

METROPOLITAN OPPORTUNITIES: THE CITY OF ESPLUGUES DE LLOBREGAT

See you in the heart of the Barcelona Metropolitan Region

AJUNTAMENT

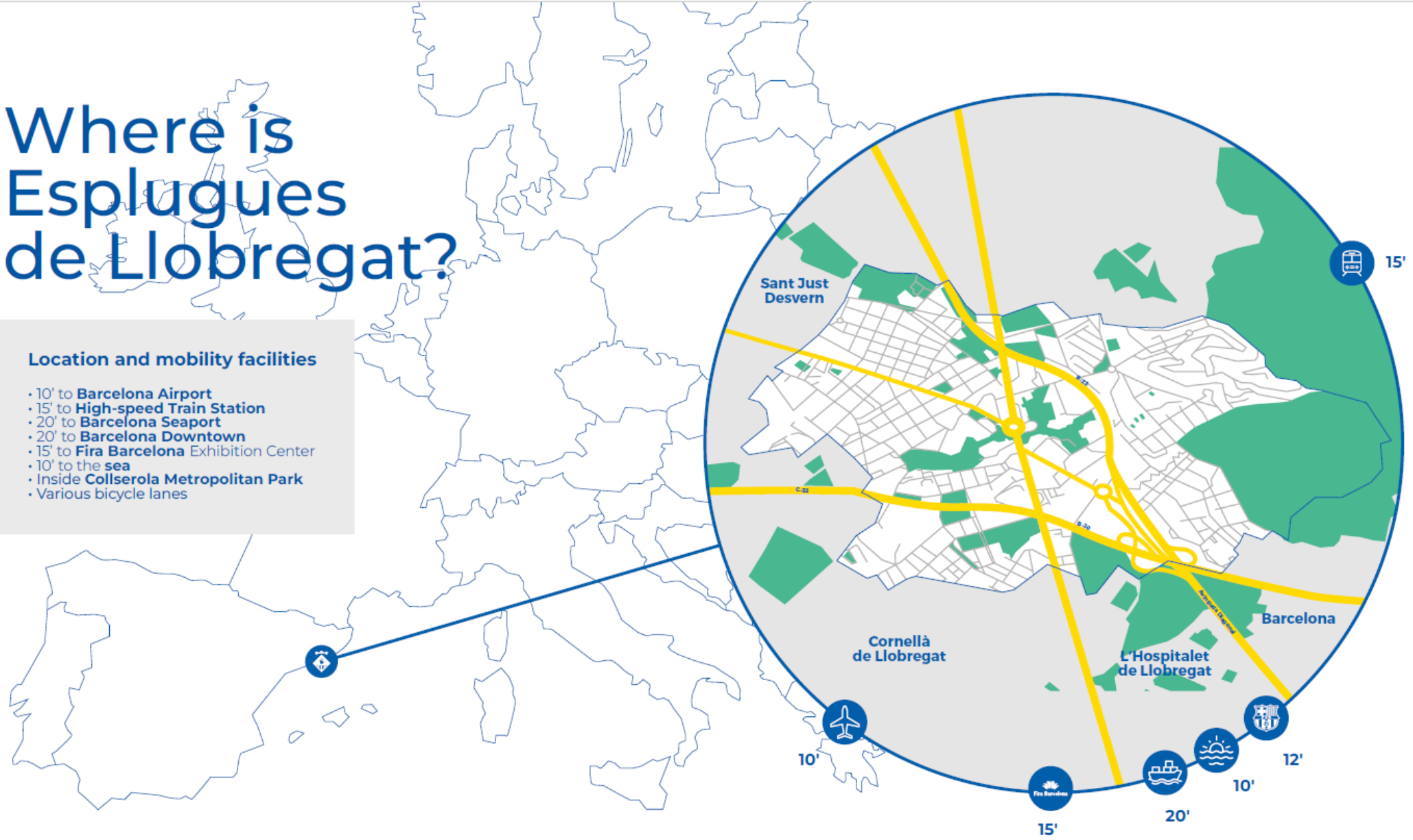


D'ESPLUGUES

Where is Esplugues de Llobregat?

Location and mobility facilities

- 10' to **Barcelona Airport**
- 15' to **High-speed Train Station**
- 20' to **Barcelona Seaport**
- 20' to **Barcelona Downtown**
- 15' to **Fira Barcelona** Exhibition Center
- 10' to the **sea**
- Inside **Collserola Metropolitan Park**
- Various bicycle lanes



Esplugues de Llobregat, is a prime business destination. It allures entrepreneurs with its strategic location, advanced infrastructures, and vibrant business community. Offering attractive tax benefits, it fosters growth in technology and medical research sectors.

Your benefits will be...



Quality of life

A fruitful experience for you and your family in the city where culture, education, social inclusion and tolerance meets.



Land availability

Huge and excellent offer of land for industrial use. To deploy at the heart of the most dynamic area.



Innovation and industry

Large corporations have already chosen Esplugues to work in, within our industrial ecosystem.



Business friendly

Our ecosystem supports your start up.





Health and science hub

Esplugues de Llobregat holds the main ecosystems well-being and scientific innovation.



Salvat



Galenicum



Ferrer



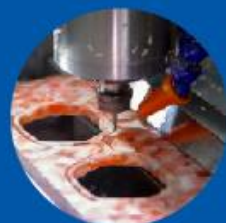
Made of Genes



Aldo Union



Synlab



Etnia Barcelona



Edser Labs



Eurofins



Ngny



Food and nutrition hub

Esplugues hosts a traditional and well consolidated food and nutrition industry, hosting some of the most important worldwide headquarters corporations:



Nestlé Global Digital Hub



Coca Cola Europacific Partners



Areas



Euromadi



Comercial Escolà



Catering Arcasa

Sant Joan de Déu Barcelona's Children Hospital

Treating and caring: these two simple words define what SJD is all about

It's a reference in pediatrics, obstetrics and gynecology, and in areas of high specialization such as neurosciences, neonatology, oncology and cardio surgery. It deals with more than 120.000 emergencies, 25.000 admissions and 200.000 medical check-up per year. All of this, combining the latest technology with personalized assistance.

Sant Jan de Déu Barcelona's Children Hospital is **composed** by:



**Pediatric
Cancer
Center**



**Paidhos
Estrategic
Plan**



**Únicas
Network**





Biocluster of Innovation and health

Esplugues and l'Hospitalet de Llobregat will boost a **pharmaceutical cluster to become a key driver in regional growth**. The foundation partners are:



Ajuntament
d'Esplugues
de Llobregat



Ajuntament de
l'Hospitalet
de Llobregat



Hospital
Sant Joan
de Déu



IDIBELL



ICO
Institut Català
d'Oncologia



Universitat
de Barcelona
UB



Hospital
Universitari
de Bellvitge

Esplugues Innovation and Health Ecosystem

Vithas Hospital

Únicas Building

Pediatric Cancer Center

Diagonal Clinic

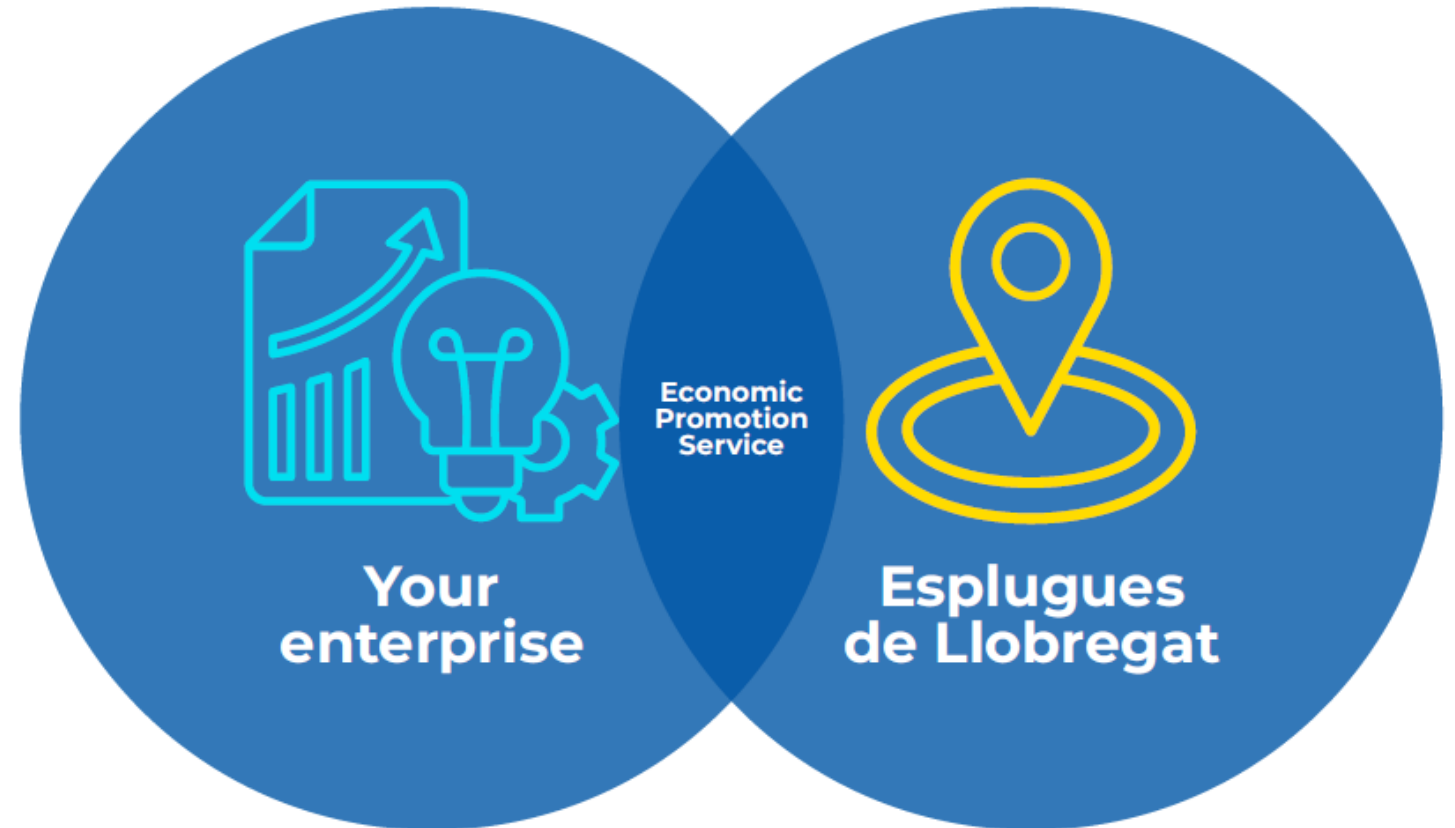
Sant Joan de Déu Hospital

New Clínic Hospital

We don't have a plan, we have a reality!

We make it easy!

Investment opportunities in
Esplugues



Porta Diagonal

Finestrelles-Esplugues



Administrative Building

Offices Tower A

Hotel Tower One

**Administrative
Building**

**Únicas Building
Precision
Medicine Center**



**New business facilities.
New civic spaces.
New residential spaces.**

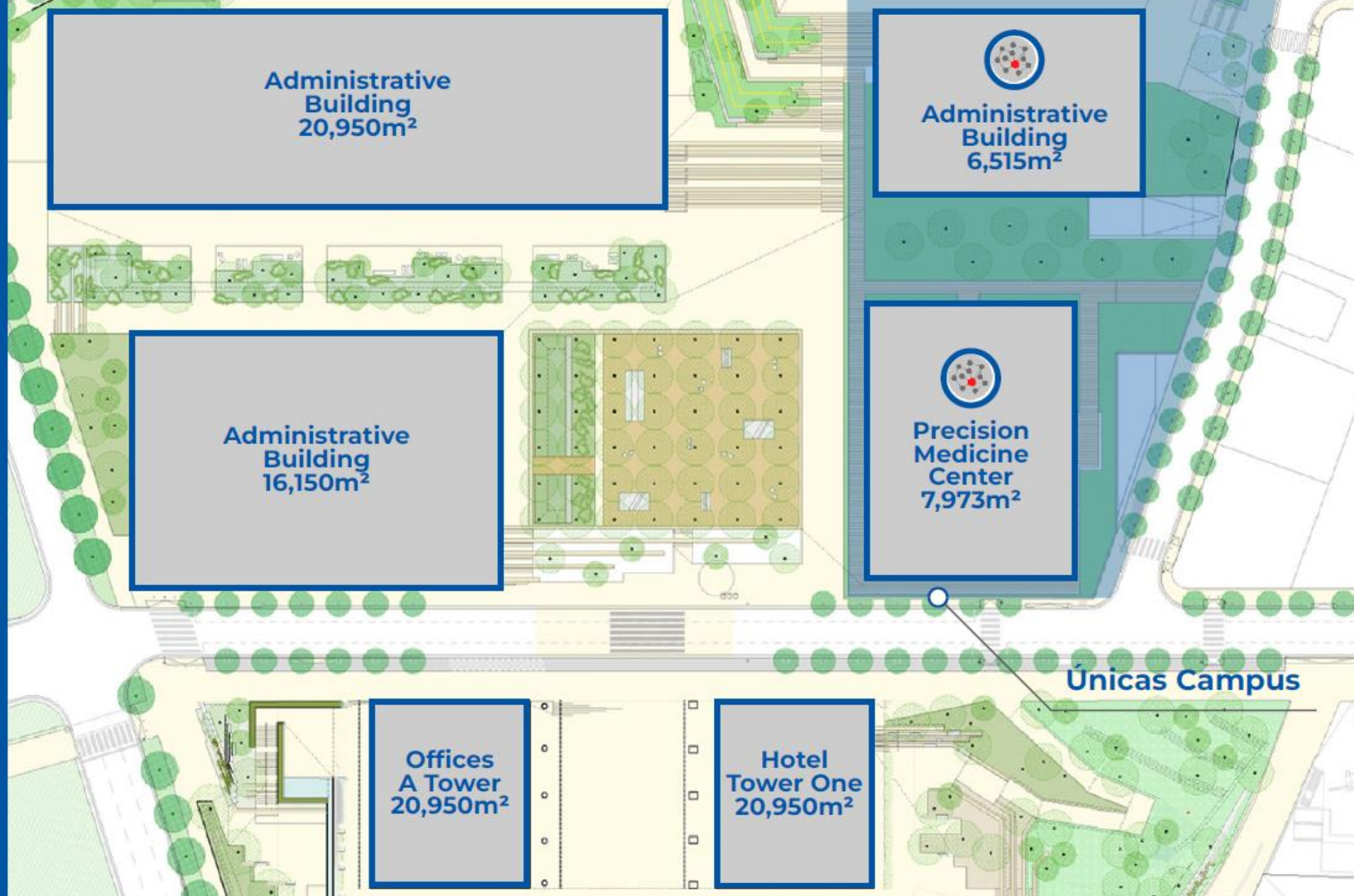
- + 2 office and services buildings
- + 34,000 m² office uses
- + 16,000 m² services uses

Tower A

- + 20,500 m² above ground for offices and commerce spaces
- + 5,600 m² under ground level for service and parking facilities

Tower B

- + 20,500 m² above ground for hotel services
- + 5,600 m² under ground levels for service and parking facilities



TOWER ONE



An architectural rendering of a modern office lobby. The space is characterized by a high ceiling with a repeating grid pattern of square panels. Several large, cylindrical concrete columns support the structure. The walls are primarily composed of large glass panels, some of which are framed in black, allowing natural light to flood the space. The floor is made of light-colored wood planks. In the center, there is a circular area with a red rug, featuring a blue sofa and several chairs. To the left, there is a long wooden table with people working on laptops. The space is filled with various indoor plants, including tall trees and smaller potted plants. A mezzanine level with a glass railing is visible on the right side, with two people standing on it. The overall atmosphere is bright, open, and professional.

El Gall

El Gall Industrial Area

Transformation from
an industrial past to
an innovative future

BaSID

[Barcelona Science & Innovation District]

200 M€
INVESTMENT

75.000 m²
PRIVATE HUB

**International
reference**

IN BIOMEDICINE
AND BIOTECHNOLOGY



Esplugues Campus

Location of its global
development center



Esplugues Campus

Life Sciences Activities



AJUNTAMENT
D'ESPLUGUES

Historical Factory

- + 1,502 m² above ground open floor for events, fair and exposition services
- + 283 m² open space and common areas
- + 2,267 m² story under ground levels for service and parking facilities
- + 4,830 m² common areas and multipurpose rooms



Smith+Nephew

(2.000 m2)



(8.000 m2)

Historical Office Building

- + 15,463 m² story above ground
- + 2,190 m² story under ground levels for service and parking facilities
- + 10,633 m² offices
- + 4,830 m² common areas and multipurpose rooms

The ground floor has a double-height atrium and **multipurpose rooms** that allow for collaborative processes.

Offices with Leed platinum certification.



EL GALL MONTESA



Sant Joan de Déu

Deportes UB

Hospital General de l'Hospitalet

Clínica Diagonal

Nestlé Global Digital Hub

Coca-Cola Europacific Partners

Euromadi

Made of Genes

B-23

B-23

Esplugues de Llobregat

Av. de Cornellà

Josep Argemí
6.892 m²

Il·lumina
20.921 m²

Gall
3.988 m²

San Gabriel
4.737 m²

Synlab

Montesa development

IFP Antoni Algueró

B-23

Catering Arcasa

Edser Labs

Etnia Barcelona

Comercial Escolà

Aldo-Union

BaSID
Headquarters
25.482 m²

Av. Baix Llobregat

Salvat

Eurofins

Hotel

Galenicum

Ferrer

NGNY

Hospital Vithas

Hospital de Sant Joan Despí



Montesa

Montesa

Traditionally an industrial neighbourhood where in a short term will be developed the ARE Montesa project. It will be one of the most ambitious and important projects of the Barcelona Metropolitan Area, that will connect Cornellà, Esplugues and l'Hospitalet along a single avenue.

Investment economic opportunities:

- **+4,700 m²** Industrial floor available.
- **3,500 m²** Health & Tertiary activities, Residential & equipment floor.

Floor for retail.

Floor for economic activities.

Floor for business and health activities.

Short term availability.

Vithas Hospital will open on September 2025





AJUNTAMENT  D'ESPLUGUES