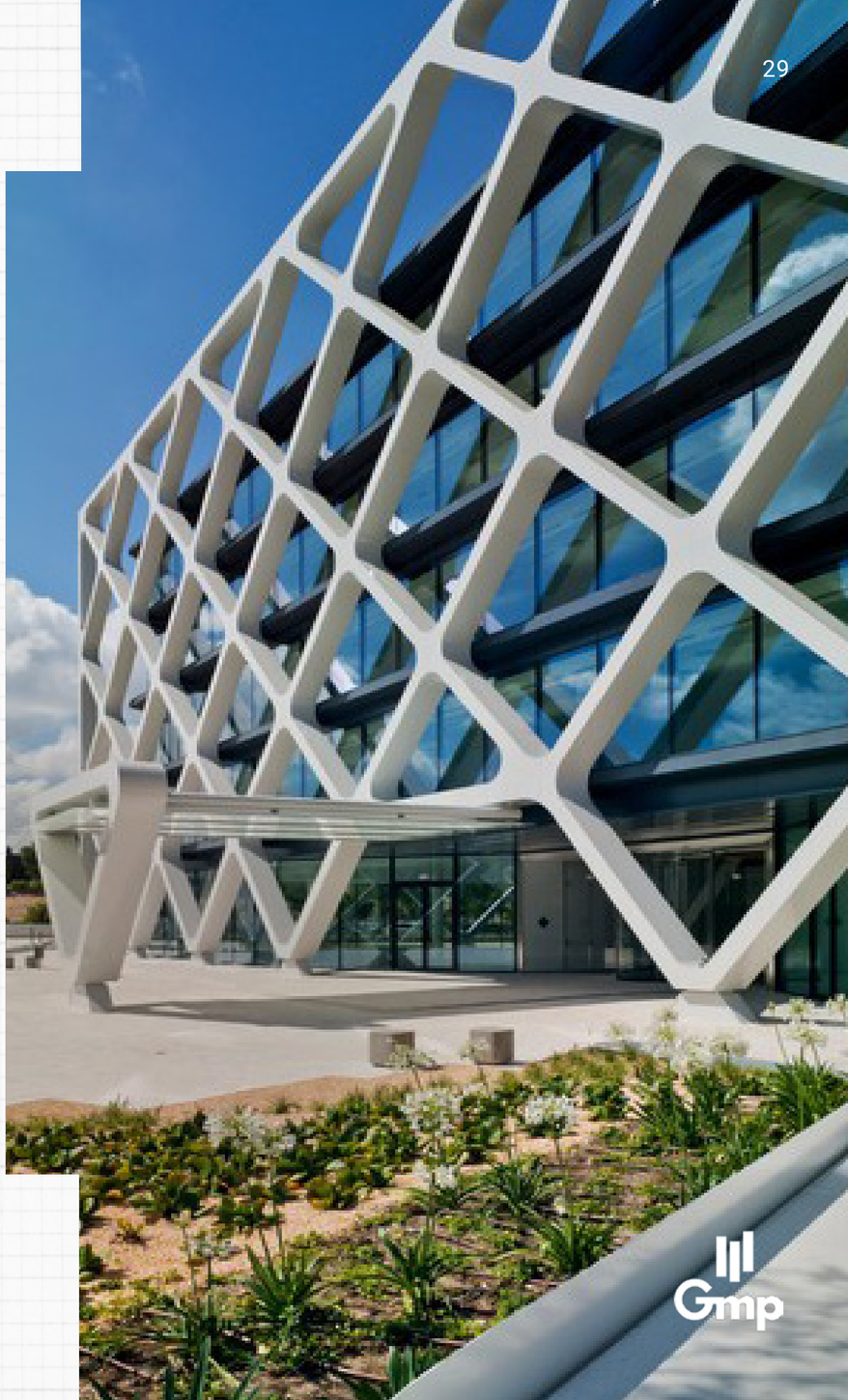
The owner of Mile Campus is **Gmp**. Founded in 1979, Gmp is one of Spain's leading real estate holding groups.

The company's vision incorporates **sustainability as a strategic value,** including both environmental sustainability and sustainability in the value creation process, through quality and innovation in management, processes, and products, with a particular focus on **promoting the health and wellbeing of users** of its buildings.

customer-focused approach

Gmp develops asset management centered on client satisfaction. Every property under Gmp's management has a dedicated **Portfolio Manager and an on-site Facility Manager** who provides personalized client support.

Additionally, aligned with its strategic values of excellence and people orientation, the **Customer Experience team drives** active listening of both corporate clients and end-users, designing a personalized optimal experience and fostering a sense of belonging to the **Gmp Community.**



MILE CAMPUS 22@