Foot Analytics

Meeting rooms: shortfalls and surpluses

Torre Parc Joan Miró · landlord perspective · use measured from May to October 2026

The rooms are not where the people are: 6 of 9 tenants run out of free rooms

59 meeting and collaboration rooms and 30 booths · 127 working days with data · presence measured by sensor, not bookings

In six months, **Nubetec has had no free room on its floor on 74 days, Farmelia on 68 and Merlanda on 47**, and three other tenants on between 25 and 37. All of them have 7 or more people per room, and Merlanda reaches 53 for a single 3-seat room. At the other end, Dativor and Olmaris have 11 rooms each, with 3.9 and 1.7 people per room, and almost never fill them. **The average is misleading:** Farmelia's rooms are empty 69% of the time and yet they are all taken at once one day in two. 88% of the time without a room falls between 9:00 and 14:00, the same window in which the 8 shared rooms on floor 0 fill up (43 days).

59 rooms
for meetings and collaboration in 11 units
312 seats · plus 30 booths

6 of 9
tenants regularly run out of free rooms
25 to 74 days in six months

43 days
with all 8 shared rooms on floor 0 full at once between 9:00 and 14:00

53 vs 1.7
regular occupants per room
Merlanda vs Olmaris

2.5 people
on average in the 12 rooms of 8 to 10 seats when in use

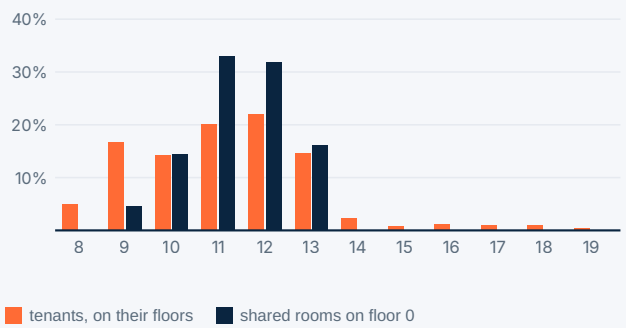
Rooms by tenant · from most to fewest days with no free room on their floor

UNIT · TENANT	ROOMS	SEATS	PEOPLE	PEOPLE/ROOM	DAYS WITH NO FREE ROOM	DAYS	% OF 127	HOURS	TIME IN USE	DIAGNOSIS
F6A · Nubetec Sistemas	2	14	26	**13.0**		74	58%	62.4	21%	Short of rooms
F5A · Farmelia	2	14	42	**21.0**		68	54%	101.1	31%	Short of rooms
F2A · Merlanda Seguros	1	3	53	**53.0**		47	37%	128.2	14%	Short of rooms
F6B · Verdanta Media	3	22	35	**11.7**		37	29%	55.0	30%	Short of rooms
F5B · Ventria Capital	3	9	27	**9.0**		34	27%	16.2	18%	Short of rooms
F2B · Pixaró Studio	4	25	28	**7.0**		25	20%	15.6	30%	Short of rooms
F4 · Dativor Analytics	11	64	43	**3.9**		3	2%	1.5	28%	Occasional
F7 · Olmaris Partners	11	43	19	**1.7**		1	1%	0.4	26%	Occasional
F1+F3 · Grupo Onbria*	14	71	221	**15.8**		0	0%	0	17%	Enough
P0 · shared rooms	8	47	–	**–**		43	34%	18.0	33%	Shared

*No free room: all of the unit's meeting and collaboration rooms occupied at once, even if by one person in each (platform saturation). Days out of 127 working days with data from 1 May to 31 October 2026, August included. People: regular occupants measured in the unit (recurring work profiles, tag laptop-connected-recurrent-maxcountzone). Time in use: share of opening hours in which the room has someone inside. Short of rooms when it recurs and occasional when it is isolated: no tenant falls between 4 and 24 days, so the cut-off does not depend on the threshold. * Grupo Onbria, with its two floors: floor 1 alone ran out of rooms on 19 days, but on floor 3 they were never all taken, so a free room was always one floor away; its people are the sum of both floors, an upper bound.*

WHEN THEY RUN OUT

Time with no free room, by hour



88% of tenants' time without a room and 99.9% of floor 0's falls between 9:00 and 14:00. The shared rooms fill up just when tenants would need them as a back-up.

WHAT THE LANDLORD CAN DO

More supply at peak time, without more space

- **Split the large shared rooms.** When in use, the 8 rooms on floor 0 have 2.0 people on average; the 10-seat room, 2.6, and the two 6-seat rooms, between 2.1 and 2.4. Turning those three into six rooms of 3 to 5 seats adds rooms in exactly the window when they run short.
- **Swap desks for rooms at renewal.** Farmelia, Nubetec and Pixaró come out as *Reduce* in the renewals agenda based on desk use, and here all three regularly run out of rooms. For them the proposal is not just less space: it is fewer desks and more rooms.
- **Expand Merlanda and Verdanta with rooms.** Both run at 90% of their desks in the renewals report and here have no free room on 47 and 37 days. Merlanda has one 3-seat room for 53 people.

Caution. The sensors measure presence, not bookings or who is inside: on floor 0 there is no way to tell which tenant each meeting belongs to. The aim is to size supply for peak time, not to move meetings to off-peak hours.