



THE HALL

María de Molina, 37 Bis. Madrid

Urban
Boutique
Business

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Boutique
Business

Letting agent



Owner





Discover an **exclusive workspace** at the epicentre of city life.

- Lettable area **1,770.86 sqm**
- Floors 8**
+3 levels of underground parking
- Standard floorplate **221.36 sqm**
- Salamanca** neighbourhood
- Ideal for a corporate **Headquarters**
- Double-height **Atrium**
- Ground floor with **Garden**
- Abundance of **Natural Light**
- 32** Parking Spaces



María de Molina, 37 Bis. Madrid

- A-2 2 min
- M-30 4 min
- A-1 6 min
- M-40 8 min

- 1 min.
- 5 min.
- 20 min.
- 18 min.
- 15 min.



Impossible to overlook

The Hall offers a magnificent location on the prestigious Calle María de Molina, just a few steps away from Paseo de la Castellana.

Impossible to overlook, this unique building is the ultimate corporate HQ.



The Hall



Its stunning double-height atrium opens onto a bright and sunny garden, an ideal networking space where magic can happen through the meeting of minds.



Designed
to
inspire

Eight open-plan, flexible office floors, each extending to 221.36 sqm and offering **abundant natural light and designer finishes**, plus a first floor designed exclusively for meeting rooms.

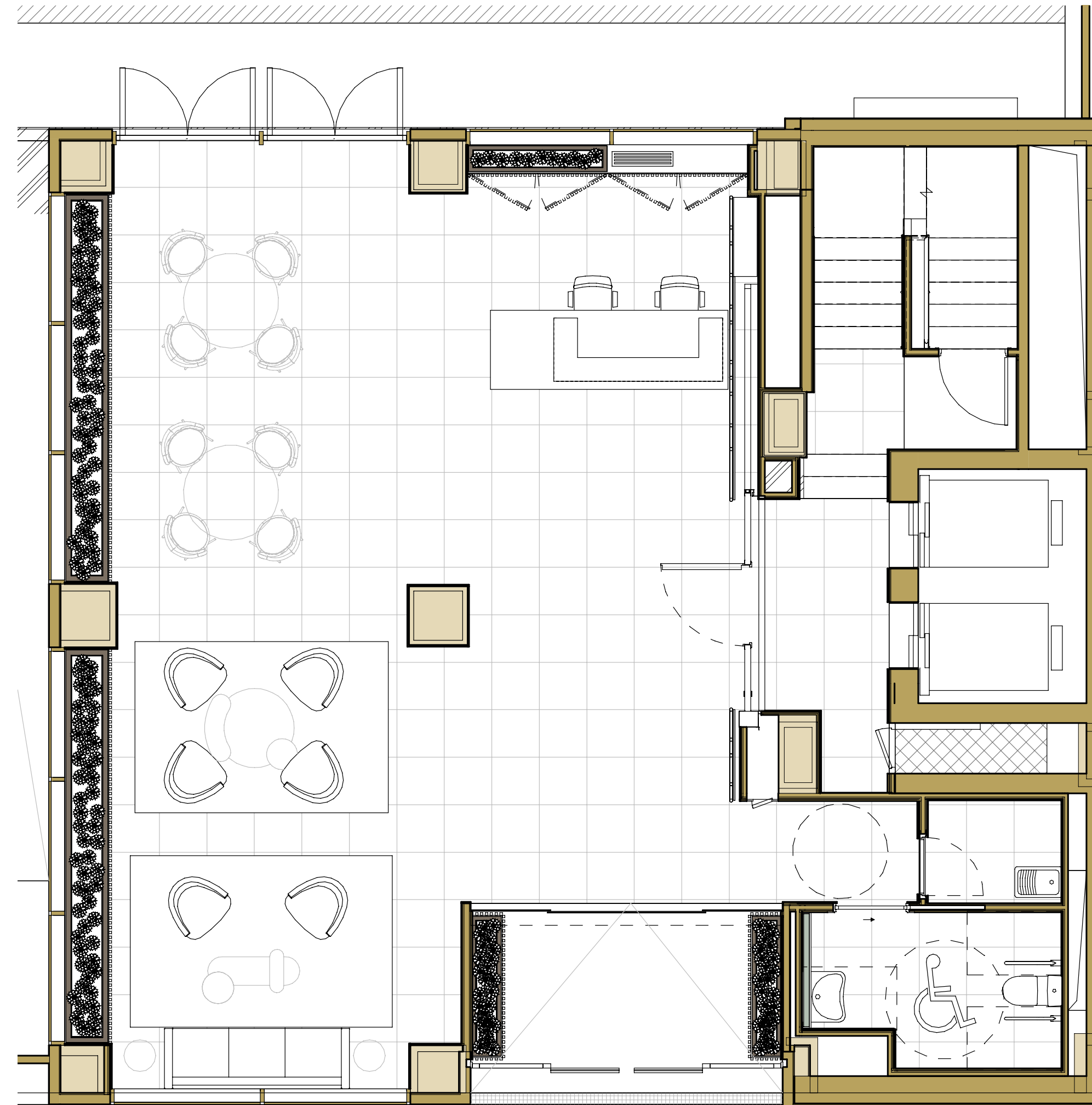
If you're looking to make an impression, **this is the place to be.**



Lettable area **1,770.86 sqm**

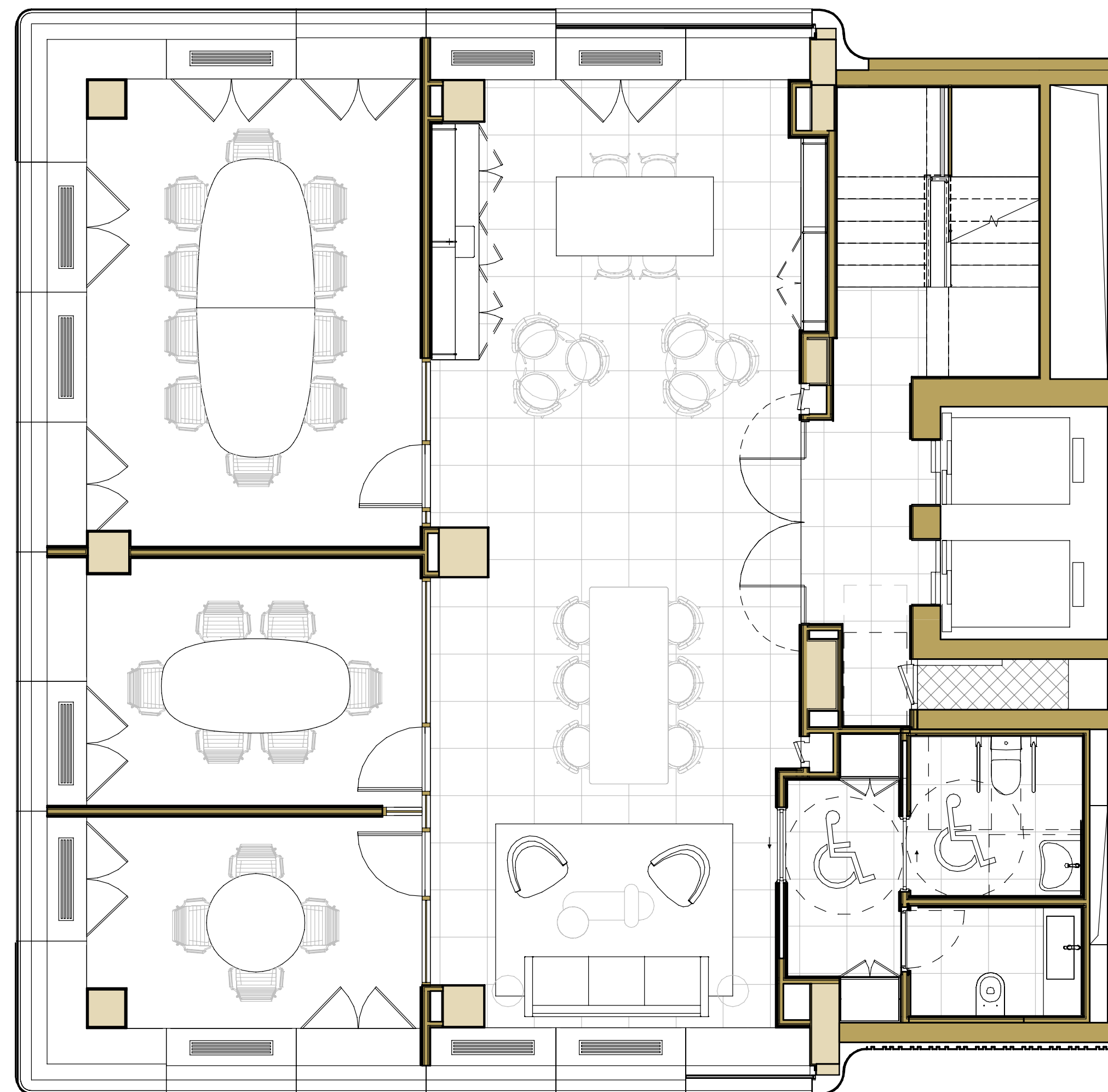


Lobby



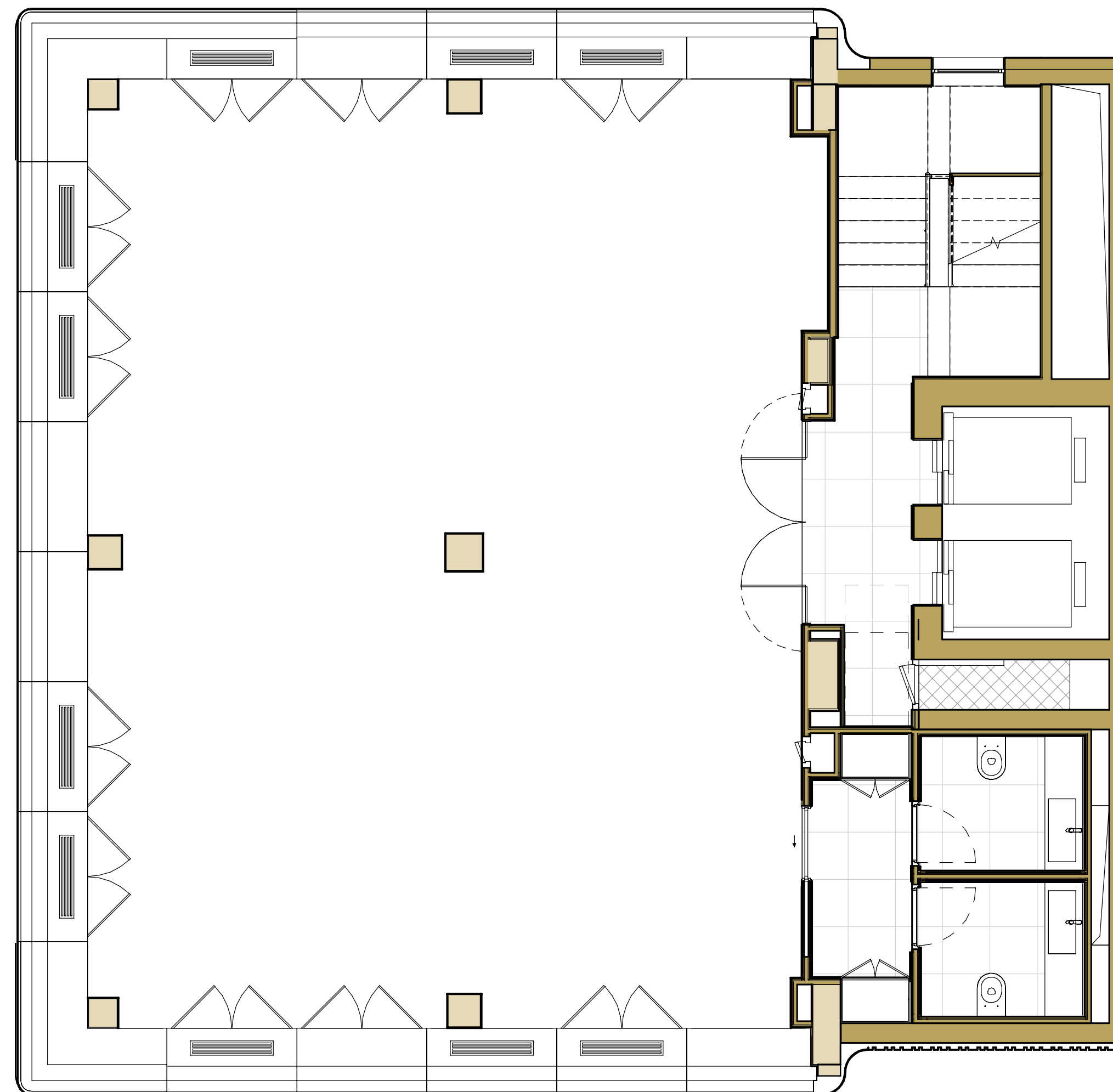


Floor 1
221.36 sqm

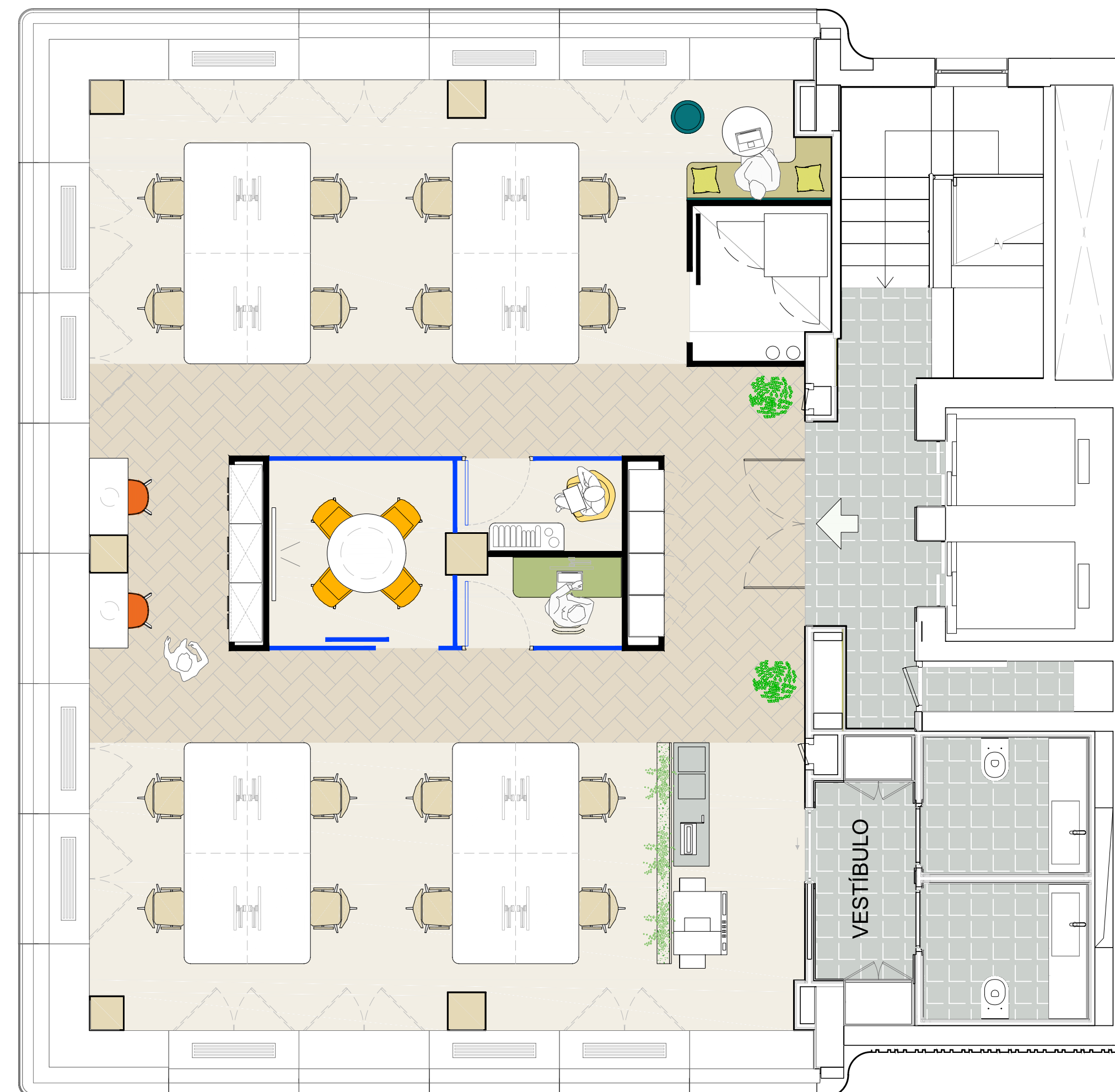




Floors 2-8
221.36 sqm



Example layout



Floor 2-8
221.36 sqm



Double-height atrium



Universal accessibility throughout the whole building



Building with three outward-facing façades



Option of meeting room on first floor



Landscaped area



Open-plan floorplates



Disabled access lifts



Leed Gold



LED lighting with motion sensors



VRV HVAC system



CCTV pre-installed



32 parking spaces



Electric vehicle charging points



Building services upgraded in 2023









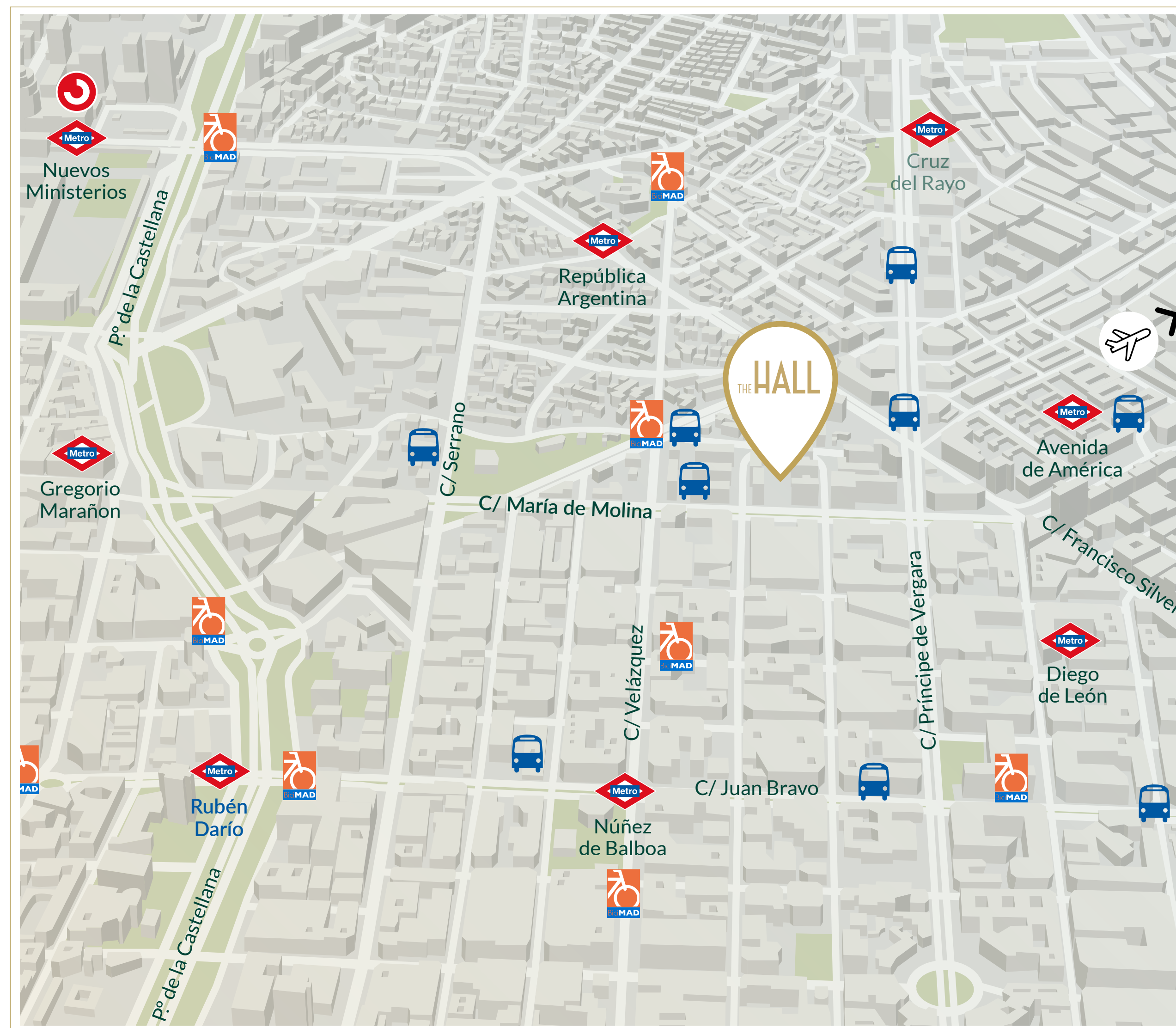
Life.Motion. Synergy.

Barrio de Salamanca is one of Madrid's most established business districts, boasting an exceptional range of shops, services and transport options.

At The Hall, the world comes to you.



-  2 min. walk
-  1 min. walk
-  5 min. walk
-  20 min. walk
-  18 min. drive
-  15 min. drive





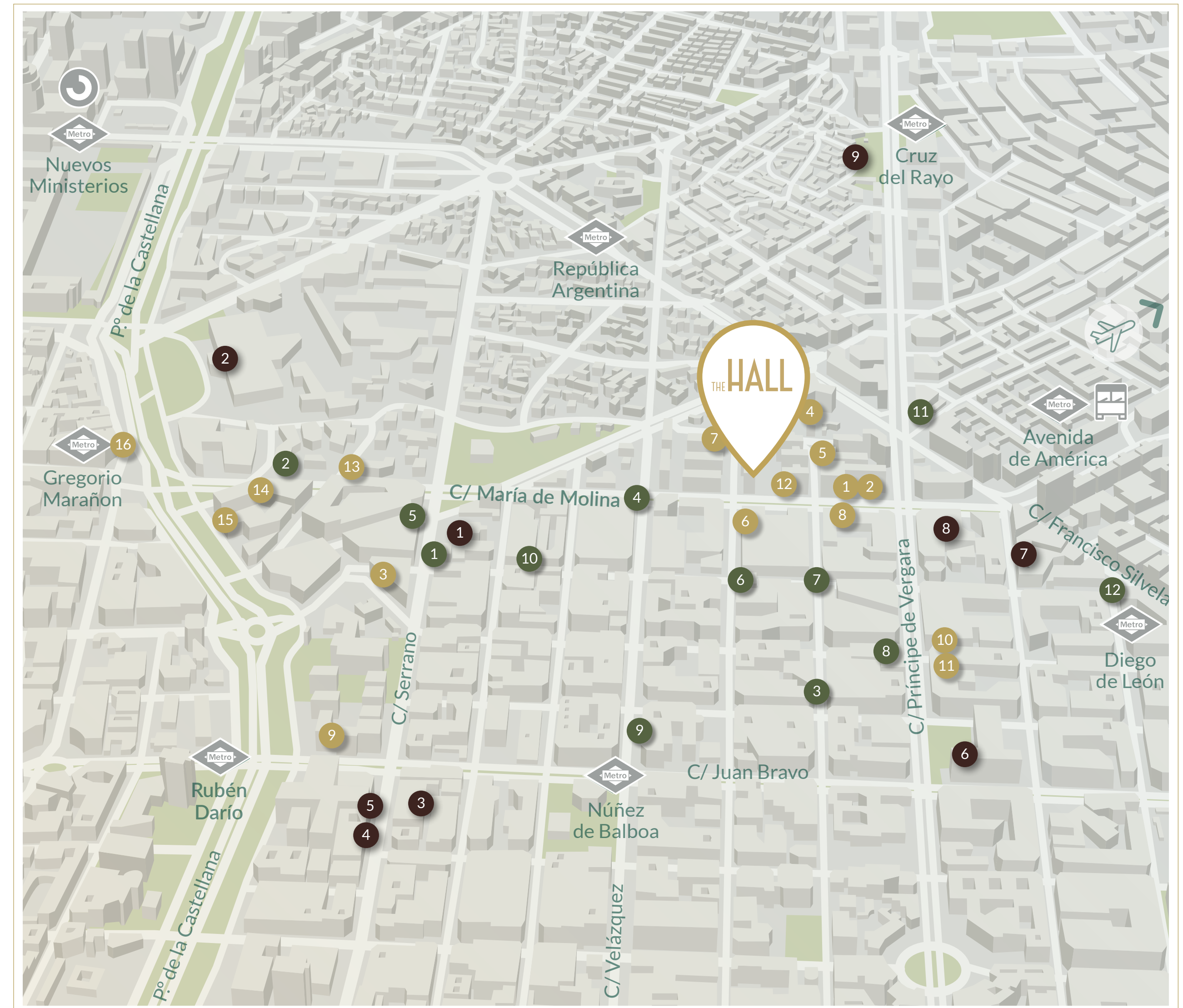
- | | |
|--|-----------------------------------|
| 1 Clickalia | 9 Ibérica de Servicios Integrales |
| 2 Spaces | 10 CEPYME |
| 3 Argo Empresas y Patrimonio | 11 CEOE |
| 4 CNMV | 12 Grupo Lar |
| 5 UNESID | 13 IE Business School |
| 6 Agencia estatal de Admon. tributaria | 14 Goldman Sachs Madrid |
| 7 ESMASTELECOM | 15 JT International |
| 8 Farmaindustria | 16 Dentons |



- | | |
|-------------------|------------------|
| 1 Hevia | 7 Aylagas |
| 2 Zalacáin | 8 Bendita Locura |
| 3 Cazorla | 9 Arrogante |
| 4 Honest Green | 10 Ronda 14 |
| 5 Lamucca Serrano | 11 Aránzazu |
| 6 Saona | 12 Sumo Grill |



- | | |
|-------------------------------------|--------------------------------|
| 1 Museo Nacional Lázaro Galiano | 5 Sweet Space |
| 2 Museo Nacional Ciencias Naturales | 6 Jardines de Gregorio Ordóñez |
| 3 Fundación Manuel Benedito | 7 Karaoke Decibelios |
| 4 The Robot Museum | 8 Kitchen Club |
| | 9 Jardines de Pablo Sorozábal |



Nature in the city



This award recognises excellence in sustainable design and construction, **focused on energy and water conservation, correct materials handling and superior indoor air quality.**



Parking for **low-emissions vehicles**



Low-carbon construction materials



Water conservation systems



Exceptional energy performance with close to **net-zero energy consumption**



Lighting designed for **optimum energy performance**

The Hall has been fully refurbished with people and planet in mind, **to unveil a smart, sustainable and incredibly efficient building.**

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