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SAUTER and Torre Rioja are working together to build the future computer centre site for Roche in Madrid

Another exciting contract for SAUTER: The real estate company Torre Rioja is currently constructing a building in Madrid for the multinational pharmaceutical group Roche as part of a turnkey leasing project in accordance with the specific requirements of its IT centre. The new facilities will be handed over before the end of 2019.



This is the first turnkey leasing project. Torre Rioja will hand over the facility, in which SAUTER was involved, to the tenant at the end of 2019.

Surrounded by innovation and technology

The building is located on the block stretching between Inocenta de Mesa and Osiris streets, next-door to the Madrid property registry office and near the Bank of Spain. The chosen district around the Calle de Julián Camarillo is fast establishing itself as a hotspot for technology and innovation. The neighbourhood is especially well connected and provides an excellent range of services, in addition to being near the Torre Arias and Quinta de los Molinos public parks. It is currently a magnet destination for companies who want to pay reasonable rents but do not want to move to the outskirts. Torre Rioja, which already has other buildings and projects underway in the area, has worked together closely with the future tenant and the property consultancy firm CBRE to bring this project to fruition. SAUTER supported Torre Rioja during construction and equipped the building with a room control solution with wireless sensors and ecoMod580. SAUTER Vision Center with ecos504 controllers acts as control system for the new building.

Adaptation to particular requirements

This type of turnkey rental agreement makes it possible to adapt buildings to the specific needs of the tenant, which helps the tenant by reducing their future establishment costs while guaranteeing the price agreed many months before the start of the rental period.

“Transactions like this are common in other European countries, but much less so in Spain, where there are not many development companies in a position to offer them,” says Juan Francisco Rega, commercial business manager at Torre Rioja, who sees the signing of contracts of this kind as a reinvigorating force in the office market. The property development and investment company already has more than 120,000 square metres of above-ground floor space at its disposal in the Spanish capital, housing the offices of renowned companies such as AXA and BNP Paribas.

A step towards modernity

The Osiris Building fulfils the most stringent of technical requirements in terms of energy efficiency, and it will provide the pharmaceutical company with around 10,000 square metres of occupancy together with about 250 parking spaces.

With this, Torre Rioja is adding a new, high technology, sustainable building to its portfolio. The company will once again be applying for the principal national and international certifications in this matter, such as accreditation from the Spanish Offices Association (AEO) and, most notably, the LEED certifications (“Leadership in Energy and Environmental Design”) from the U.S. Green Building Council, specifically the LEED PLATINUM, which has already been awarded in recent years to other buildings belonging to the company.

About SAUTER

As the leading provider of solutions for building automation technology in Green Buildings, SAUTER ensures good climate conditions and a sense of well-being in sustainable environments. SAUTER is a specialist in developing, producing and marketing products and systems for energy-efficient total solutions, and offers a comprehensive range of services to ensure the energy-optimised operation of buildings. Our products, solutions and services enable high energy efficiency throughout the entire life-cycle of a building – from planning and construction through to operation – in office and administrative buildings, research and educational facilities, hospitals, industrial buildings and laboratories, airports, leisure facilities, hotels and data centres. With over 100 years’ experience and a track record of technological expertise, SAUTER is a proven system integrator that stands for continuous innovation and Swiss quality. SAUTER provides users and operators with an overview of energy flows and consumption, and therefore of the development of the costs involved.

The SAUTER Group

- Company active worldwide with headquarters in Basel, Switzerland
- Founded in 1910, it is built on more than 100 years of tradition and experience
- With more than 2,300 employees, it is present and active globally
- Complete building management solutions from a single source.
Focus: maximum energy efficiency and sustainability
- Investment protection and operational reliability over the entire building life-cycle
- Technology leader in the building automation and system integration sector
- Member of eu.bac, BACnet Interest Group (BIG-EU), BACnet International, EnOcean Alliance
- Excellent references available at www.sauter-controls.com