



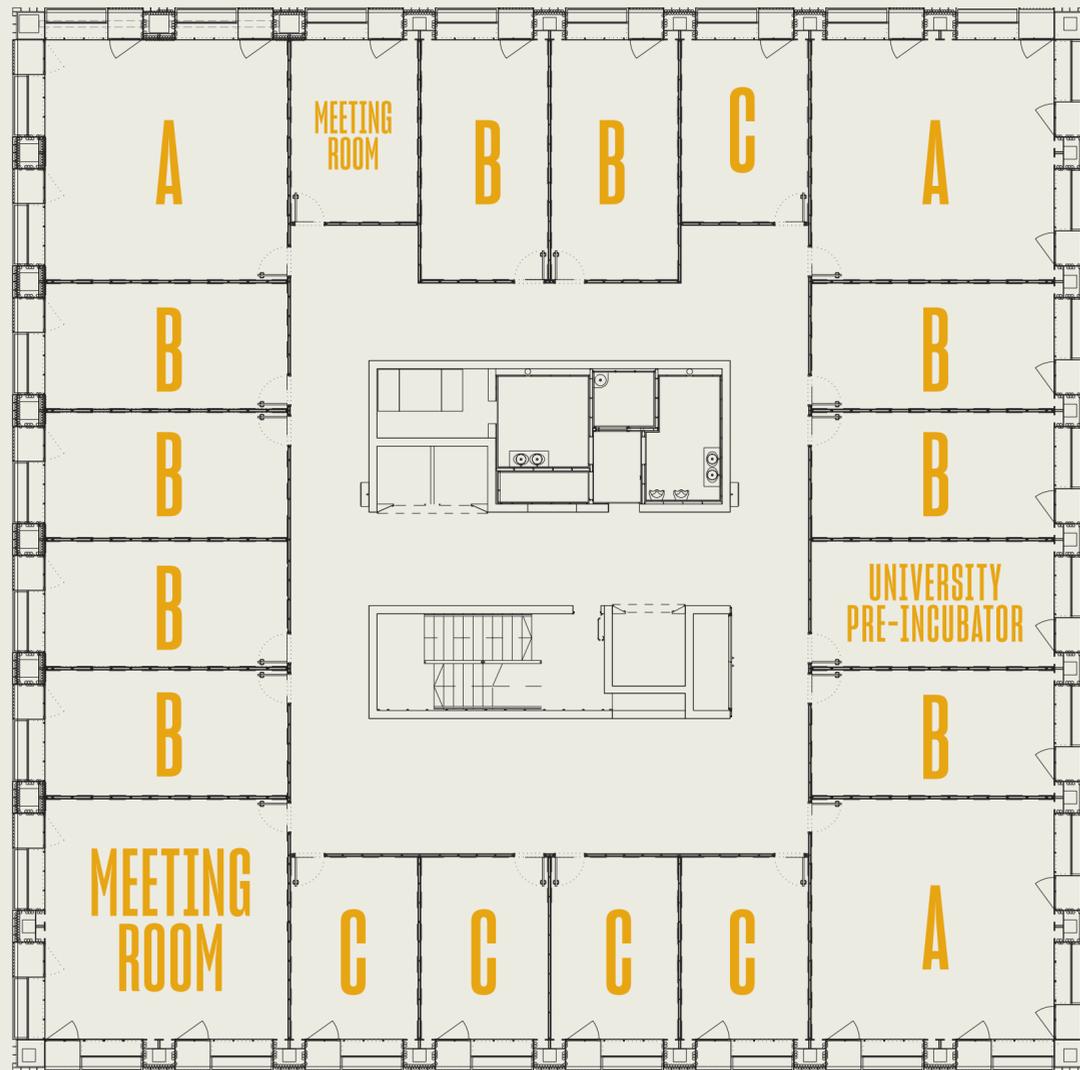
Business Park  
**TecnoCampus**

# Space rates 2026

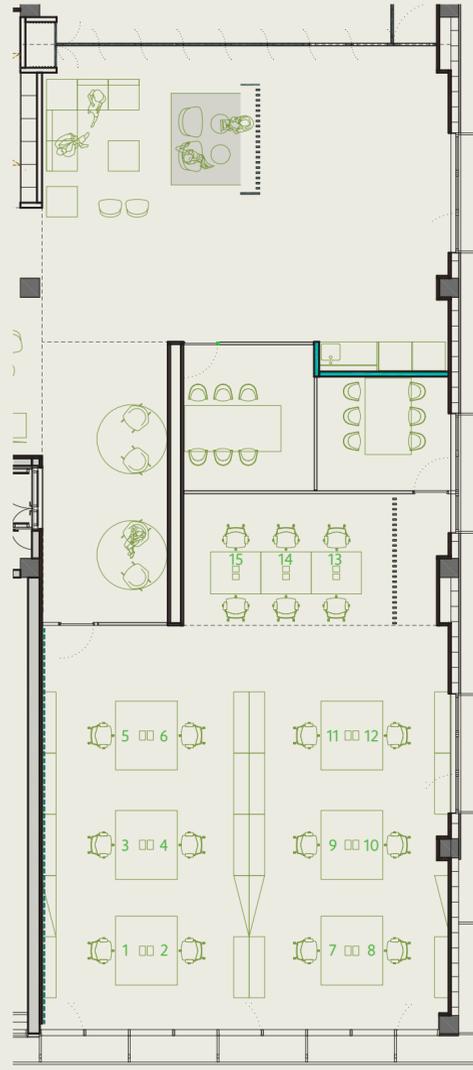
# Incubators (TCM1, TCM2, TCM3, TCM6)

Distribution, size and price of the spaces

TCM2



TCM6



TCM1



Module A	55 m <sup>2</sup>
Module B	30 m <sup>2</sup>
Module C	23 m <sup>2</sup>
Open Space	

# Incubators (TCM1, TCM2, TCM3, TCM6)

## Distribution, size and price of the spaces

		1st YEAR	2nd YEAR	3rd YEAR
	<b>m<sup>2</sup>/€</b>	10.58 €	12.69 €	15.87 €
C	23 m <sup>2</sup>	243.34 €/month	291.87 €/month	365.01 €/month
B	30 m <sup>2</sup>	317.40 €/month	380.70 €/month	476.10 €/month
A	55 m <sup>2</sup>	581.90 €/month	697.95 €/month	872.85 €/month
Open Space	1 table	190.41 €/month	200.98 €/month	206.27 €/month
	2 tables	222.14 €/month	232.72 €/month	243.30 €/month
Open Space Thinkin3D	1 space	205.80 €/month		
	2 spaces	298.41 €/month		
	3 spaces	360.15 €/month		

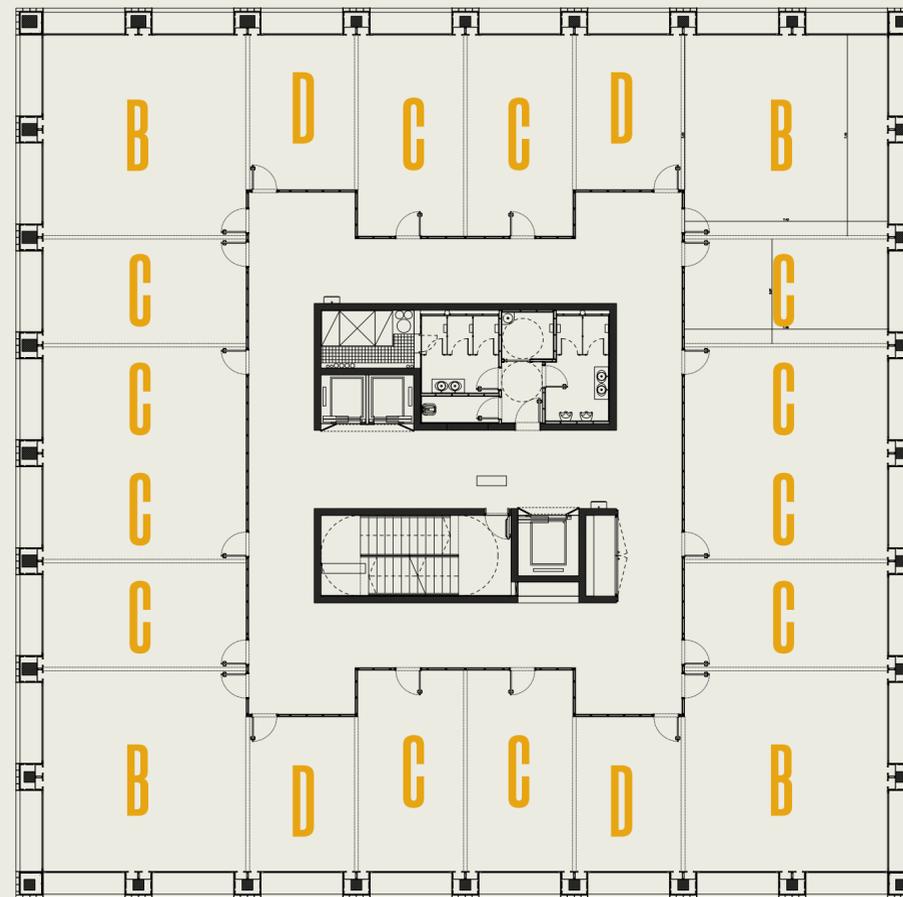
VAT not included

Rents include the cost of previous services, except for telephone costs.

# TCM2

## Distribution, size and price of the spaces

Modular spaces that can be configured according to the client's needs



	MONTHLY RENT			RENT PER M <sup>2</sup>		
	22.9m <sup>2</sup>	29.8m <sup>2</sup>	55.9m <sup>2</sup>	56 to 100m <sup>2</sup>	100 to 200m <sup>2</sup>	over 200m <sup>2</sup>
2nd floor	442.88€	576.33€	1,036.38€	17.73€/m <sup>2</sup>	15.97€/m <sup>2</sup>	15.08€/m <sup>2</sup>
3rd floor						
4th floor						
5th floor	450.44€	586.66€	1,099.55€	19.67€/m <sup>2</sup>	17.71€/m <sup>2</sup>	16.72€/m <sup>2</sup>
6th floor						

VAT not included

Prices include all the services described above.

**In the event that the company leases an area of more than 100m<sup>2</sup>, a parking space is included in the contract price.**

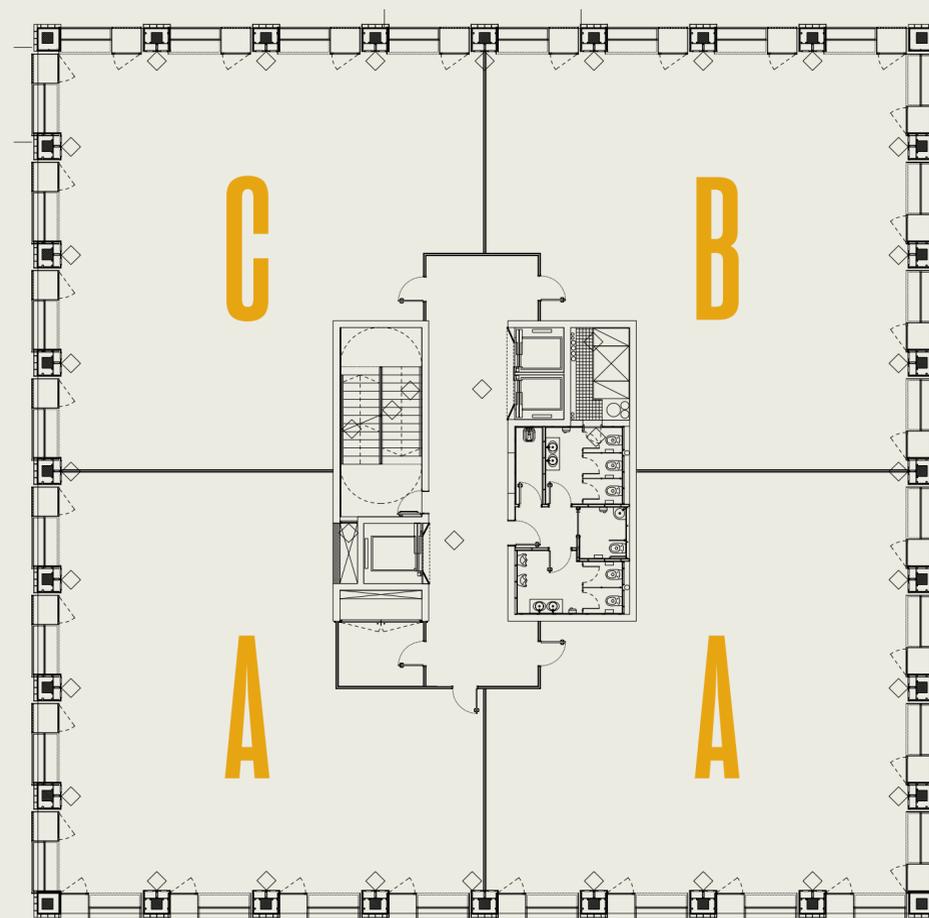
The leasing of these offices is subject to the existing municipal taxes.

Module B	55.90 m <sup>2</sup>
Module C	29.80 m <sup>2</sup>
Module D	22.90 m <sup>2</sup>

# TCM3

## Distribution, size and price of the spaces

Modular spaces that can be configured according to the client's needs



	RENT PER M <sup>2</sup>		
	up to 206.15 m <sup>2</sup>	400 to 799 m <sup>2</sup>	810.6 m <sup>2</sup> (full floor)
1st floor	14.25 €/m <sup>2</sup>	13.38 €/m <sup>2</sup>	13.38 €/m <sup>2</sup>
2nd floor			
3rd floor			
4th floor			
5th floor	17.67 €/m <sup>2</sup>	15.02 €/m <sup>2</sup>	13.89 €/m <sup>2</sup>
6th floor			

VAT not included

Prices include all the services described above.

**In the event that the company leases an area of more than 196m<sup>2</sup>, a parking space is included in the contract price.**

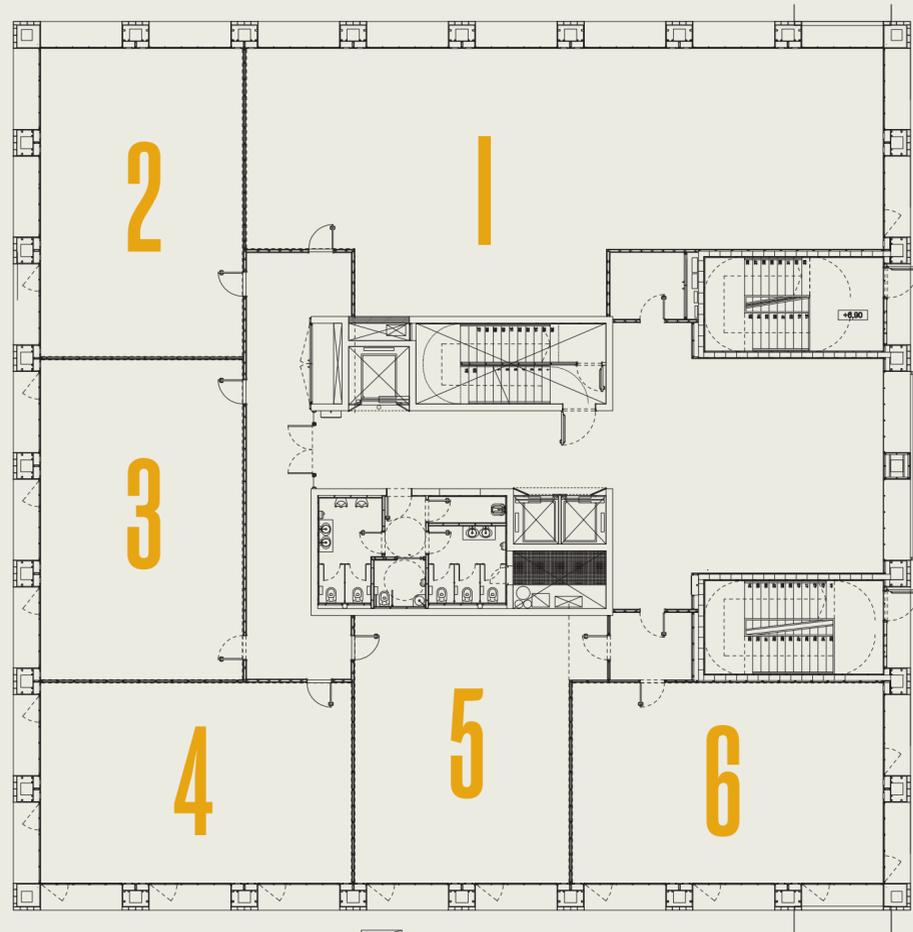
The leasing of these offices is subject to the existing municipal taxes such as the IBI, waste removal and those that pertain to the activity to be carried out.

Module A	206.15 m <sup>2</sup>
Module B	203.15 m <sup>2</sup>
Module C	195.15 m <sup>2</sup>

# Retail premises

## Distribution, size and price of retail spaces

Modular spaces that can be configured according to the client's needs

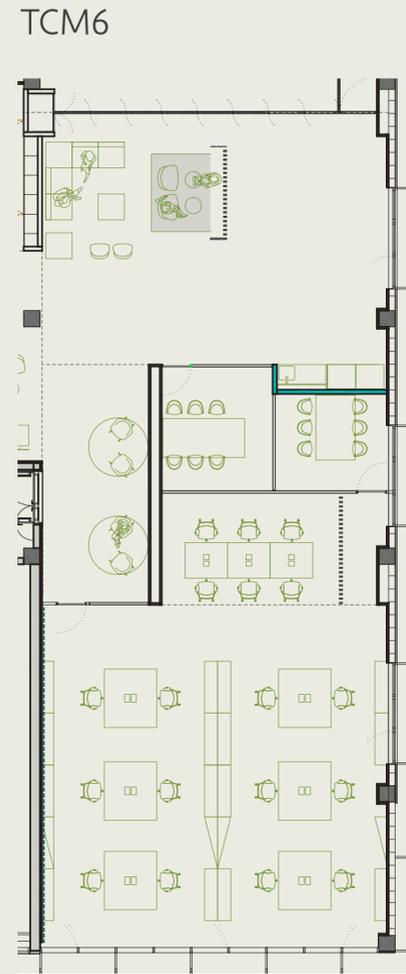
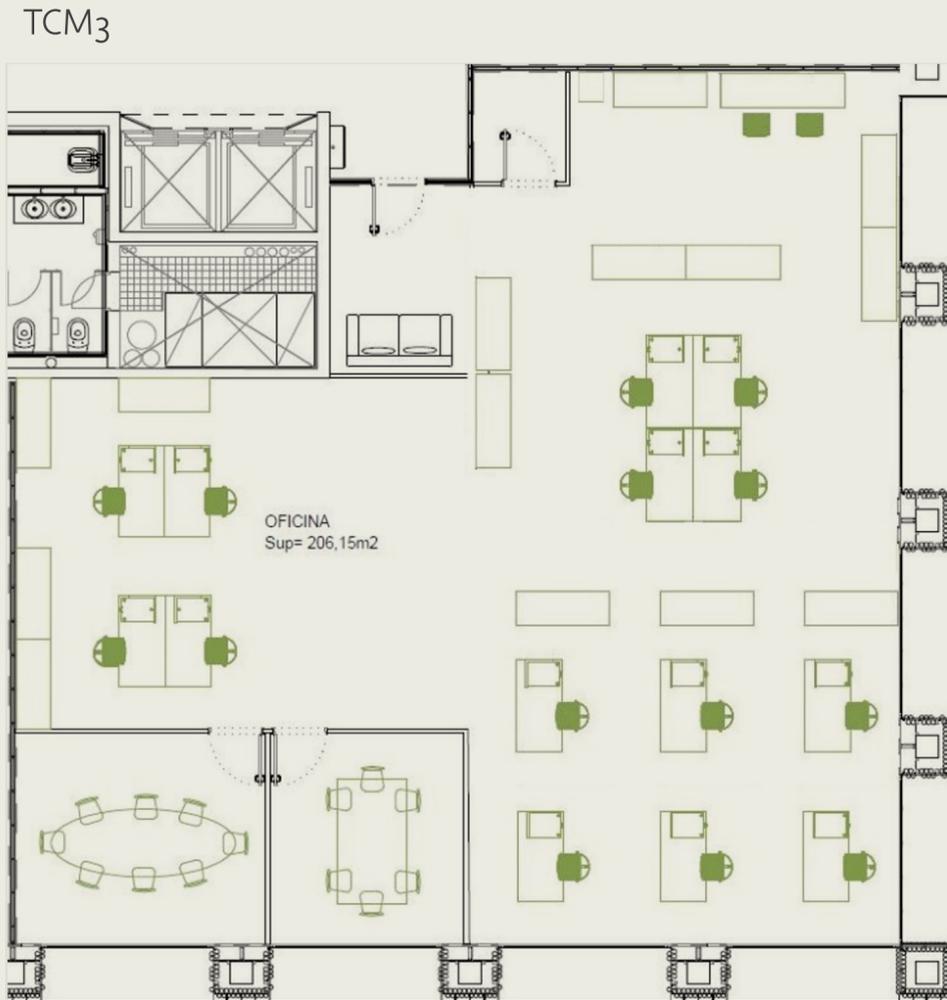


SPACES	AREA	PRICE	MONTHLY PRICE
Space 1	194.5 m <sup>2</sup>	14.76 €/m <sup>2</sup>	2,870.82 €
Space 2	85.34 m <sup>2</sup>	14.76 €/m <sup>2</sup>	1,259.61 €
Space 3	85.34 m <sup>2</sup>	14.76 €/m <sup>2</sup>	1,259.61 €
Space 4	85.34 m <sup>2</sup>	14.76 €/m <sup>2</sup>	1,259.61 €
Space 5	78.3 m <sup>2</sup>	13.61 € /m <sup>2</sup>	1,065.66 €
Space 6	85.34 m <sup>2</sup>	14.76 €/m <sup>2</sup>	1,259.61 €

VAT not included  
 Prices include all the services described above.  
 The leasing of these offices is subject to the existing municipal taxes.

# TCM2, TCM3 - Open Space

Distribution, size and price of the spaces



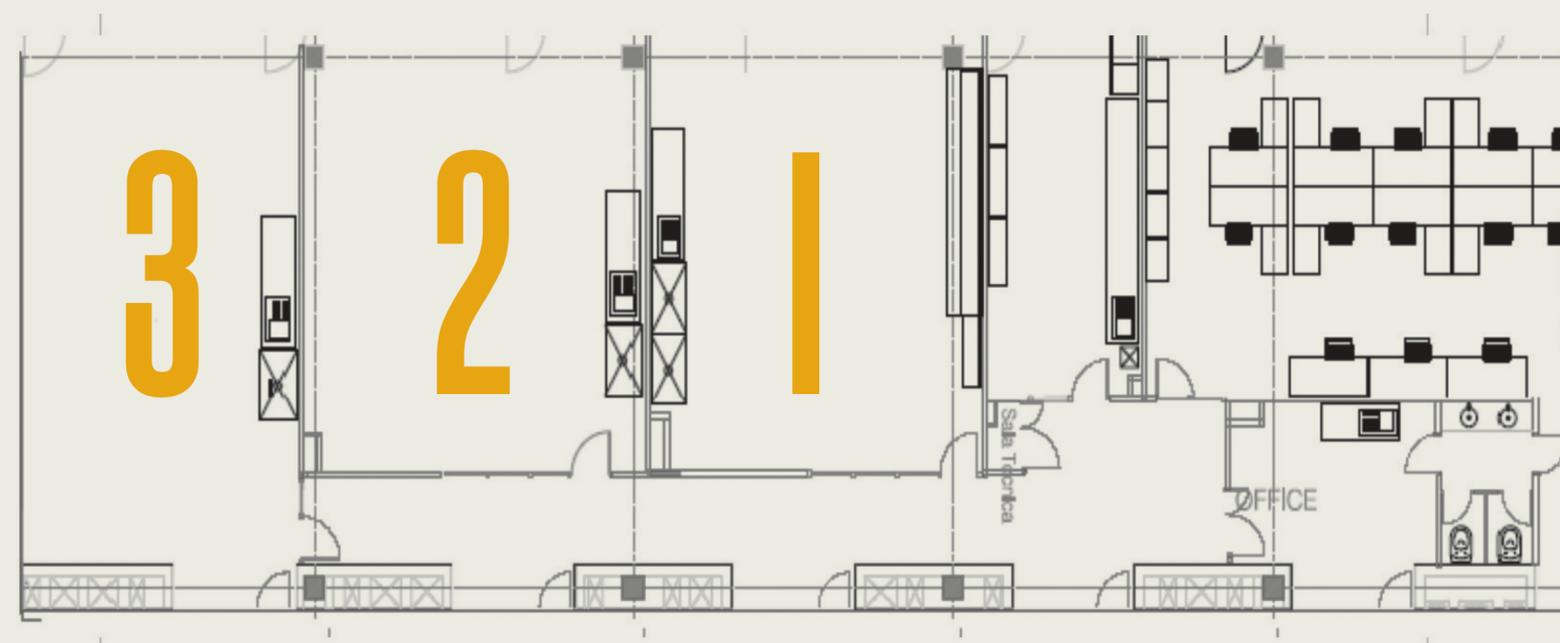
## OPEN SPACE MONTHLY PRICE TCM2, TCM3 & TCM6

3 working spaces (individual table)	356.70 €
2 working spaces (individual table)	307.51 €
1 working space (individual table)	211.09 €
1 coworking space (shared table)	176.08 €

VAT not included  
 Prices include all the services described above.  
 The leasing of these offices is subject to the existing municipal taxes.

# Labs

Distribution, size and price of the spaces



LABS	M2	PRICE/M2	MONTHLY PRICE
LAB1*	68	30.78 €/m <sup>2</sup>	2,093.04 €
LAB2	68	26.22 €/m <sup>2</sup>	1,782.96 €
LAB3	75	26.22 €/m <sup>2</sup>	1,966.50 €

VAT not included

Prices include all the services described above

\* Space LAB1 equipped with furniture

The leasing of these offices is subject to the existing municipal taxes.

# Parking lot

Capacity for 392 vehicles

## PREU MENSUAL

Parking space price	58.27 €
80 hours credit	34.96 €
120 hours credit	40.33 €
Courtesy ticket 1 h	2.05 €
BiciCampus (annual price)	9.89 €
Electric vehicle charging service	0.34€/Kw/hora
Discounts	
Hourly pass holder 10%	0.30 €
Monthly pass holder 15%	0.28 €

VAT not included



# Contact

Contact person

**Mariancel·la Valls**

Head of Facilities and Services  
of the Business Campus

[mvallsm@tecnocampus.cat](mailto:mvallsm@tecnocampus.cat)

Tel +34 93 169 65 02

ext 10459

Mobile +34 661 51 63 75

# Location

Av d'Ernest Lluch  
08302 Mataró  
Barcelona

Tel. 93 169 65 01



## How to get to TecnoCampus by public transport

Integrated fare



- R** Suburban Train (Rodalies Renfe)  
From Barcelona  
Frequency: 7 minutes
- Bus** Urban buses  
Station - TecnoCampus (line 4)  
TecnoCampus - Station (line 8)
- C10** C10 Casas Bus  
Stops at all small towns  
from Barcelona to Mataró
- E11.1** E11.1 Casas Bus  
Direct from Barcelona  
(Pl. Tetuan - Rda. Universitat, 21)  
Frequency: 10 minutes  
(rush hour)
- E13** Sagalés (Bus del Vallès)  
Sabadell - Granollers - Mataró