

## + Campo Alegre

Porto, Portugal



### Aims

Responding to the significant lack of office supply in Zone 1 CBD Boavista, our vision is to redevelop the landmark building into a highly sustainable and modern Grade A office building through this three-year value-add, brown-to-green refurbishment project.

### Highlights

- The asset is currently arranged with two lower basement levels of car parking, and significant surface car parking to the rear at grade, on a central street that runs through the spine of the ground floor, and office accommodation at L1 to L6.
- A significant intervention will be made in the building to replace the façade and M&E, creating a highly sustainable and modern Grade A office building. The central street provides significant area for amenity and office suites that would be suitable for smaller occupiers, creating a vibrant focal point for the building.
- Over 2,500 sq m of external terracing exists at GF, L1, L2, L5 and Roof, a hugely valuable and sought after amenity for occupiers in the post-covid environment. This is a unique feature when compared to existing stock of available office buildings in the core CBD.
- Range of floor plates from 800 sqm to 2,000sqm are highly attractive to new entrants to the Porto market, or those looking to grow their existing operations at scale.



CORE CBD PRIME LOCATION  
VALUE-ADD REFURBISHMENT



BROWN-TO-GREEN  
DEVELOPMENT



110,000 FT<sup>2</sup>



£44M

### Design specifications include

A smart building designed to promote high-tech, sustainability and well-being of its occupants including:

- bike parking
- electric vehicle chargers
- centralised and computerised building automations
- renewable and alternative energy supply
- occupant's health and wellbeing, gym and locker rooms
- IoT via a central app
- inviting communal areas including rooftop and outdoor meeting spaces

### Location summary

- Strategically located at the vibrant heart of Porto, near Boavista roundabout
- New Metro station to be completed in 2025 around a one minute walking distance
- Main business area of the city where highest rents are established (CBD Boavista, Zone 1)
- Excellent accessibility to public transportation network. Bus and metro stations are less than 10 minutes walking distance
- Easy access to Porto's main road axes - VCI and Ponte da Arrábida
- Surrounded by retail schemes, restaurants, hotels, schools, universities (Campo Alegre Campus - sciences, architecture, arts and humanities) and hospitals

