

**COWORKING**  
**BOUTIQUE**

Dynamic & Smart Workspaces



“ *One of the most beautiful things in life is  
work at ease.*

Antoni Gaudí







“ We take care of every last detail. That is what gives personality and identity to our coworking spaces.

The plants, the hydraulic tiled floors, the entrance table, the kitchen cupboard, the painting in the meeting room, the sofa cushions...

Everything has been carefully and conscientiously designed to achieve an atmosphere of inspiration, tranquility, and well-being that improves the lifestyles of the people who work in our spaces.

**Mónica Nieto**  
Coworking Boutique Founder and Manager.

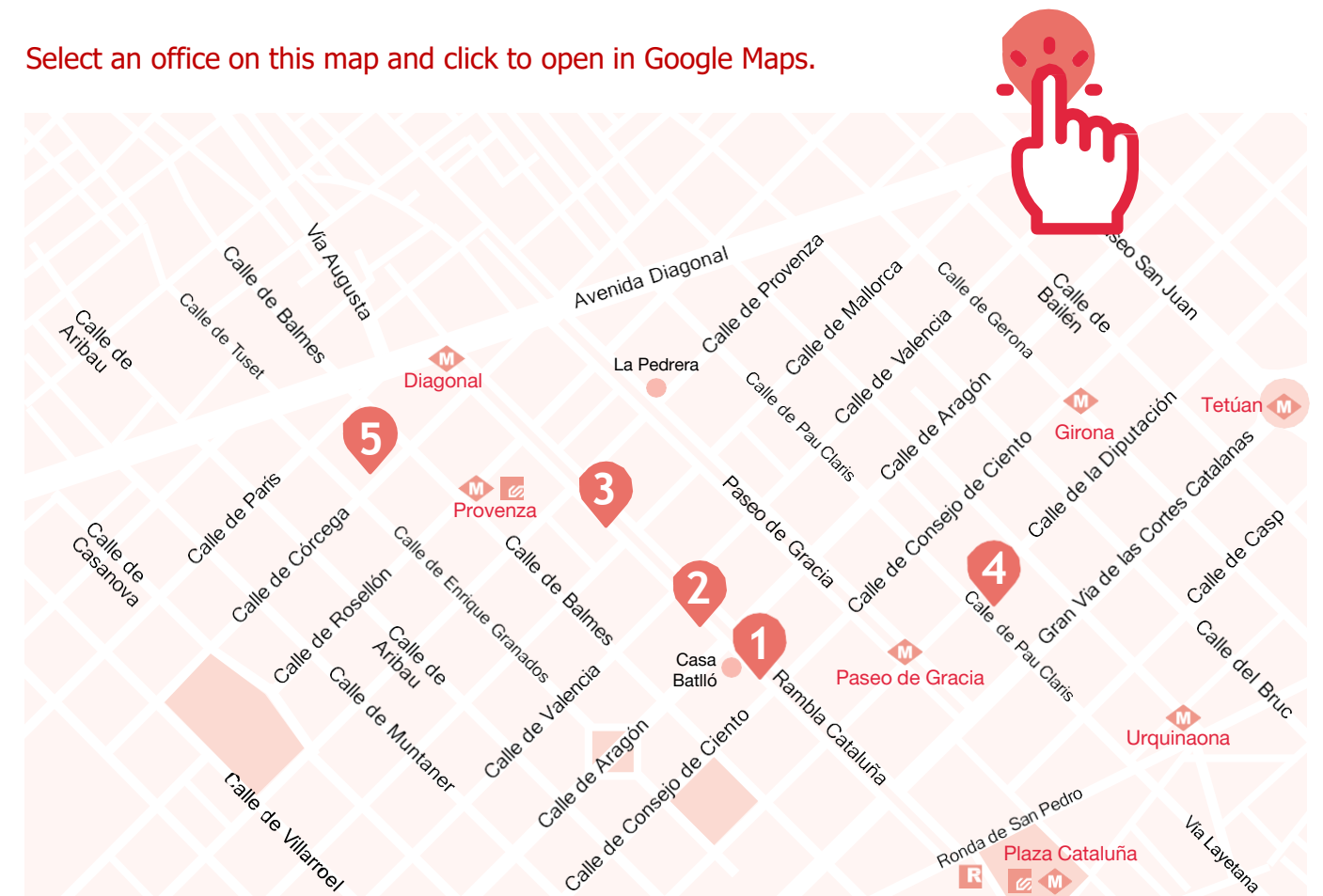


## Boutique Workspaces

Dynamic & Smart Workspaces offices for in the heart of Barcelona.

1. Rambla Catalunya, 49
2. Rambla Catalunya, 73
3. Rambla Catalunya, 94
4. Pau Claris, 108
5. Còrsega, 271

Select an office on this map and click to open in Google Maps.



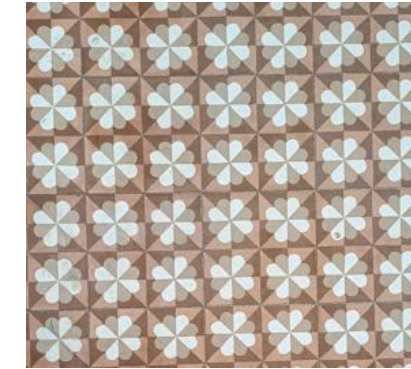
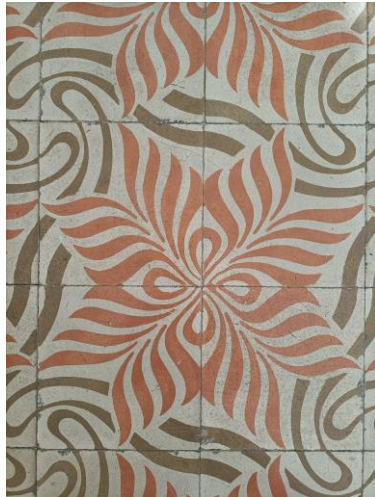




## 5 Còrsega, 271

Calle Còrsega, 271 ■ Floor 1 - Door 2 ■ 08008 - Barcelona

Coworking Còrsega 271 is a very bright and quiet 150 m2 space located on the first floor of a modernist building near Paseo de Gracia. It has 2 balconies that face the street and 1 gallery. High ceilings that give a feeling of great spaciousness and hydraulic mosaic floors that give it personality and make it very cozy. It is the perfect combination of work and well-being for startups, corporate headquarters, B2B business or professional's services.



### Location

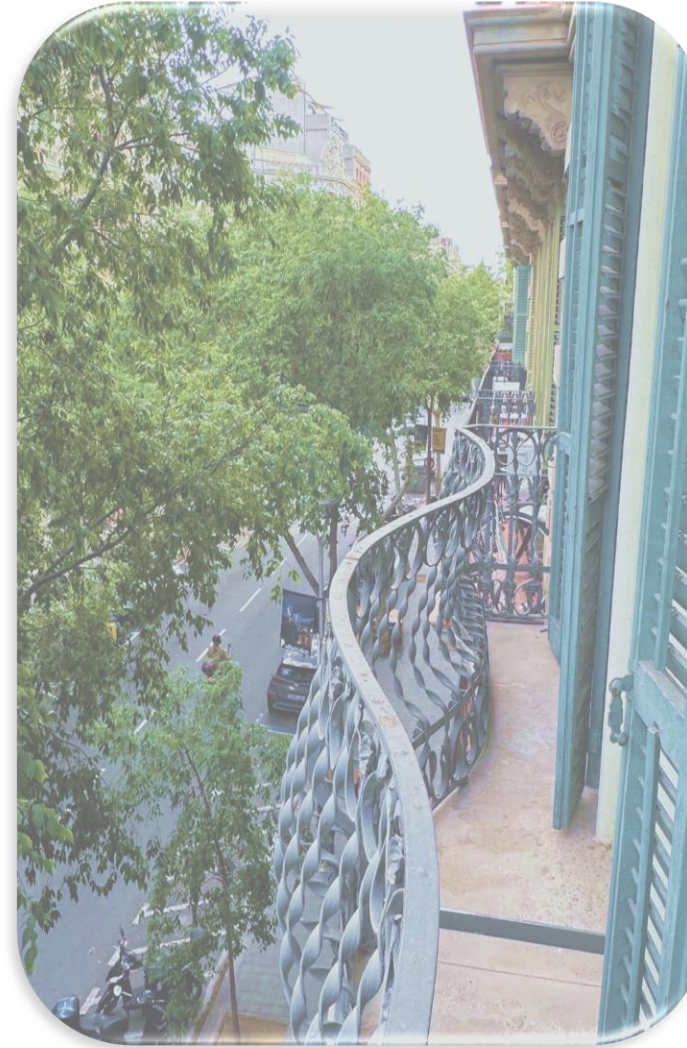
Surrounded by the beauty of L'Eixample and its chic boutiques. Near of two main and prestigious avenues of Barcelona: Paseo de Gracia and La Diagonal.

Nest to Enrique Granados Street, full of cool restaurants.



- M Diagonal (L3, L5) 350 meters walking
- R FGC Provenza (ES, S1, S2, S5, S6, S7, L6, L7, S7T) 180 meters walking
- R Cercanias Station (Rodalies) Renfe Plaza de Catalunya 7 minutes by metro





## Features

Space with 150m2 in a Neoclassic building of Barcelona.

Fully equipped kitchen area.

2 bathrooms inside the coworking.

Meeting room.

Reprography area.

Office with closed galleries or balconies to Còrsega street.





## Coworking plan:

The current layout is for example only. Both the distribution and the furniture can be adapted to the needs of the coworker.











## Facilities



### Internet

- ✓Fiber 1Gb symmetrical megabytes (input and output).
- ✓Wifi and repeaters for greater coverage.
- ✓Cable connection in all offices.
- ✓Independent Wi-Fi network option for each work team.



### Thermal comfort

- ✓Air conditioning: independent hot and cold splits.
- ✓Portable electric radiators for winter.



### Security systems

Alarm and video surveillance circuit, continuous recording (stored 15 days).



### Meeting room

- ✓Reservation system through the Calendly App limited.
- ✓Unlimited use of the meeting room without reservation, subject to availability.
- ✓Capacity for 4 people.
- ✓Equipped with blackboard.



### Reprography

- ✓HP black and white printer.
- ✓Paper shredder.
- ✓Possibility of having your own printer for independent offices.



### Office kitchen

- ✓Totally equipped.
- ✓Dining tables.
- ✓Natural water dispenser: cold and hot.
- ✓Nespresso coffee machine.
- ✓Microwave.
- ✓Fridge.
- ✓Kitchenware.



### Furniture

- ✓Operative tables.
- ✓Comfortable and ergonomic chairs of high quality.
- ✓Single drawer with key.
- ✓Space dividers
- ✓Furniture and decoration







## Services



**Community expenses, administration, IBI** (Real Estate Tax).



### Office insurance:

Continent, content and civil liability of the coworker.

Does not include property or civil liability of the coworker.



### Cleaning and consumables:

✓ Cleaning service 2 days per week.

✓ Supplies of cleaning products and utensils.

✓ Bathroom and kitchen consumables: kitchen paper, hand wipes, hand gel, hydroalcoholic gel, toilet paper.



### Bottled water supplies or dispensing machine



### Electric supply:

There is a control of consumption by office.

The consumption will be limited to the average consumption, if it exceeds this, the corresponding surplus will be charged.



### Water supply



### IT services:

✓ Maintenance of network and internal server, access via cable and Wi-Fi.

✓ Printer maintenance and Wi-Fi printing configuration.

✓ Possibility of individual printer configuration on an independent Wi-Fi network, only accessible to your work team.

✓ Maintenance and management of alarms, sensors and cameras, home automation.

✓ Maintenance and management of the HUB and home automation APP.



### Meeting room use:

Access included in the fee according to contract.



### Printing:

Black and white photocopies are included in the fee.

The paper sheets for printing are not included.

Options available for single printer.



### Adaptation of furniture:

We can adapt the furniture to the needs of the coworker and may have an additional cost that will always be informed and previously accepted by the coworker.



### Access control and management:

Each coworker must be identified with ID and contact information. The coworking will give you the corresponding welcoming, the delivery of keys, personal codes, as well as an explanation of the operation of the space, rules and regulations of use.



### Office management and maintenance:

The coworking is in charge of the integral management, maintenance and control of the space and its correct functioning. The main goal is to free the coworker from this burden, so that people can focus on the success of their business.

Personalized facility and furniture service can provide an additional cost, previous budget and acceptance of the client.

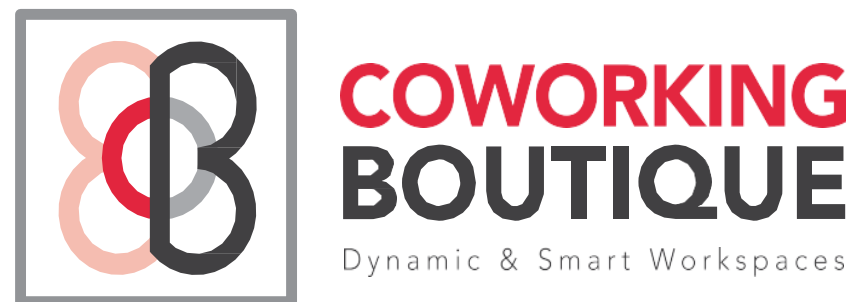


### Events:

All coworkers will be able to participate in the social events that take place in the coworking, as well as promote events that will be studied and previously approved by the coworking management.







**Would you like to know more?**

Mónica Nieto

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