



A new nautical and business hub  
in the Mediterranean.

39°26'45"N | 0°19'12"E



# A destination full of life and opportunities.

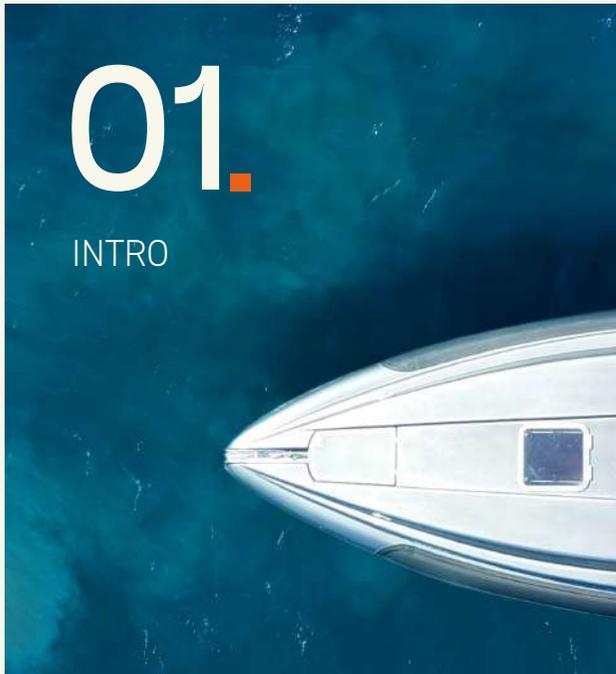
OFFICES WITH SOUL AND ENDLESS SEA VIEWS TO GROW, CONNECT, AND BE INSPIRED.



WALK AROUND YOUR  
NEW OFFICES HERE

# 01.

INTRO



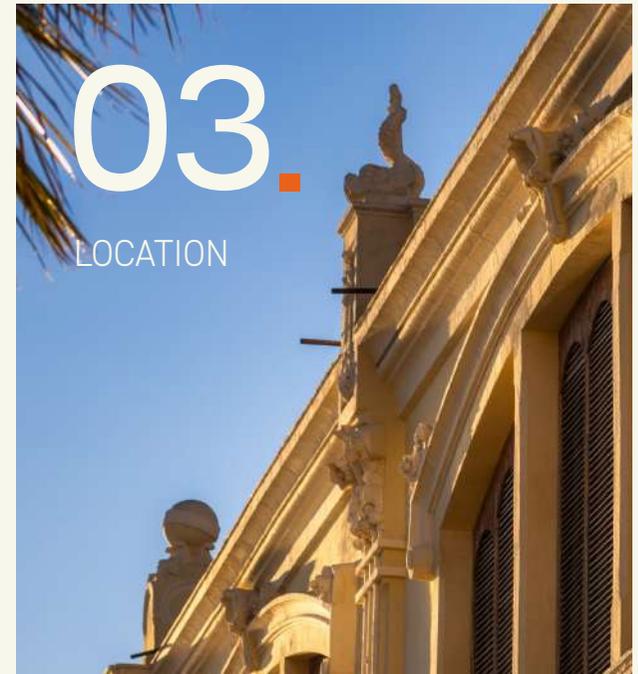
# 02.

ARCHITECTURE  
AND LANDSCAPING



# 03.

LOCATION



# 04.

OFFICES



# 05.

SUSTAINABILITY  
AND MOBILITY



# 06.

TECHNICAL SPECIFICATIONS





Marina Port Valencia will be a cutting-edge nautical space, a unique and very special destination that will create an ecosystem for innovative companies and major entrepreneurs, one that Valencians will feel proud of.

PATRICK REYNÉS  
CEO MARINA PORT VALENCIA





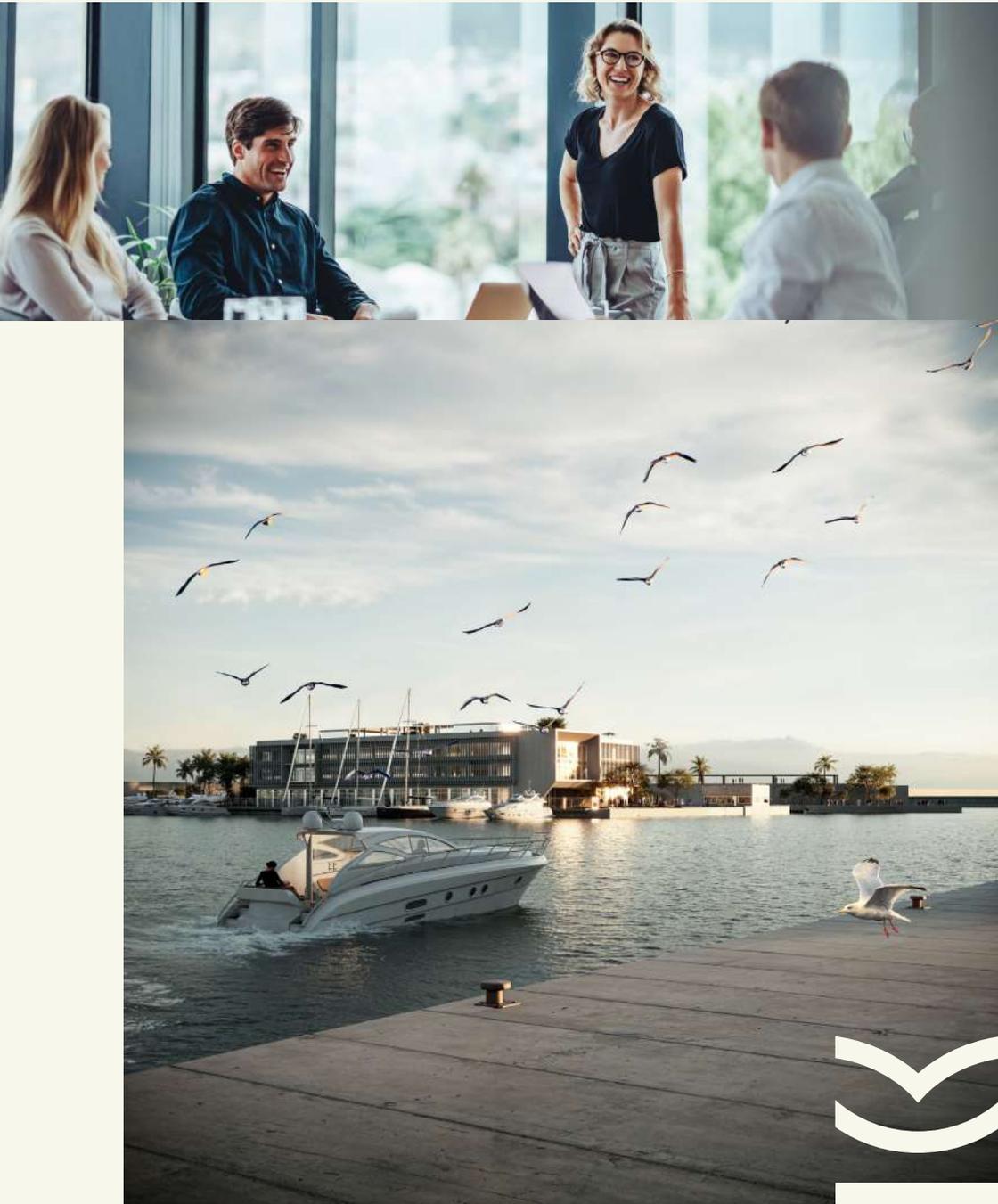
# The offices and commercial spaces that everyone wants, but only a few will be able to enjoy.

There are places that invite you to stay. And there are others that, in addition to inspiring, invite you to create, to connect, and to see the day from a different perspective.

## MARINA PORT VALENCIA IS THAT PLACE.

A new project to transform Valencia's former marina, which will soon become a unique environment where companies, entrepreneurs, and professionals will work in harmony with the sea, the light, and the vibrant life of the city.





## This is not just about offices and commercial spaces. It is about coming to work and staying afterwards to enjoy a unique space.

An open, connected, and inspiring place. A location with a unique, authentic, and innovative personality in a privileged Mediterranean setting:



Four marinas: North Marina, South Marina, and Marina City in the heart of the city, in addition to a dry dock.



A first-class port with berths ranging from 8 to 130 meters.



An 80,000 sqm shipyard for the repair and maintenance of vessels up to 130 meters, including a 750-ton travel lift.



Leisure, dining, and entertainment areas with promenades and spaces designed to integrate with the environment, featuring extraordinary and inspiring landscaping.



Offices and co-working spaces with spectacular terraces, panoramic views, and green areas that integrate the port with city life.



## Imagine the potential of your team working here.

The two office buildings located in the North Marina – A02 and A03 – have been designed with one clear premise: working here should be a privilege.

Each with its own character and personality, but united by a common thread: cutting-edge architecture, sustainability, panoramic views, and a location that is a source of pride and a privilege to work by the sea.

Open and flexible spaces with landscaped terraces where you can work in a traditional or collaborative way, featuring rooftops and courtyards designed to foster human connections.

Additionally, a workshop building in the South Marina – A19 – will be designed to host shipbuilders and industrial companies dedicated to repair and maintenance. Comfortable and functional spaces.



Offices  
A19

Offices  
A03

Offices  
A02





Marina Port Valencia  
is that destination  
everyone desires,  
but only a fortunate  
few will enjoy.

## ERRE, in charge of the architectural design project.

With more than 25 years of experience, ERRE is the architectural studio in charge of designing and constructing this project of offices, commercial spaces, outdoor areas, restaurants, leisure, sports, and unique spaces.

For Marina Port Valencia, ERRE has designed each building under an integrative vision: connecting the sea, the city, and the world.

It is not only about creating workspaces, but about designing a complete environment where architecture, services, and experiences align to offer a new professional lifestyle by the sea.

Their approach is based on transforming ideas into high-value projects through technical excellence, sustainability, and a firm commitment to their clients' goals.





## The project's landscaping is designed by Gustavo Marina.

The landscaping of the project has been developed by Gustavo Marina, a renowned landscape architect with extensive experience designing Mediterranean green spaces. His proposal for Marina Port Valencia promotes a harmonious integration of the urban and natural environment, creating a functional, sustainable, and aesthetically consistent landscape that complements the architecture.

With an expert and sensitive vision, Gustavo Marina adds value to the project by strengthening the connection between the port area and the city.



We believe in architecture as a driving force for change. We design spaces that inspire and respond to the needs of those who inhabit them.

ERRE ARCHITECTS

**THE RESULT IS A PROJECT THAT GOES BEYOND THE DESIGN OF BUILDINGS.**

Marina Port Valencia proposes a unique ecosystem that redefines the relationship between people and the port, with services designed to improve port-city integration, enhance daily experiences, and foster authentic connections with the urban and nautical environment.

# Valencia, where everyone wants to live and work.

Valencia needs no introduction, but it deserves to be described for what it truly is: a city that has managed to combine the best of its tradition with a decidedly modern outlook.

It is quality of life, talent, and international projection. And Marina Port Valencia is its gateway.



## Forbes

Best city in the world to live in (2022 and 2024).



European Green Capital 2024.



Leading port in the Mediterranean.



Innovative ecosystem with top universities.



More than 300 days of sunshine per year.

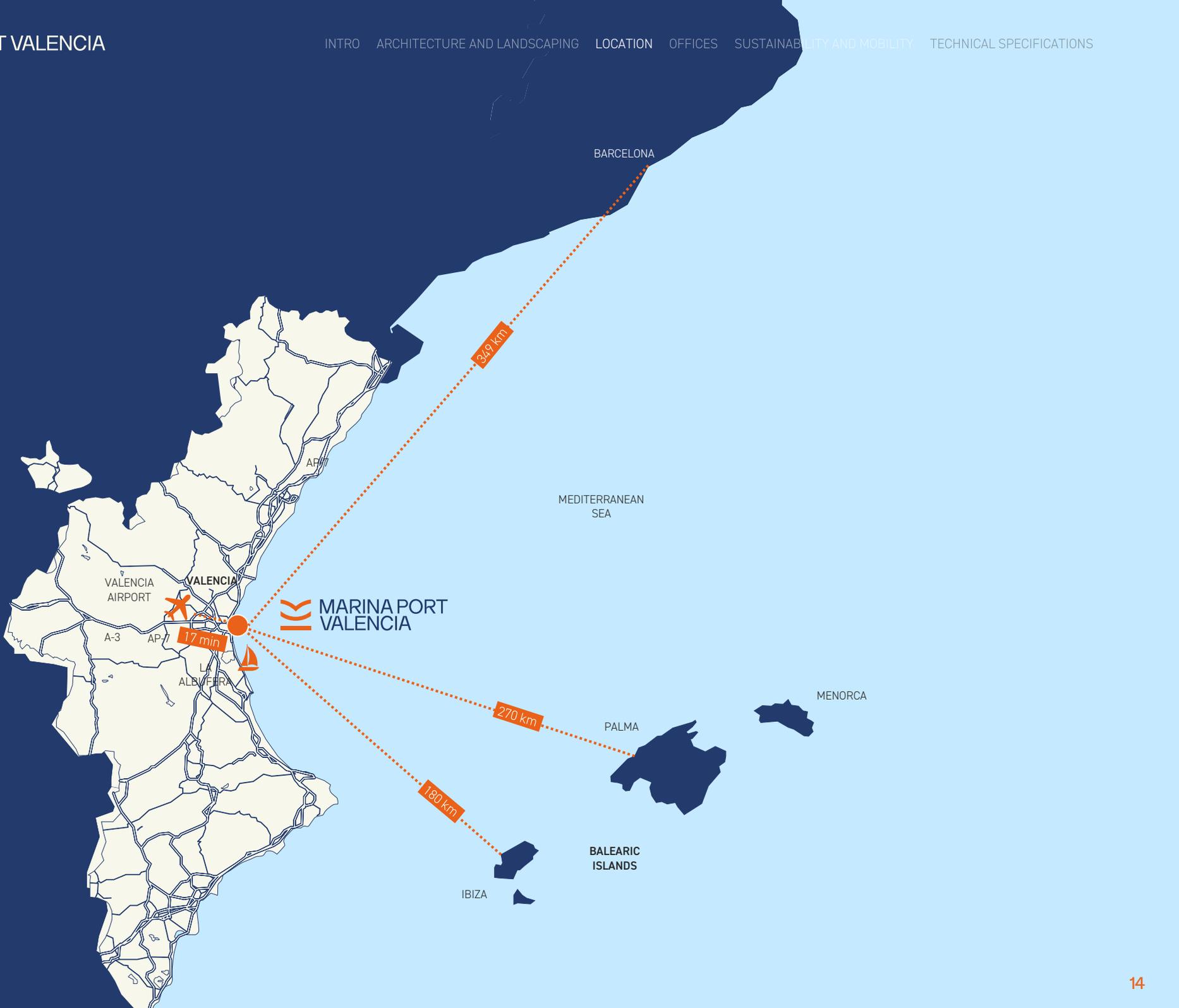


Direct global connectivity.



VALENCIA

39°26'45"N | 0°19'12"E  
134,65 km<sup>2</sup>  
844.424 residents  
UTC+01:00



# History, art and culture.



# The most important nautical space in the Mediterranean.

This Marina, rich in history and renewed with a vision for the future, will become much more than a port: it is a living area, an innovation platform, and a meeting point. Increasingly, it will be the economic and creative heart of a constantly transforming city.

Marina Port Valencia will be the exact point where everything important intersects:

- The city and the sea.
- Architecture and nature.
- Local talent and international projection.
- The calm of a terrace in the sun and the energy of a growing business ecosystem.
- Work and leisure. Professional life and nautical activities.



Perfectly connected by land and sea, with public transport, bike lanes, and pedestrian access from the city center, this area will offer what no traditional business park can: real life, a human environment, a front-row seat to the sea, and a community already making history.

**BEING AT MARINA PORT VALENCIA IS NOT JUST A QUESTION OF LOCATION. IT IS A STATEMENT OF INTENT.**



**COMPANIES**

- |   |                       |
|---|-----------------------|
| 1. Zeus by LLYC, Sesame HR                            | 6. Opentop Hub        |
| 2. Innsomnia I Business Accelerator, Siemens Mobility | 7. EDEM               |
| 3. BIOHUB VLC   | 8. Lanzadera          |
| 4. Angels Capital, King Marine                        | 9. Marina de Empresas |
| 5. The Terminal Hub, IBM                              |                       |



**FOOD & BEVERAGE**

1. Duna
2. La Lonja del Pescado
3. FRONT
4. Restaurante



**UNIQUE BUILDINGS**

1. Building del Reloj
2. Tinglados
3. Building Varadero
4. Veles e Vents

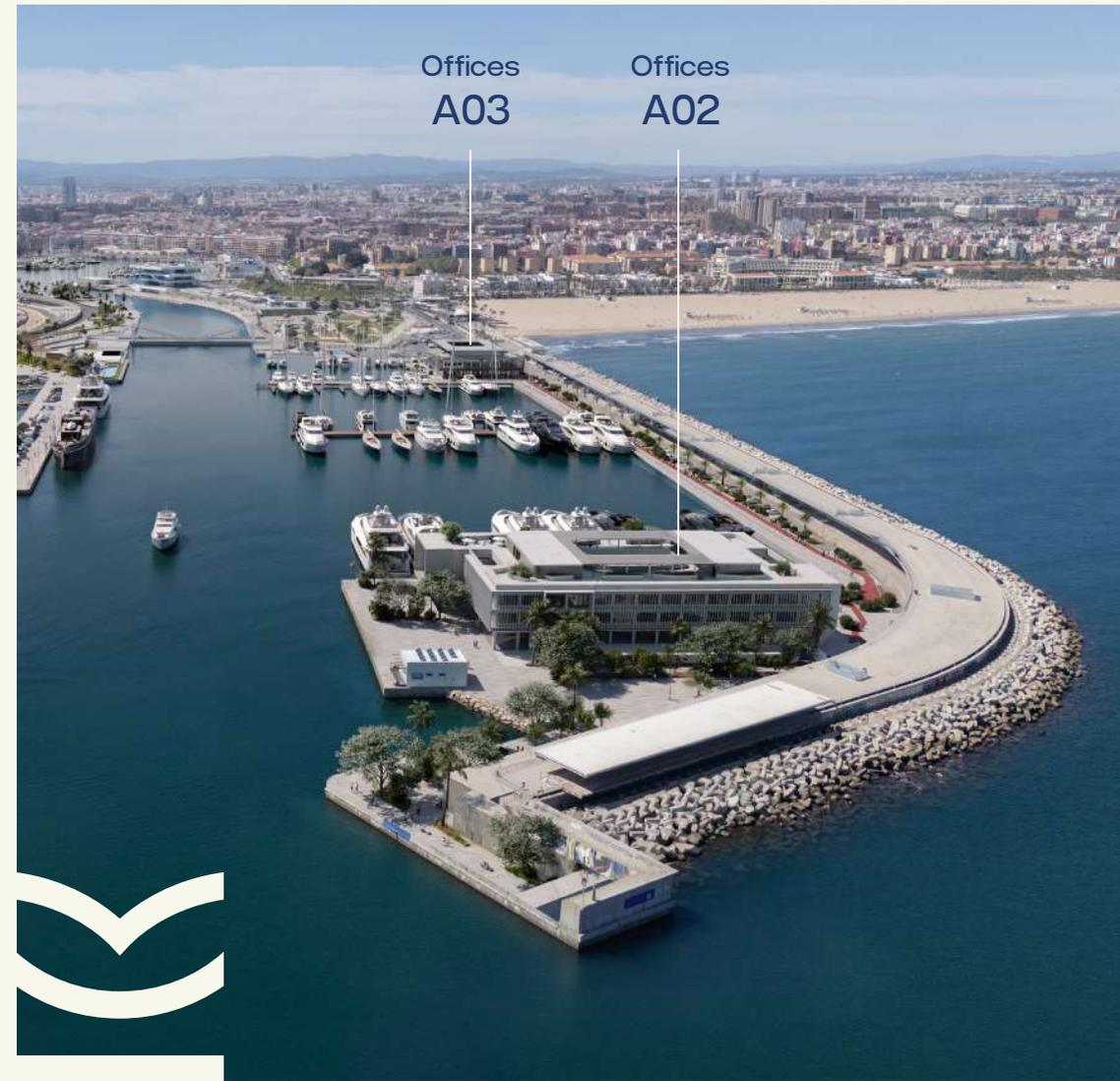
# A new concept of workspace.

Not just a place to work, but daily inspiration – from the first coffee to the last sunset.

## AN OPEN PORT. A LIVING COMMUNITY.

At Marina Port Valencia, the concept of work will be redefined. The office will not be a closed cubicle. It will be an open terrace overlooking the sea. A meeting in the sun, a pause in the fresh air, a walk among ideas.

This project goes far beyond design or location. It is about creating a professional and human ecosystem where companies can grow with purpose. Where team well-being is as important as productivity. Where technology and sustainability are embedded in the DNA.



Within this new model of a city open to the sea, two buildings will arise in the North Marina – A02 and A03 – setting a new standard for workspaces in the Mediterranean.

These are the offices that are changing the rules of the game, a new way of working.



# A02

## Building A02.

An iconic headquarters on the waterfront, directly over the Mediterranean Sea, this sculptural building redefines the concept of office space in Spain. With contemporary architecture and clean lines that reflect sunlight like a living sculpture.

Its design combines presence and functionality: open, flexible floors filled with natural light and connected with outdoor green areas.





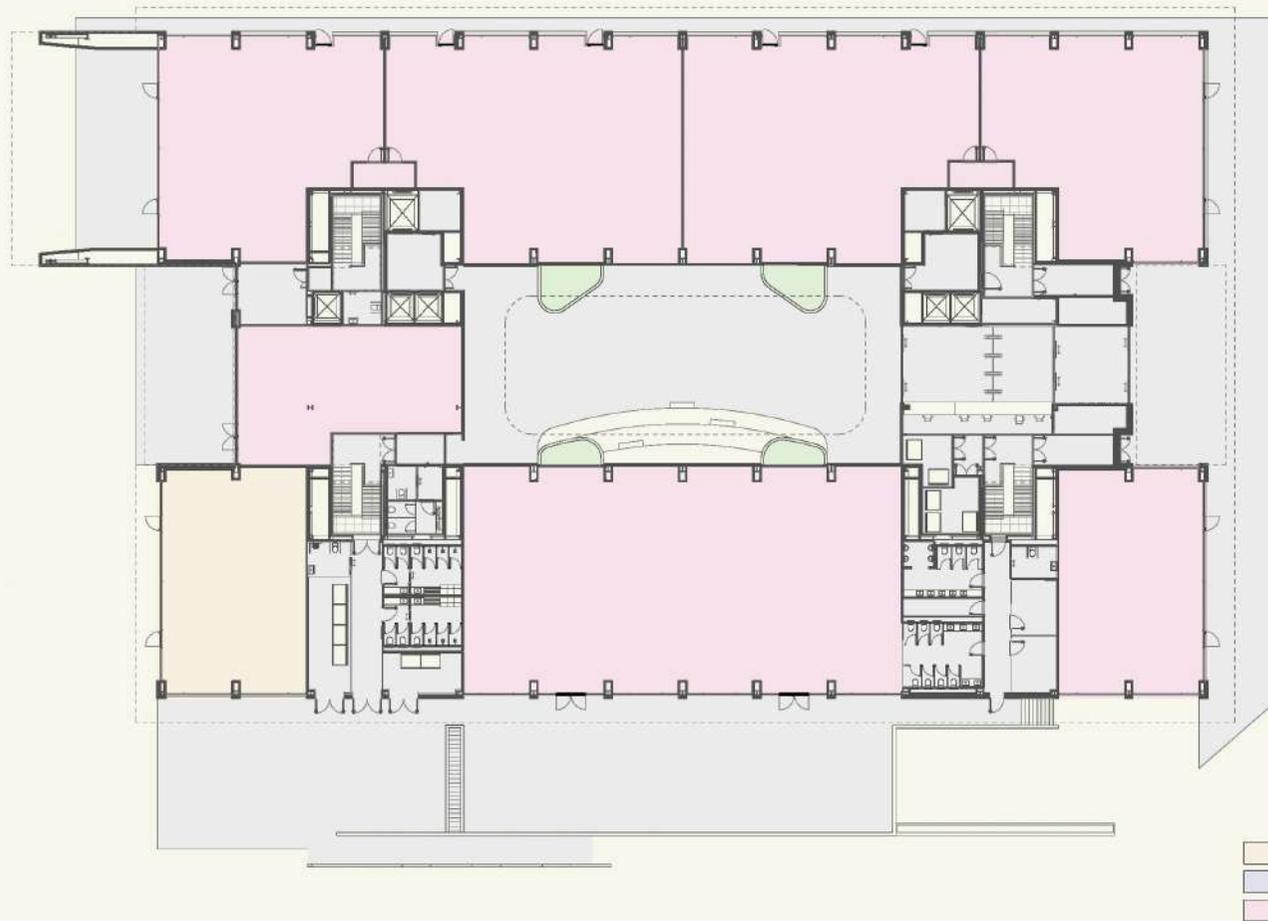
**KEY FEATURES:**

- Iconic architecture with sculptural character.
- 2 office floors with a total of 7,068.15 sqm.
- Large, multipurpose floors with partitioning options.
- Ground floor retail units.
- 888 sqm of private terraces overlooking the Marina.
- Landscaped outdoor spaces on all floors.
- Rooftop, large central courtyard, and sports areas.
- Ground floor changing rooms, bicycle and personal mobility vehicle parking.
- LEED Platinum certification.
- 98 parking spaces.
- Occupancy ratio: 1/8.

# Plans and surfaces.

Building A02  
GROUND FLOOR

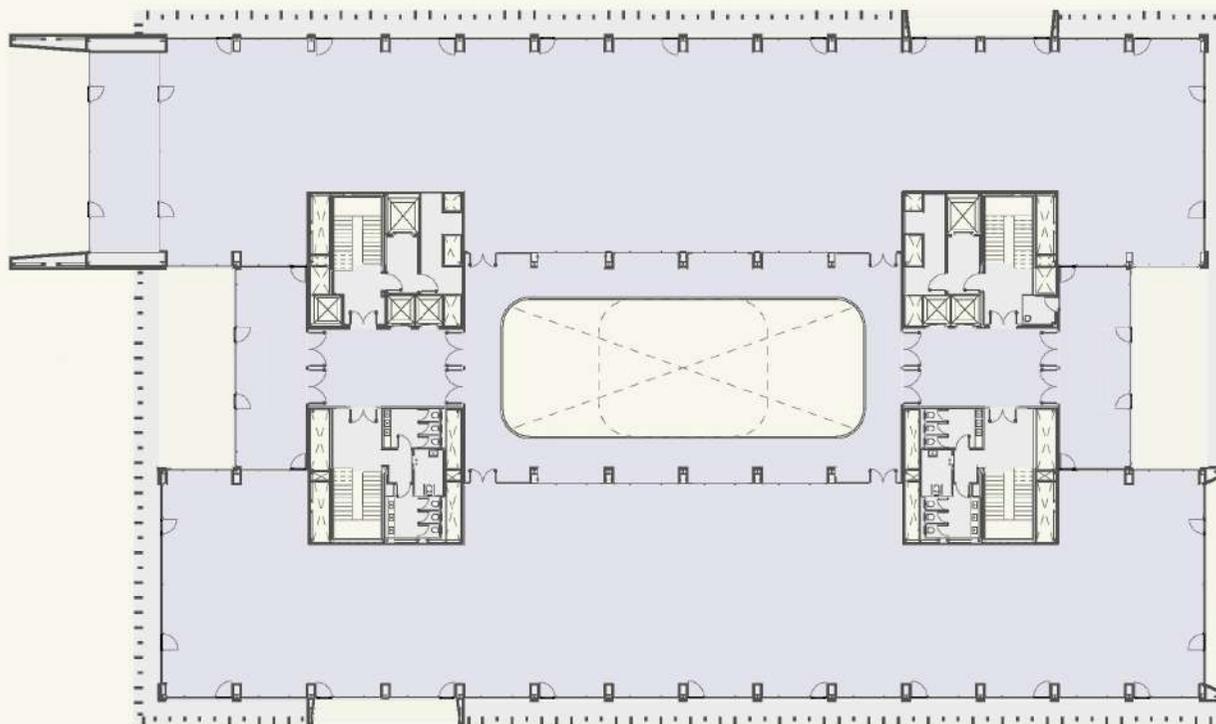
- Offices
- + Common Areas
- + Commercial Spaces



# Plans and surfaces.

Building A02  
FIRST FLOOR

Offices  
+ Terraces

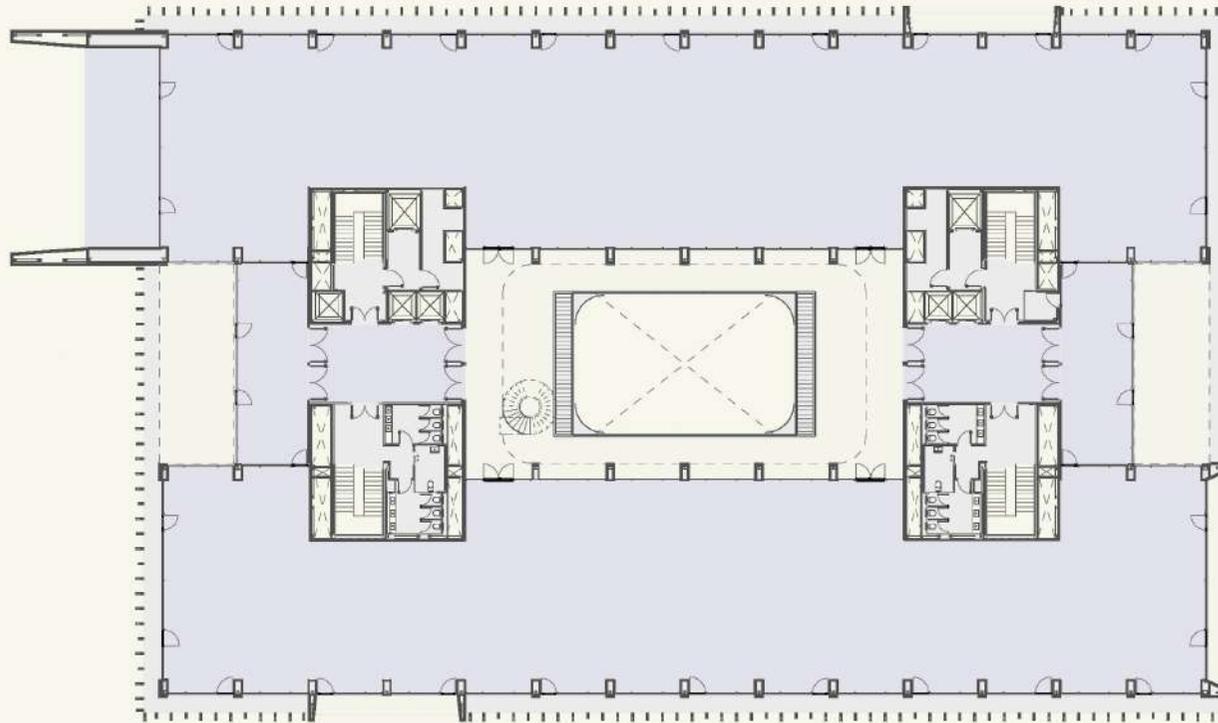


- MPV
- OFFICINA
- RETAIL

# Plans and surfaces.

Building A02  
SECOND FLOOR

Offices  
+ Terraces

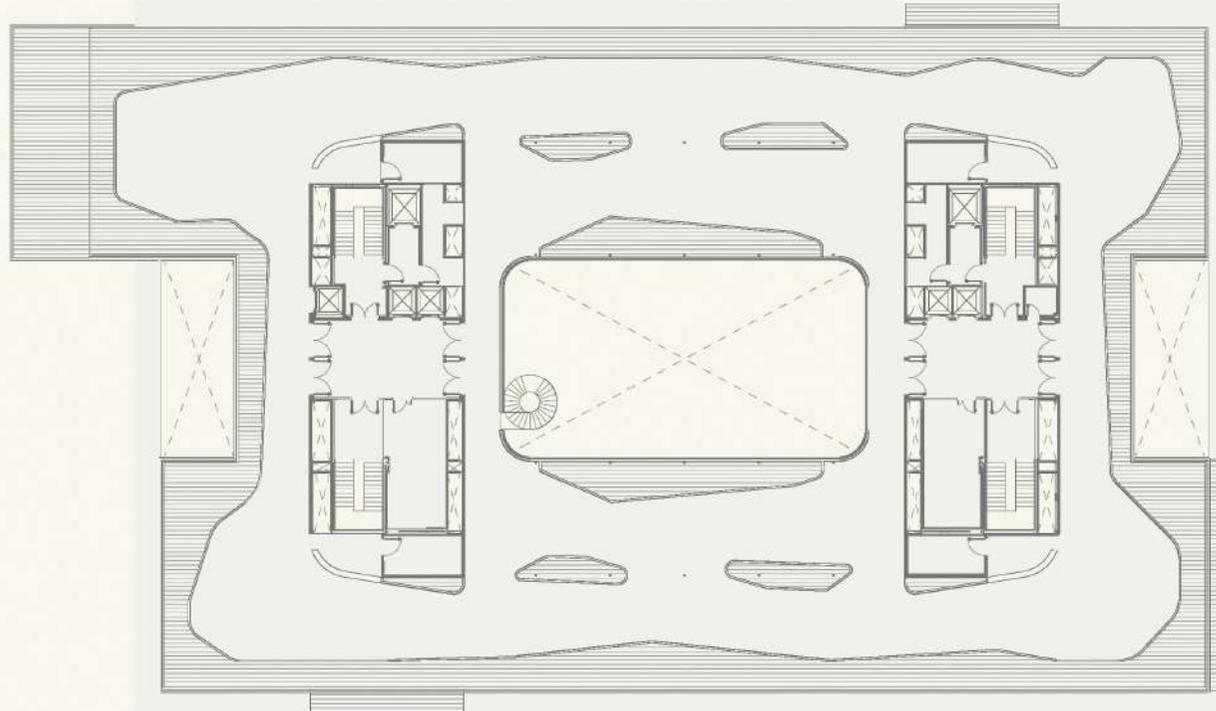


- MPV
- ORIGINA
- RETAIL



# Plans and surfaces.

Building A02  
ROOFTOP



# Plans and surfaces.

Building A02  
BASEMENT FLOOR

98 spaces





# A03

## Building A03.

The A03 building is the most versatile heart of Marina Port Valencia. A space designed for professionals seeking more than just square meters: connection, inspiration, and quality of life.

Here, working means becoming part of an open, creative, and conscious community. Offices with natural light, immense terraces, common areas designed for sharing ideas and breathing the sea.

Ideal for coworking spaces, startups, digital hubs, or companies that value the balance between performance and well-being, A03 represents a new way of experiencing professional life: freer, more human, more vibrant.





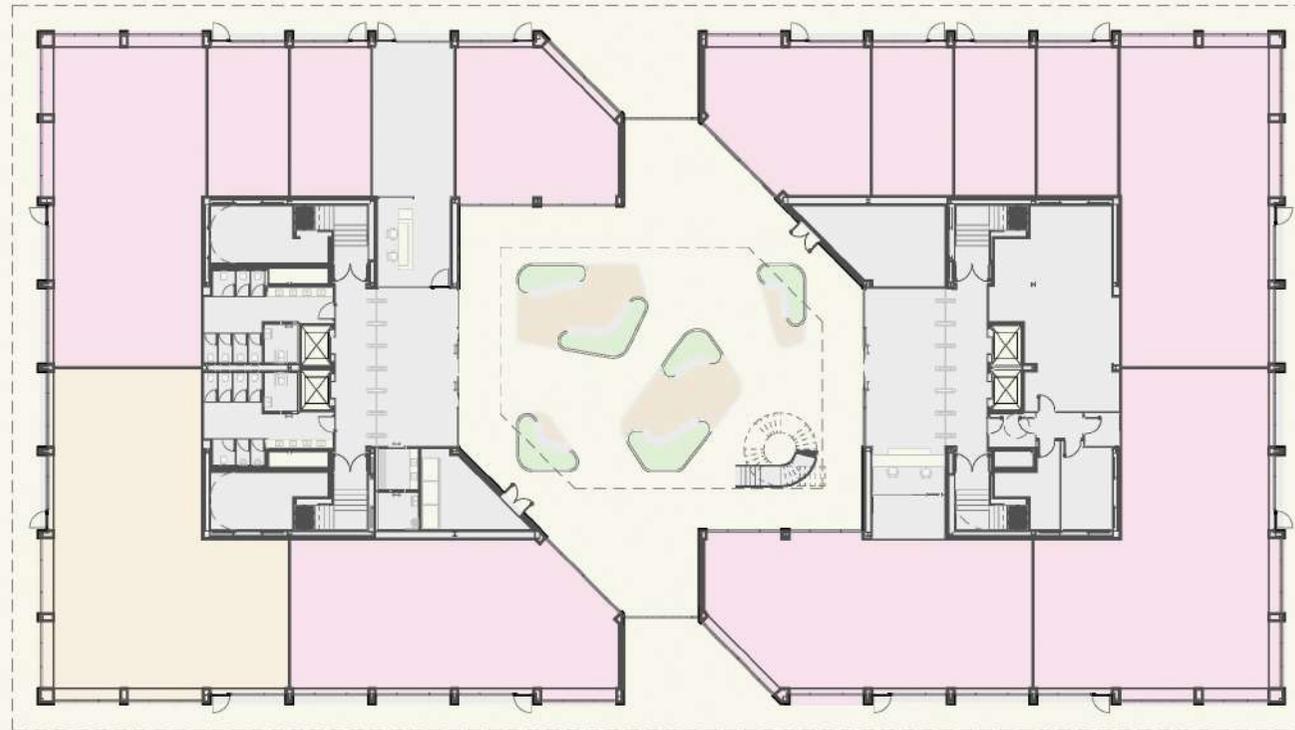
**KEY FEATURES:**

- 1 floor with 2,844.11 sqm of available office space.
- 1,679.74 sqm of commercial space.
- 1,193.65 sqm of terraces (outdoor, ground floor) – a lifestyle in themselves.
- Rooftop (2,296.47 sqm outdoor), interior courtyard (514.67 sqm), and café.
- Bicycle and e-scooter parking.
- Changing rooms and shared areas designed to foster community.
- Occupancy ratio: 1/6.
- Green spaces and sustainable architecture.

# Plans and surfaces.

Building A03  
GROUND FLOOR

- Offices
- + Common Areas
- + Commercial Spaces

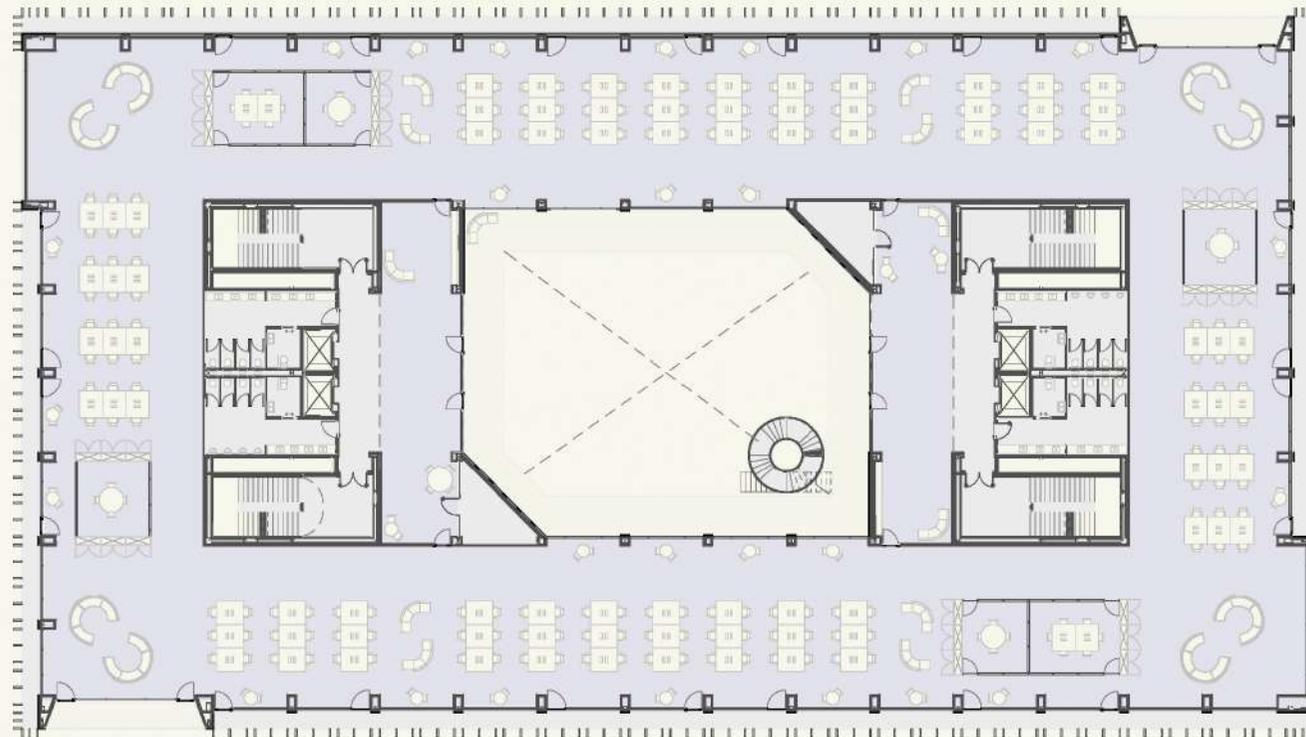


- MPV
- OFICINA
- RETAIL

# Plans and surfaces.

Building A03  
FIRST FLOOR

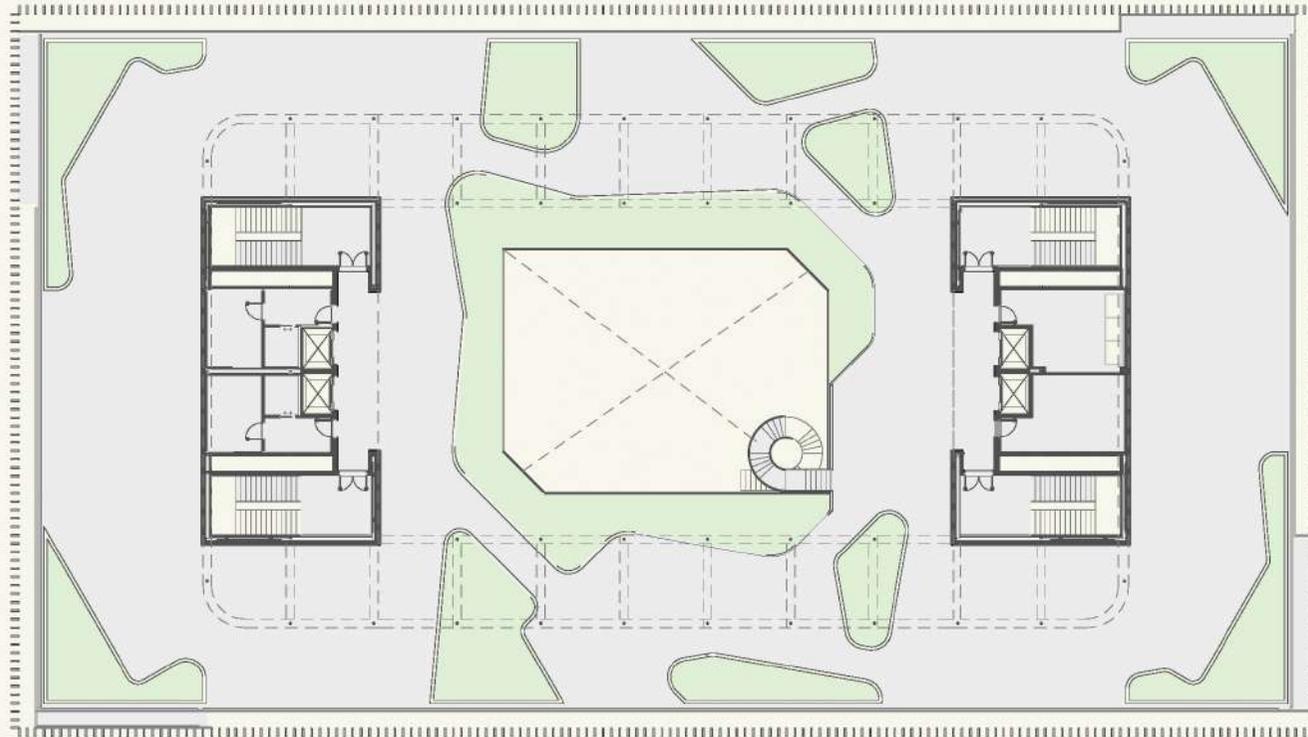
Offices  
+ Terraces



- MPV
- OFICINA
- RETAIL

# Plans and surfaces.

Building A03  
ROOFTOP



# Sustainability and mobility.

Each space has been designed to provide comfort, efficiency, and well-being, caring for both the planet and the people who inhabit it.

Mobility solutions have been carefully planned: bicycle parking, charging points for electric vehicles, and smooth connections with public transport. Car use is minimized with underground parking, freeing outdoor space for life.



Environmental certification: LEED Platinum.



Renewable energy generation from rooftops.



Low-maintenance greenery on every floor.



Underground parking to reduce visual and thermal impact.



Parking for bicycles, scooters, and electric vehicles.



Natural lighting in all workspaces.



Energy-efficient construction solutions.

# Features common to both buildings.

The Marina Port Valencia buildings have been designed to offer maximum efficiency, comfort, and flexibility.

Every technical detail has been considered to facilitate daily use and adapt to the needs of dynamic, forward-thinking companies.



Centralized air conditioning with a two-pipe water system.



Common ventilation per floor.



Shared telecommunications infrastructure.



Fire protection according to regulations.



Ready for flexible, demanding occupancy.

# Building A02.

## Offices and commercial spaces.



### FREE HEIGHTS

- Ground floor 4.75 m (3.85 m clear).
- Offices 3.40 m (3.00 m in common areas).



### STRUCTURE

- Steel (pillars and beams).
- Precast slabs.
- Basement with 24 m micropiles.



### ROOF

- Walkable with porcelain tile.
- Non-slip, with planters and hidden installations.



### LIGHTING

- High-efficiency LED (DALI system).
- Tenant-customizable office lighting.



### INTERIORS

- Granite/ceramic flooring, wood/stone finishes in common areas.
- Raised flooring in offices.



### ELEVATORS

- 4 passenger lifts.
- 2 freight elevators.
- 1 roof-accessible lift.



### SAFETY

- 2 evacuation cores, 2 staircases each.
- Occupancy ratio 1/8.



### RESTROOMS

- Gender parity distribution.
- Adapted bathrooms on each floor.

# Building A03.

## Offices, coworking and commercial spaces.



### FREE HEIGHTS

- Ground floor 4.95 m (3.00 m clear in common areas).
- Offices 3.75 m (3.00 m in common areas).



### STRUCTURE

- Steel (pillars and beams).
- Precast slabs.
- Basement with 24 m micropiles.



### ROOF

- Walkable porcelain tile with hidden technical zones.



### LIGHTING

- High-efficiency LED (DALI system).
- Tenant-customizable office lighting.



### INTERIORS

- Large-format flooring, wood/stone finishes in common areas.
- Raised flooring in offices.



### ELEVATORS

- 2 passenger lifts (exclusive to offices).
- 2 additional lifts for rooftop and service.



### SAFETY

- 2 evacuation cores, 2 staircases each.
- Occupancy ratio 1/6.

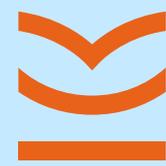


### RESTROOMS

- Gender parity distribution.
- Adapted bathrooms on each floor.



Start working  
where you've  
always dreamed  
of living.



MARINA PORT  
VALENCIA

[marinaportvalencia.es](http://marinaportvalencia.es)



WALK AROUND YOUR  
NEW OFFICES HERE

A project by



Leasing



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