



Office buildings at AM1 and Am2 areas (Clesa)

Madrid, Spain / 2021-2024

Structural type
Characteristics
Owner
Client
Scope
Architect

Solid and waffle slab floors with monostrand post-tensioning, with concrete cores and columns.
2 buildings. 100-m high 25-stories tower
Metrovacesa
Ortiz&León
Preliminary design, detailed design and construction support
: Íñigo Ortiz y Enrique León



The plot on which the historic Clesa factory sits is undergoing a major renovation. This includes the rehabilitation of the factory (a work by Alejandro de la Sota, declared a Cultural Heritage Site) and the construction of four public-private buildings (part of the so-called Oría Innovation Campus) promoted by Metrovacesa, invigorating the reorganized northern area of Madrid.

Two of these buildings, AM1 and AM2, will house a tower and a block, both of which will be office spaces. The project and master plan for the plot are by Ortiz y León Arquitectos. The tower, with approximately 40,000 m² and 25 floors, will stand 100 meters tall, while the block will have about 6,000 m². The complex will also feature around 1,200 parking spaces, most of them equipped with electric charging stations, and approximately 43,000 m² of mixed-use green spaces. The buildings will be certified BREEAM 'Very Good', recognized as high-quality, efficient, and environmentally friendly.

The structural design has been carried out by FHECOR. Construction will begin in the coming months and is expected to be operational by 2026. The structural solution includes a well-adjusted and optimized system of solid slab floors below ground level and waffle slabs, some of them prestressed, above ground level. In the tower, some columns are composite, with a steel core and high-strength concrete completing the exterior section. This reduces the size of the columns and increases the architectural space. The excavation involves a combination of pile walls and double-sided walls. The foundation is direct, with a raft foundation under the tower and footings under the block, transmitting the loads directly to Madrid's sandy soils.

The work has been entirely developed in a BIM environment in direct coordination with architecture and installations, allowing for a reduction in incidents during the execution of the works



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