

# Mazarredo Offices Project – Madrid

## Market research

Leasing transactions	City	Tenant	Year	Full Building	Area	Rent €/m <sup>2</sup> /month
Cedaceros, 10	Madrid	Lufthansa	2025	No	2.965 m <sup>2</sup>	24
Ancora, 40	Madrid	Osapiens	2025	No	2.315 m <sup>2</sup>	26,5
Prim, 12	Madrid	One Cowork	2024	Sí	6.069 m <sup>2</sup>	35,75
Fray Luis de León, 13	Madrid	Mibgas	2024	No	1.240 m <sup>2</sup>	23
Méndez Álvaro, 61	Madrid	ESW – Scalefas	2024	No	2.730 m <sup>2</sup>	27
Vizcaya, 12	Madrid	ITV Studios	2024	No	800 m <sup>2</sup>	23

Investment transactions	City	Year	Seller	Buyer	Area	Exit Yield	Volume (€M)	Price €/m <sup>2</sup>
Ombú, 6	Madrid	2025	Acciona	Mapfre	14.000 m <sup>2</sup>	5,25%	110.000.000 €	<b>7.857 €/m<sup>2</sup></b>
Avenida de América, 38	Madrid	2025	Grosvenor	Colonial	15.000 m <sup>2</sup>	5,89%	80.000.000 €	<b>5.333 €/m<sup>2</sup></b>
Retama, 3	Madrid	2025	Ardian	Renfe	13.688 m <sup>2</sup>	N/A	108.900.000 €	<b>7.956 €/m<sup>2</sup></b>
Fray Bernardino Sahagún, 24	Madrid	2025	Arima	Grupo Rosales	4.339 m <sup>2</sup>	3,75%	46.000.000 €	<b>10.602 €/m<sup>2</sup></b>
Juan Hurtado de Mendoza	Madrid	2025	Royal Metropolitan	Mutualidad de la Ab.	8.093 m <sup>2</sup>	4,50%	74.000.000 €	<b>9.144 €/m<sup>2</sup></b>
Ramírez del Prado, 5	Madrid	2025	AXA	Batipart - IBA	55.867 m <sup>2</sup>	5,50%	273.500.000 €	<b>4.896 €/m<sup>2</sup></b>