

# Investing in Portugal

Certified & Qualified Assets



**SPECIAL ISSUE**

Office Buildings  
Lisbon

Special issue # 11/2019  
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# Contents




Greetings,

In this special issue we introduce vacant office buildings and one warehouse, all of them ready to be sold.

All these assets are fully qualified and some of them are not in the market yet, making them a very good selection of investment opportunities.

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RE Business & Investment Advisor

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## IMPORTANT NOTES:

1. This document has been prepared for general information purpose only. It does not represent any contract or commitment to Global Consultants or any other part. Detailed info and advise must be obtained before taking any investment decision or any action regarding the subject presented hereby.
2. Due to its features, we believe these properties will be sold in a very short term. At the time of the closing of this issue, all the properties were available. We can't guarantee its availability after that.



OFFICE, RETAIL & LOGISTICS

Buildings



# Office building

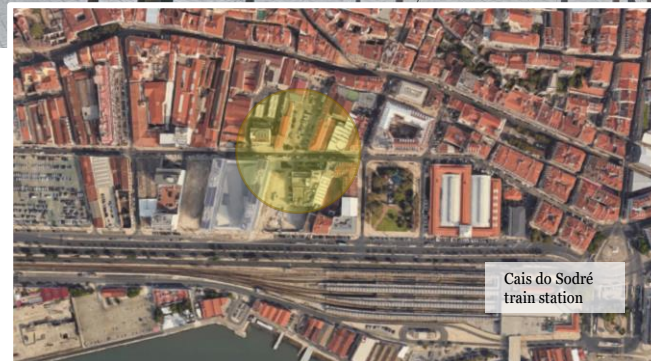
## Rua D. Luís I

#officebuilding #business #office #refurbishment

### Brief

With excellent accessibilities, this office building benefits of its location and size.

Structurally flawless, it has a fully approved project for expansion and general modernization.



### General info

Location	Misericórdia
Purpose	Office
Condition	Good
Status	Vacant
Intervention	Expansion and façade modification
Project status	<b>Fully approved</b>

### Areas

GCA	6.259 sqm
Parking	120 places

### Asking price

21.000.000€  
(3.355 €/ sqm)

# Office building

## 24 de julho

#buildings #business #office #refurbishment

### Brief

First line office building, benefiting of excellent accessibilities.

Structurally in very good shape, it needs a full refurbishment and modernization. The existing project expired, but it's possible to revalidate.



### i General info

Location	Av. 24 de julho
Purpose	Office
Condition	Fair
Floors above the ground	5
Status	Vacant
Intervention	Full refurbishment
Project status	<b>Expired</b>

### Areas

GCA (above the ground)	2.590 sqm
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### € Asking price

**8.800.000€**  
(3.398 €/ sqm)

# Office building

## Estefânia

#buildings #business #office #refurbishment

### Brief

5-floor office building in good condition, only 5 minutes from Saldanha.

It only needs a modernization refurbishment to get in operation. Very good opportunity in Lisbon CBD II.

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### **i** General info

Location	Estefânia
Purpose	Office
Condition	Good
Status	Vacant
Floors above the ground	5
Floors below the ground (parking)	3
Intervention	Refurbishment
Project status	<b>No project</b>

### **📍** Areas

GCA above the ground	3.389 sqm
GCA below the ground	2.019 sqm

### **€** Asking price

**11.520.000€**  
(3.399 €/ sqm)



# Office building

## Praça de Espanha

#buildings #business #office #refurbishment

### Brief

5-floor building in good condition, only 5 minutes from Praça de Espanha and all the main roads in and out Lisbon.

It only needs a modernization refurbishment to get in operation. Very good opportunity.

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### General info

Location	Rua Tenente Espanca
Purpose	Office
Condition	Good
Floors above/ below the ground	5/ 3
Status	Vacant
Project status	<b>No project</b>

### Areas

GCA above the ground	1.601 sqm
GCA below the ground (parking)	1.534 sqm

### Asking price

5.474.000€  
(3.419 €/ sqm)

# Industrial warehouse

## Marvila

#buildings #business #industrial

### Brief

Industrial warehouse with more than 5.000 sqm in the *collest* area of Lisbon, where everything is happening – luxury residential developments, creative hubs, co-working spaces...

### *i* General info

Location	Marvila
Type	Warehouse
Floors above the ground	3
Status	Vacant
Project status	<b>No project</b>

### *A* Areas

GCA	5.400 sqm
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### € Asking price

5.000.000€  
(926 €/ sqm)





# Premium Procurement Service

A hallway with seven doors set against a wall with ornate, repeating floral wallpaper. The floor is made of dark wood planks. The sixth door from the left is highlighted in a bright yellow color, while the other six doors are a light grey. The lighting is soft, creating a professional and elegant atmosphere.

Knock at the right door

## Overview

The **Premium Procurement Service** is a specialized service, provided by Global Business Consultants, aiming to search, analyze and introduce highly qualified assets to their clients.



Knock at the right door



Learn more  
about PPS



Brochure  
download (PDF)

## Target

- Medium to big sized investments
- Exclusive
- Priority in the deals
- Free until the deal is closed

## Main benefits

- Full **dedication** of a seasoned team.
- Truly **oriented** search.
- Only **relevant** assets, according to your specific requirements.
- Only **fully qualified** and certified assets.
- **Priority** in receiving detailed info and preference in case of interest.
- Financial and market studies and tools **included**.
- **Tailor-made** proposals.

# The essential difference

- 1 • Not a central ordering office  
• Time save.
- 2 • **Oriented** to your requirements
- 3 • **Confidentiality**
- 4 • **Qualified** and **Certified** assets
- 5 • Business **tools**
- 6 • **Tailor-made** proposals

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