

Investing in Portugal

Only Qualified Assets



SPECIAL ISSUE

OFFICE BUILDINGS

Lisbon

Special Issue #2/2019_12

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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.

A handwritten signature in black ink, appearing to read "NFC".

Nuno Filipe Caetano
RE Business & Investment Advisor



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IMPORTANT NOTES:

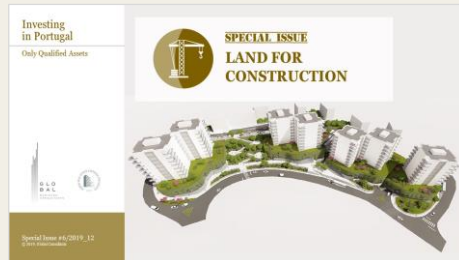
1. This document has been prepared for general information purpose only. It does not represent any contract or commitment to Global Consultants or any other part. Detailed info and advise must be obtained before taking any investment decision or any action regarding the subject presented hereby.
2. Due 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.

Media

Check all our publications



Special Issue: “Ready to Build Projects” (pdf)



Special Issue: “Land for Construction” (pdf)



Special Issue: “Hospitality” (pdf)



Special Issue: “Student Residences” (pdf)



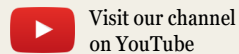
Special Issue: “Exquisite Property” (pdf)



December 2019 Newsletter – All assets (pdf)

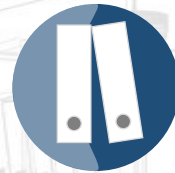
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2. P&L values may vary; ‘Costs’ are estimated considering the maximum prices and ‘Profits’ considering the minimum ones, showing the darkest scenario, in order to minimize operational risk.



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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	Fully approved

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.



General info

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

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.



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	No project

A Areas

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

€ Asking price

11.520.000€
(3.399 €/ 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	No project

Areas

GCA	5.400 sqm
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€ Asking price

5.000.000€
(926 €/ sqm)



Premium Procurement Service

A perspective view of a hallway with a dark wood floor and patterned wallpaper. There are eight doors in a row. The first seven doors are white with black frames and handles. The eighth door, on the right, is bright yellow with a black frame and handle. The floor is highly reflective, showing the doors and the yellow door in particular.

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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