

EDIFICIO MONTERREY

Parque Empresarial de Las Rozas
C/Severo Ochoa, 3.

Offices for rent



THE MONTERREY BUILDING

The Monterrey building is strategically located in the Las Rozas Business Park, which is home to some of the most prestigious companies in the country.

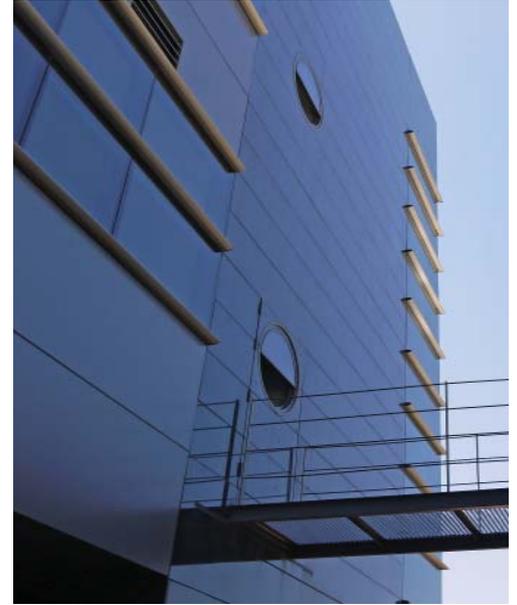
This privileged location and the outstanding nature of its offices, is highlighted by an attractive design which makes it stand out from the rest of the buildings in the area. The building is located in an established area, with enviable rail and road access, as well as significant leisure, restaurants and sports facilities.



UNBEATABLE:

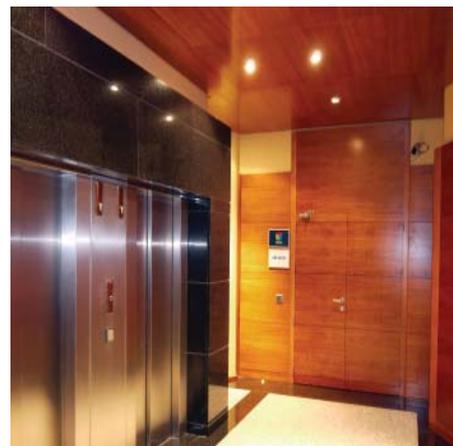
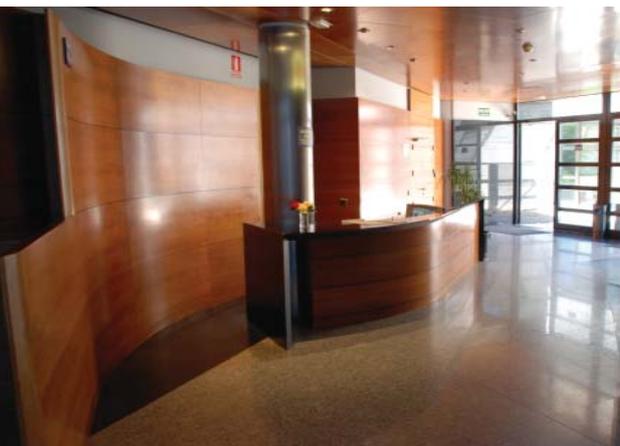
- ***image***
- ***location***
- ***accessibility***
- ***quality***
- ***services***





The building and its facilities offer you everything your company needs to project a modern and prestigious image. It also allows your company to work with total comfort in an extremely high-quality, functional environment. If we add to that common services that cover all of your needs for perfect business operation, there is no doubt that the Monterrey building is the perfect choice for your company.

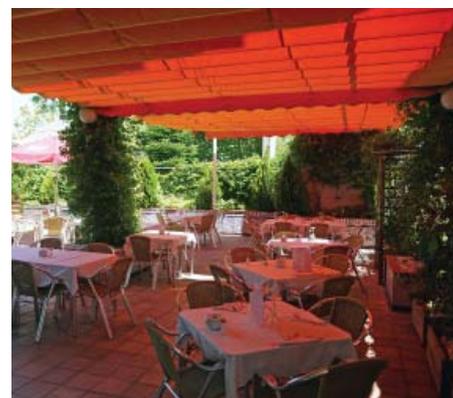
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The aluminium, granite and glass highlight the modern quality image of the building's exterior. This, contrasted with the gardens surrounding the complex, creates an attractive environment of great beauty.

The common interior areas of the building are also notable for their extraordinary quality. Granite and hardwood are used in the building's reception area and lobbies. The common bathrooms are notable for their size and outstanding quality fittings.

The building has a restaurant that is well-known for its quality, and also a cafeteria and terrace area, providing valuable comfort and services.



***...the ideal choice for
locating your company.***

www.edificiomonterrey.com



Another fundamental feature is security. The 24-hour security and reception service provides basic added value for your company's worry-free operation. The perimeter and internal security cameras, offer strict control and surveillance to prevent any unwelcome incidents.



SERVICES AND COMMON AREAS

- **24-hour reception and security.**
- **External and internal security cameras.**
- **Interior parking.**
- **Reserved visitors' parking.**
- **Bathrooms on each floor.**
- **Restaurant and cafeteria.**
- **Gardens.**
- **Common exterior terraces include direct access from the offices.**
- **Luxurious quality in common areas.**
- **Fire-extinction system.**

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HIGH-CLASS
FUNCTION
MODERN



ASS,
NAL,





THE OFFICES

The available space can be adapted perfectly to each clients' potential needs, with areas ranging from :

85 - 420m²



The offices have everything a new tenant may need to start work within the minimum time possible, as they are fully finished to the last detail.

All of the spaces are finished in a luxury style that projects a high-class image for your company, combined with all of the facilities needed to allow you to work comfortably and efficiently.



OFFICE CHARACTERISTICS

- From 85m² to 420m² modules, which can be combined to increase the area.
- Available on the ground, first and second floors, whichever is most convenient.

HIGH QUALITY

- Large, double glazed windows.
- High-quality aluminium frames.
- High-quality granite flooring.

FACILITIES

- Armstrong suspended ceilings with lights, grilles, smoke detectors and air-conditioning diffusers.
- Technical flooring and floor boxes with integrated electricity, UPS, voice and data.

AIR CONDITIONING/HEATING

- Air conditioning and heating via individual heat pumps in each office.
- Thermostat controlled.

SECURITY

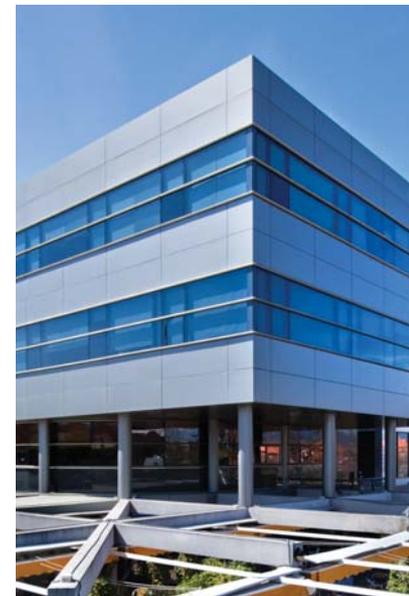
- Contact with reception/security via intercom.
- Fire-extinction system

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The Monterrey building has excellent access to Madrid and local towns, either by public or private transport. It is also located in an area with a great deal of commercial and service activity.

Located only a few metres from the A-6 and M-50. There are bus stops next to the building and the train station is less than 1 km away.



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TRAVEL TIMES	1 BUS STOP	2 TRAIN STATION	3 HERON CITY	4 LAS ROZAS VILLAGE	5 CENTRAL MADRID	6 AIRPORT
2 MIN.						
5 MIN.						
10 MIN.						
15 MIN.						
25 MIN.						
35 MIN.						
	on foot	by car	by bus	by train		

HOW TO GET THERE

From Madrid:

On the A-6 take exit 19 and join the service lane. Continue for 2 km. At the roundabout, take the "M-50 Majadahonda" exit. At the next roundabout, continue to follow "M-50 Majadahonda" and stay in the right-hand lane, then take the right fork to the Parque Empresarial (business park). Around 400 metres further on, turn right at the "Calle Severo Ochoa" sign. The building is about 200 metres on the left, on the opposite side of the road.



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