



CHAMBERÍ8

PLAZA DE CHAMBERÍ 8 · MADRID

WHERE CITY,
TALENT AND BUSINESS
FIND THEIR PLACE



INTRODUCTION

Madrid has always built its city around its squares, open spaces for meeting, conversation and exchange. CHAMBERÍ 8 is born of that same purpose.

A landmark office building facing Plaza de Chamberí, in one of Madrid's most established business and urban settings.

Its complete transformation has given rise to a contemporary building where architecture, natural light and flexibility come together to meet the needs of the most demanding companies.

With nearly 8,900 sqm across a ground floor and eight upper storeys, CHAMBERÍ 8 offers open-plan floors of more than 1,100 sqm with an outstanding capacity for adaptation, accommodating anything from a large corporate headquarters to a multi-tenant configuration.

The building is completed by two singular spaces. On one hand, a landscaped interior courtyard that brings in nature, wellbeing and light. On the other, a spectacular rooftop with views over the city of Madrid, conceived as a place of meeting, inspiration and connection for people. Two spaces that, like the square itself, exist for coming together.



CHAMBERÍ 8 is a place with memory; it is reborn upon Plaza de Chamberí, a space that has been a meeting point for centuries and today takes on a new form. Same ground, new life. The building does not merely reach the neighbourhood, it belongs to it.

And from that sense of belonging it builds something different: a place where working and being part of something mean the same thing.



THE PLACE WHERE TALENT AND BUSINESS MEET,
WHERE CONVERSATIONS BECOME PROJECTS,
THE PLACE FOR IDEAS THAT NEED SOMEWHERE
TO HAPPEN,
AND FOR COMPANIES THAT STILL HAVE MUCH
LEFT TO DO.

ONE SINGLE
PLACE, MANY
WAYS TO
EXPERIENCE
IT.

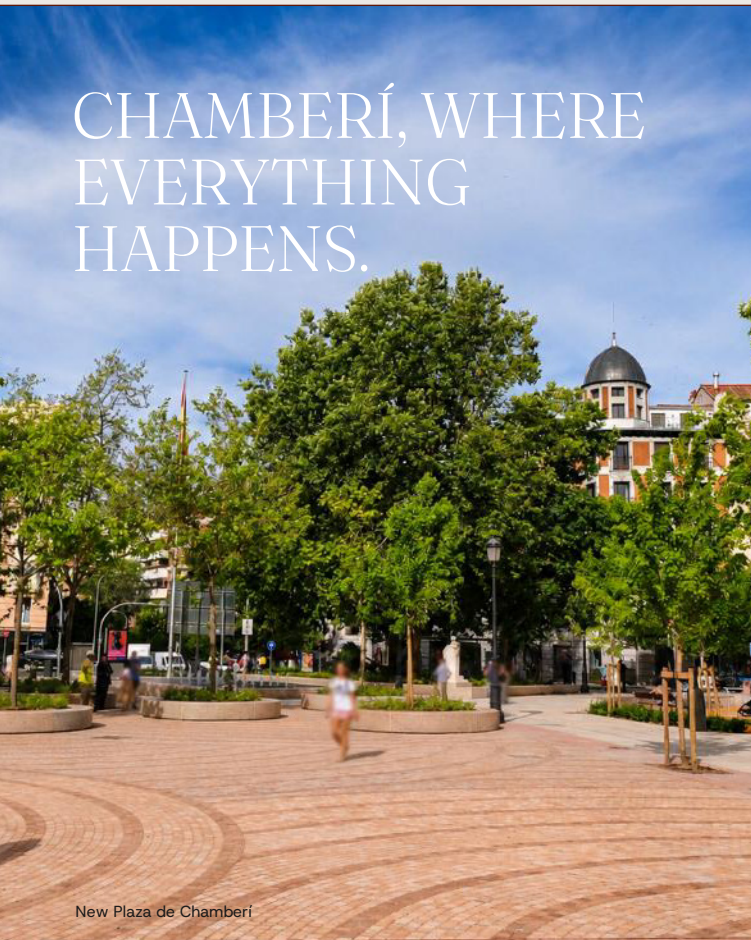
8

ÍNDICE

07	Chamberí, where everything happens	↗
11	Chamberí 8 in detail	↗
19	Floor areas and plans	↗
24	Sustainability	↗
25	Technical specifications	↗
27	Contact	↗



CHAMBERÍ, WHERE EVERYTHING HAPPENS.



New Plaza de Chamberí



TO CHOOSE CHAMBERÍ IS TO CHOOSE MADRID LIFE FROM ONE OF ITS MOST AUTHENTIC AND ESTABLISHED NEIGHBOURHOODS.

With centuries of history, Chamberí has evolved without losing its essence. Born as a settlement beyond the city walls, it grew steadily until, in 1877, Plaza de Chamberí was laid out and became one of the most representative public spaces of Madrid's new urban expansion. Since then, it has been a meeting point and a hub of neighbourhood life.

Today, Chamberí combines tradition and modernity with a unique character: streets steeped in history, local commerce, acclaimed gastronomy and a vibrant professional scene. A Madrid with an identity all its own.



New Plaza de Chamberí



CHAMBERÍ 8 stands facing Plaza de Chamberí, at the start of Paseo de Eduardo Dato, in one of the capital's most sought-after locations for its balance of quality of life, business activity and excellent connectivity.



Surrounded by restaurants, shops and services, the building enjoys immediate access to public transport, to the city's main thoroughfares and to one of Madrid's most established business districts, home to consultancies, law firms, technology companies, investment funds and advanced-services firms.



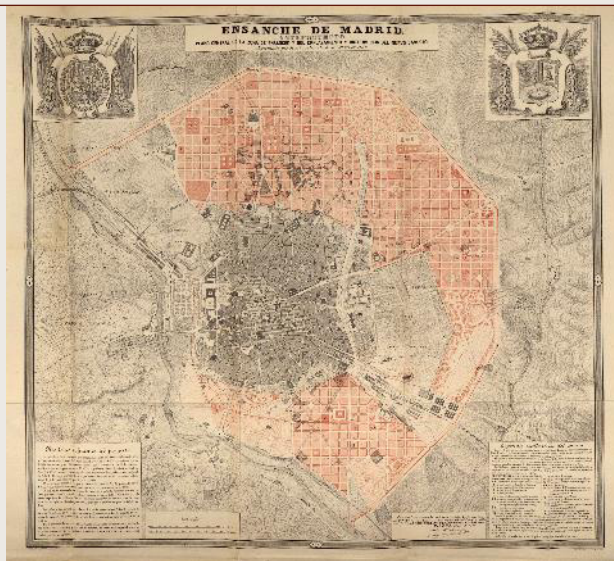
Plaza de Olavide



THE HISTORIC CHARACTER OF CHAMBERÍ AND THE ORIGIN OF ITS NAME.

Chamberí is one of Madrid's neighbourhoods with the strongest historic character. Its origins date back to the mid-19th century, when the city's growth drove its expansion beyond the old town. The farmland on the outskirts began to give way to a new residential area that would become one of the capital's most emblematic districts.

The name Chamberí has a singular origin. Before the neighbourhood existed, there was already a Calle de Chamberí, named after an old estate and an inn in the area. During the Napoleonic occupation, between 1808 and 1814, a camp of French soldiers was set up there, some of them from Savoy, whose capital was Chambéry. Over time, Spanish pronunciation transformed the name into "Chamberí", first identifying the street and later the entire area.



Expansion Plan, 1980



Frontón Bet Jai



Following the approval of Carlos María de Castro's Expansion Plan in 1860, the area began to develop in an orderly way and established itself as a quality residential district, with generous blocks, bourgeois architecture and intense commercial and cultural activity.

One of its most distinctive traits is its authentic, quintessentially Madrilenian character. Chamberí retains an identity of its own, where historic architecture, traditional shops, markets, squares and a vibrant neighbourhood life all coexist.

Its streets evoke the Madrid of the late 19th and early 20th centuries, with cafés, taverns, theatres and cultural venues tied to several generations of Madrileños.

CONNECTIVITY.

Chamberí 8 occupies a strategic location, superbly connected to central Madrid, Paseo de la Castellana, Atocha and the airport, and surrounded by a comprehensive network of metro, bus and urban services.

It also benefits from a strong cultural and gastronomic setting, with museums, theatres, squares and leading restaurants that reinforce its appeal as an office location.

TRANSPORT AND MOBILITY



Paseo de la Castellana – 9 min



City Center – 10 min



Atocha Station – 15 min



Airport Adolfo Suárez Madrid-Barajas – 19 min



Direct Access to M-30, A-1 and A-2



Iglesia L1 – 4 min
Bilbao L1, L4 – 6 min
Quevedo L2 – 9 min
Rubén Darío L5 – 6 min
Alonso Martínez L4, L5, L10 – 7 min



Lines 3, 5, 16, 37, 40, 61, 147, 149

Paseo de la Castellana axis:
5, 14, 27, 45, 150



BiciMAD near Plaza de Chamberí

FOOD & BEVERAGE

1. Santancha
2. Bacira
3. Araia
4. Bar Trafalgar
5. El Picaporte
6. Coque**
7. Lakasa
8. Calle Ponzano

COMPANIES

1. Havas
2. Wework
3. Pelayo
4. Comunidad de Madrid
5. Cuatrecasas
6. Simmons & Simmons
7. Ramón y Cajal Abogados
8. Linklaters
9. McKinsey & Company
10. Uber



CHAMBERÍ8 IN DETAIL.

8,895 sqm

of lettable area



Penthouse terrace
with views over Madrid

GF+8

Ground floor
+ 8 upper storeys



Landscaped courtyard
on the ground floor

1,100 sqm

Open-plan floors of more than
1,100 sqm, column-free and
adaptable



Reception hall, with a welcome
videowall and high-quality
finishes

148

parking spaces across
three basement levels,
with accessible spaces
and a bicycle area



Landmark façade,
high visibility



The complete transformation of CHAMBERÍ8 begins with its own image. The refurbishment of the façade gives rise to the building's landmark character and lends it a highly visible identity.

From that new envelope, the project develops a coherent architecture in which materials, natural light and design maintain a single language from the entrance to the roof.

Every space has been conceived to deliver a quality experience, reinforce the identity of the companies that occupy it and respond to new ways of working.



The common areas combine natural stone in warm tones with oak joinery and matte-black lacquered steel.

The floors of the work areas feature high-performance technical raised flooring over a floating screed, finished in natural ash. The ceilings, exposed in the areas with greater clear height, alternate polished concrete with rock-wool acoustic panels covered in fabric.





RECEPTION HALL

The experience begins at the entrance. The vertical rhythm of the façade continues inside, establishing a natural continuity between the city and the building.

Wood, natural stone and warm lighting create an understated, contemporary reception space, where a large videowall turns the lobby into the first point of contact with each company's identity. A landmark entrance that reflects the building's character from the very first moment.





FLOOR LOBBIES

The same attention to detail accompanies the journey to each office. The floor lobbies feature metal slats with a wood finish, natural-fibre wall coverings and integrated lighting to deliver a coherent, elegant image across every floor of the building.

Each arrival maintains the same level of quality and prestige as the entrance space.

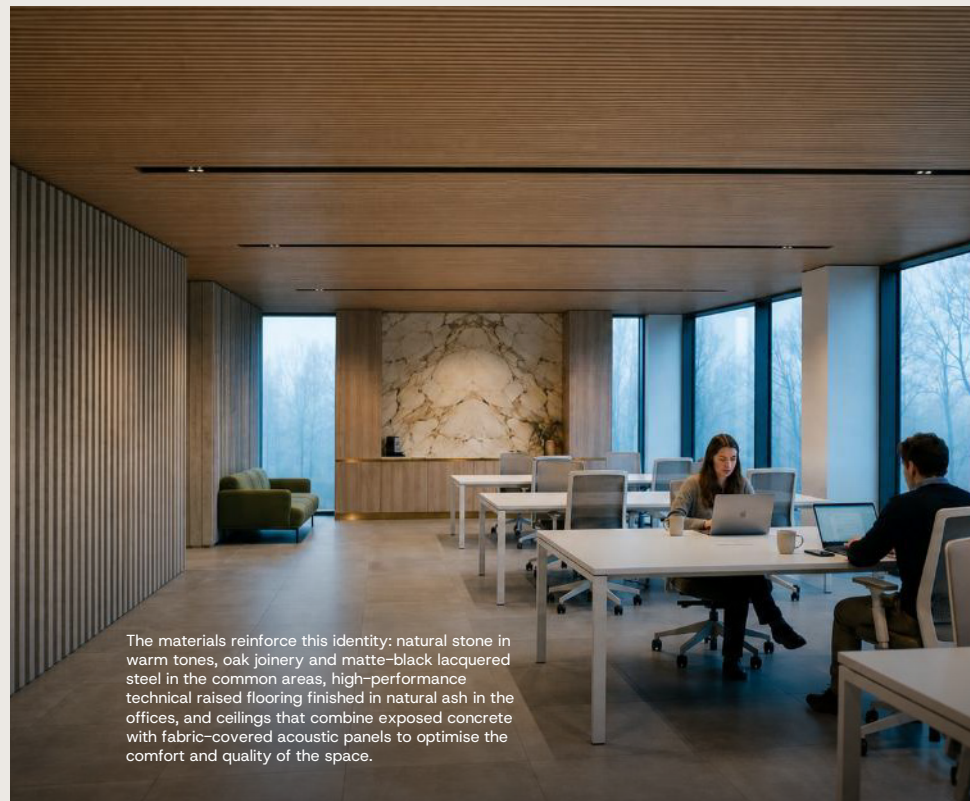


WORKSPACES

The offices are the heart of CHAMBERÍ 8. Open-plan floors of more than 1,100 sqm, flooded with natural light and designed to adapt with complete flexibility to any workplace layout. Spaces where talent finds the right environment to grow.



The architecture embraces a contemporary, industrially-inspired language, with exposed services that enhance the clear height and the sense of spaciousness. The suspended lighting, dimmable via a DALI system, allows each setting to be adapted to different needs of use, while the integration of the technical elements maintains a clean, ordered image.



The materials reinforce this identity: natural stone in warm tones, oak joinery and matte-black lacquered steel in the common areas, high-performance technical raised flooring finished in natural ash in the offices, and ceilings that combine exposed concrete with fabric-covered acoustic panels to optimise the comfort and quality of the space.



ROOFTOP AND LANDSCAPED COURTYARD

Crowning the building, the terrace enjoys the most privileged panoramic views of the Madrid skyline. This space becomes a place to gather, celebrate, present projects or enjoy a moment away. More than an add-on, the rooftop represents one of CHAMBERÍ 8's great points of difference, a space that brings wellbeing, encourages interaction and offers a working experience that is hard to find in the city centre.

On the ground floor, a landscaped courtyard brings nature and calm into the heart of the building. An outdoor space conceived for resting, holding informal meetings or simply taking a break.

The greenery, the bamboo decking, the natural-textured concrete and a metal pergola threaded with trees create an atmosphere that turns the courtyard into a natural extension of the offices.

FLOOR AREAS.



8,895 sqm

SBA total

Rooftop

Sevent 1,129 sqm

Sixth 1,129 sqm

Fifth 1,129 sqm

Fourth 1,129 sqm

Third 1,129 sqm

Second 1,129 sqm

First 1,085 sqm

Ground 912 sqm

Basement 1

Basement 2

Basement 3

148 parking spaces

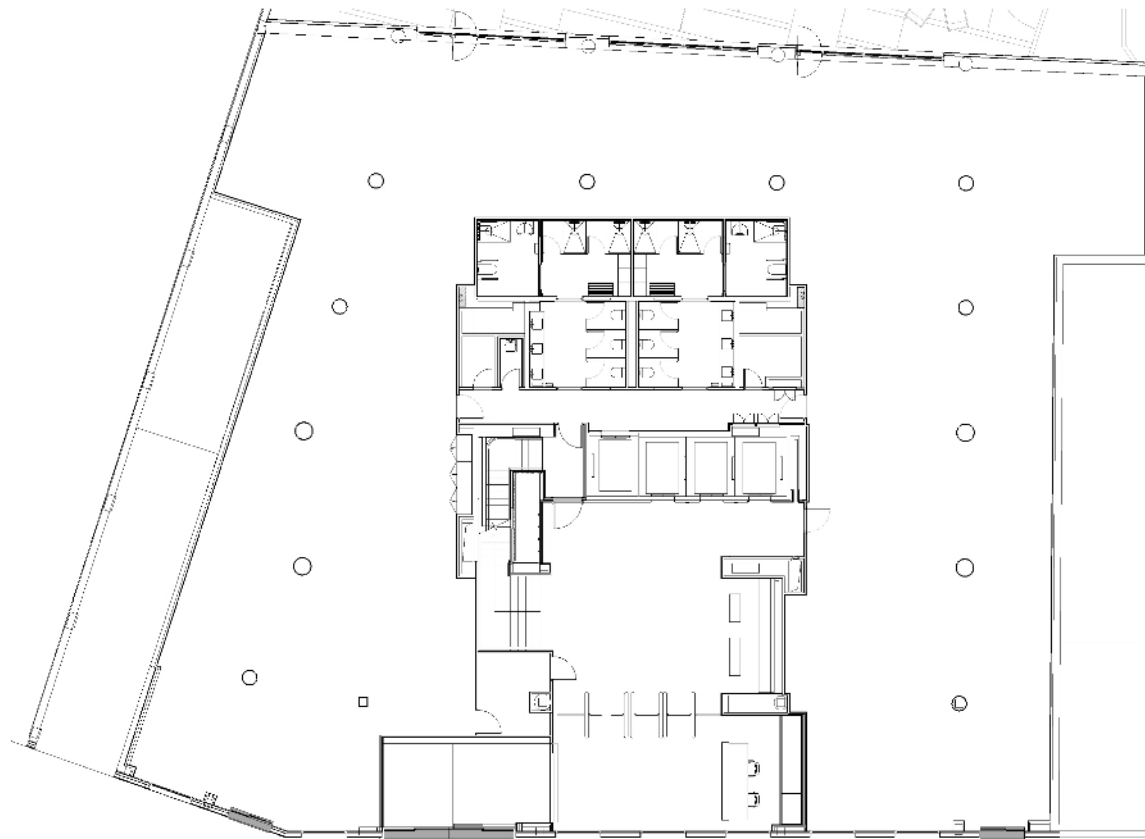
The second to seventh floors follow an identical typical-floor configuration, which facilitates modularity and the combination of areas.

In a multi-tenant scenario, the building's common areas are apportioned proportionally by floor.

The total gross area includes the technical and common zones counted in the building's overall measurement; figures to be validated against the official measurement for contractual use.

PLANS.

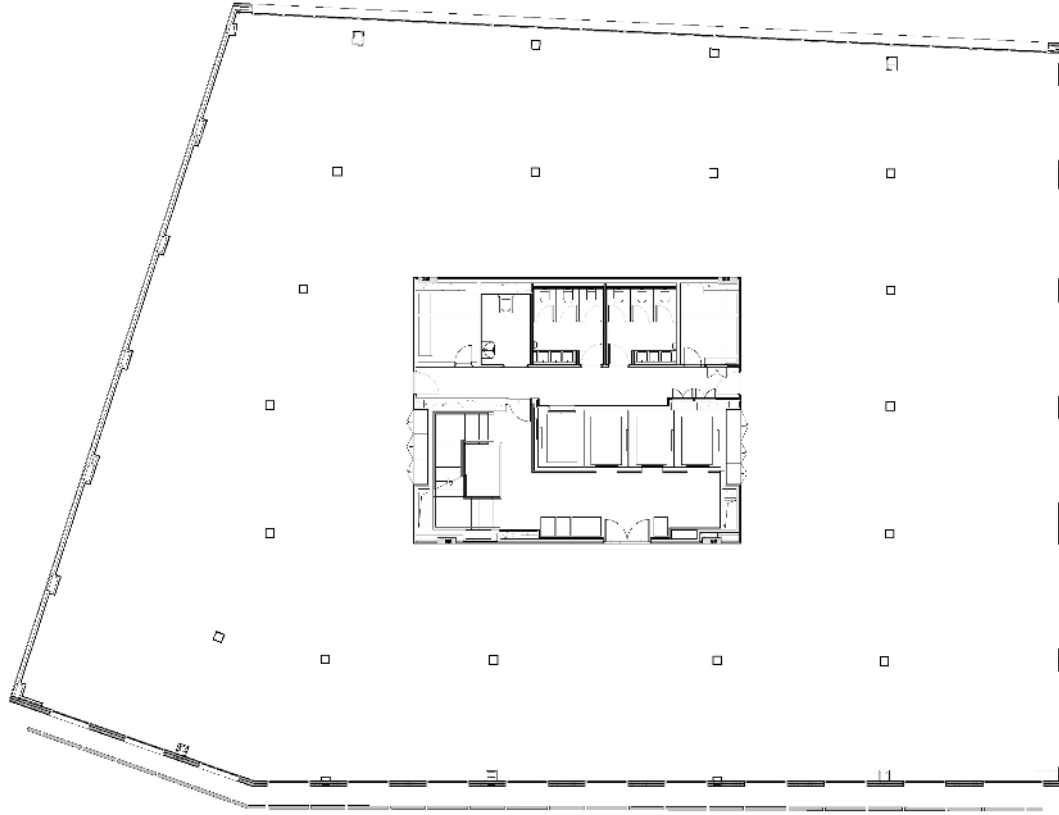
GF
912 sqm



Paseo de Eduardo Dato

PLANS.

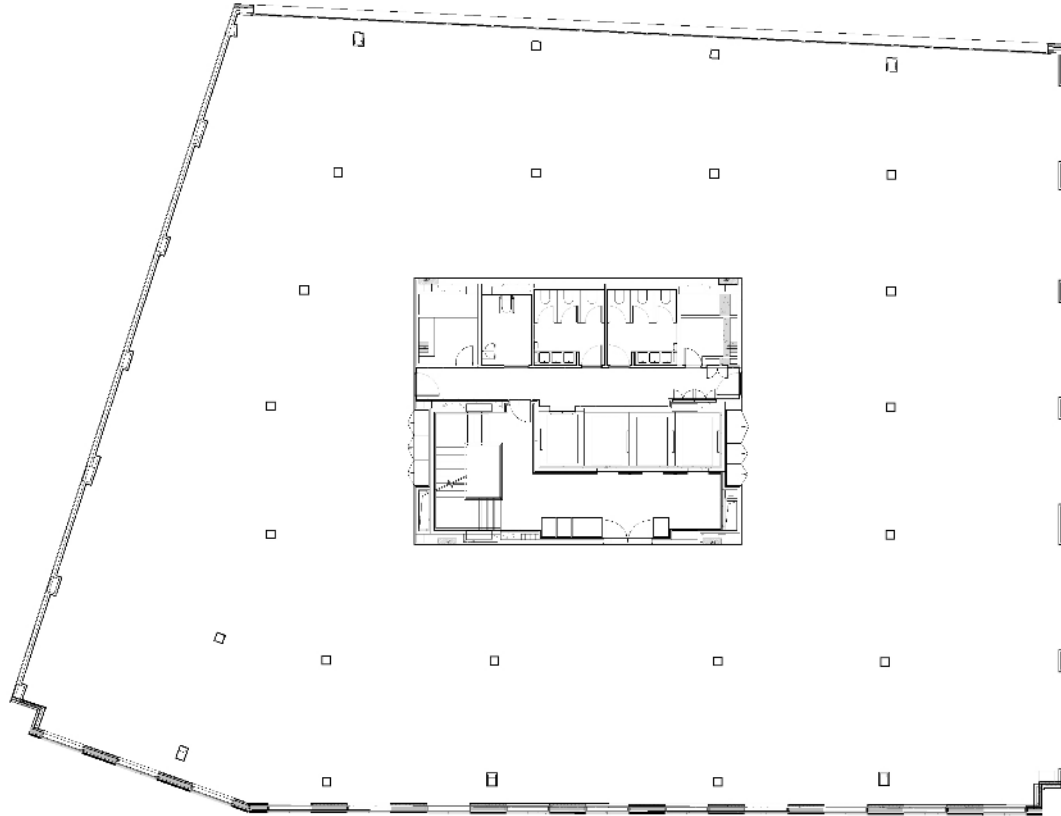
1F
1,085 sqm



Paseo de Eduardo Dato

PLANS.

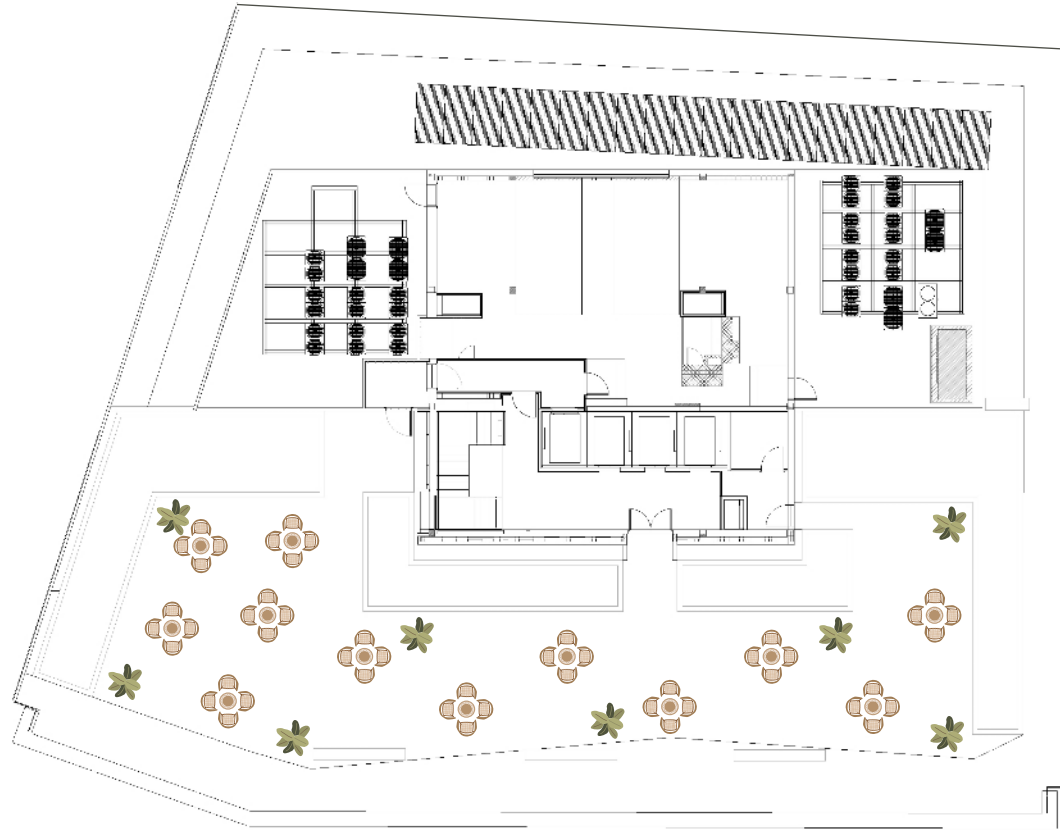
2-7F (Standard Floor)
1,129 sqm



Paseo de Eduardo Dato

PLANS.

8F
1,085 sqm



Paseo de Eduardo Dato

SUSTAINABILITY.



CHAMBERÍ 8 places efficiency and wellbeing at the heart of the project. The building has been designed to achieve LEED v4 BD+C: Core and Shell Gold certification, expected in February 2027, ensuring healthier, more efficient and more sustainable spaces that enhance comfort, productivity and corporate image while reducing operating costs.

The new façade maximises the intake of natural light, while the climate control combines a VRV system with energy recovery and independent air-handling units on each floor, all managed by an intelligent Trend Controls BMS that optimises comfort and consumption in real time. The staircases also incorporate natural ventilation in compliance with current regulations.

The building rounds out its sustainability strategy with rooftop photovoltaic panels and spaces designed to encourage more sustainable mobility, with bicycle parking and accessible spaces.



TECHNICAL SPECIFICATIONS.



Complete refurbishment of the building, with a ground floor + 8 upper storeys and 3 basement levels.



LEED v4 BD+C: Core and Shell certification, targeting Gold.



New façade with a larger glazed area and greater intake of natural light.



Renovated washrooms on each floor, with resin countertops, wood and ceramic finishes, and accessible washrooms (PRM).



Offices with a contemporary aesthetic featuring exposed services and no suspended ceiling, maximising clear height and natural light.



Climate control via a VRV system with energy recovery and air-handling units (AHU), managed by a centralised Trend Controls system (BMS).



Dimmable lighting via a DALI system, with suspended luminaires.



Natural ventilation of staircases in accordance with DB-SI.



Installation of photovoltaic panels on the roof.



148 parking spaces across three basement levels, with accessible spaces and a bicycle area.



Renovated building services: transformer substation, main low-voltage switchboard, pump set and fire-protection water tank.



Fire-protection elements (fire hose reel, extinguisher and manual call point) integrated into unified stainless-steel cabinets.



Automatic doors in accordance with UNE-EN 16005:2013 and UNE 85121:2018.



STAMBUK 18

CHAMBERÍ8

THE PLACE MADE TO GROW.

CBRE

spain.oficinasmadrid@cbre.com
91 598 19 00

linea directa

Owner

The content and images in this document are for informational and marketing purposes only and do not constitute any type of contractual agreement.
The floor areas and technical specifications are subject to final measurement and verification.