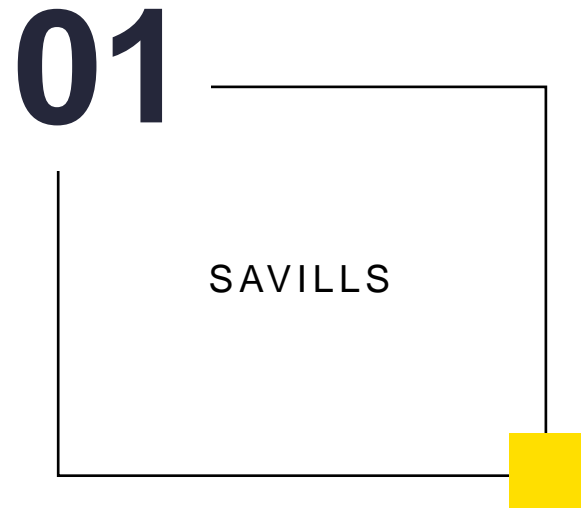


A low-angle photograph of a modern glass skyscraper with a colorful facade of blue, yellow, and grey panels. The building is reflected in the glass windows of the lower part of the image.

ARRÁBIDA LAKE
TOWER C
PORTO - PORTUGAL





SAVILLS

SAVILLS

Being one of the world's leading multi-sector property advisors, we have seen our efforts receive recognition from several renowned entities and some of the most demanding certifications.

We are one of the world's leading multi-sector property advisors with an international network of more than 39,000 professionals and 600 offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

In Portugal since January 2018 through the acquisition of Aguirre Newman, we provide advice to renown national and international clients. Our expertise in the global and local markets through our experience in transactions, consulting, asset management and architecture allow us to offer consistency and the highest quality advice. The identification of each property's competitive advantages help our clients to make well informed and insightful decisions.

Thanks to our history and accrued experience, we have seen our efforts receive recognition from several renowned entities, such as the award for the Best Real Estate Consulting Firm in Portugal by Jornal Construir – Aguirre Newman.

The Building Excellence Awards, The Props, and UK Business Superbrands and both Global and Residential Real Estate Adviser at EG Awards 2018 in London – Savills Plc.

The award for the best real estate consulting firm in Spain by the English magazine EuroMoney – Aguirre Newman. And, recently distinguished in Portugal with the Índice de Excelência 2019 (Index of Excellence in Work) by Neves de Almeida | HR Consulting.

The strength and talent of Savills's team are also recognized for being the first firm in Portugal with a BREEAM AP and WELL AP certified professional.



CROSS SELLING



We offer a 360° integrated and global service range of real estate.

Our departments work in coordination in order to guarantee clients the best services.

We operate on our in-depth knowledge of the market, with an objective view of current and future trends that lead our clients to a better decision making.

AGENCY

With a systematic approach and dynamics reflected in the excellent performance of commercial transactions, we offer an integrated service of consultancy, mediation and project development. We advise owners on the marketing of properties, defining strategies adapted to each one in order to maximise the value of their assets. At the same time, we support operators in defining expansion strategies, finding the best locations for their businesses.

RESIDENTIAL

In every negotiation we share our know-how, add value and proactively apply our resources, assisting and mediating the interests and motivations of the supply and the demand. We provide a service of excellence and accompany the process of property commercialization from start to finish. We have a team of experienced consultants, with in-depth knowledge of the local market, with the capacity to advise national and international clients in the best decision making.

INVESTMENT

We advise investors on their real estate strategies. We operate in the field of commercial and residential properties, from the valuation, sale and acquisition of assets, to transactional support for financing and portfolio advice.

SAVILLS



PROPERTY MANAGEMENT

We offer a range of specialised services to maintain a balance between the wellbeing of occupants and cost optimisation. Our services allow us to optimise the occupancy rate of buildings, improving the profitability of assets, always focusing on best sustainability practices and identifying new technologies.

VALUATION

We determine the market value of an asset through our independent, qualified and certified technical team. This is a first step towards the commercialisation of an asset.

ARCHITECTURE

We design complete technical solutions to optimize the use of space and maximize physical and financial capital. Our services cover the entire construction process, from design to final construction.

CONSULTANCY

We analyse the different sectors of the real estate market and develop ad-hoc studies, adapted to the client's needs, allowing an adequate positioning of the products to be placed on the market.



AGENCY

- Offices
- Industrial & Logistics
- Retail
- Tenant Representation



INVESTMENT

- Capital Markets
- Acquisitions
- Sales Strategies



RESIDENTIAL

- Demand Studies
- Commercialization and Promotion
- Marketing and Sales



ARCHITECTURE

- **Technical Consultancy**
 - Technical & Environmental Due Diligence
 - Viability Studies
- **Sustainability Consultancy**
 - Sustainability Strategy
 - BREEAM / LEED
 - WELL
- **Occupier Services**
 - Office Fit
 - Workplace Strategy
 - Change Management
 - User Experience
- **Project**
 - Architecture
 - Engineering
- **Construction**
 - Turn Key
 - Project Management
 - Construction Work



MANAGEMENT SERVICES

- Property Management
- Facility Management
- Asset Management



CONSULTANCY

- Valuation
- Research
- Highest & Best Use Analysis
- Buy Side Advisory
- Debt Advisory



CORPORATE FINANCE

- Advice on M&A Operations
- Strategic Planning
- Corporate Recovery

A modern lounge area with light-colored walls, large windows, and contemporary furniture including a grey sofa, green chairs, and a black floor lamp. The floor is covered with a light blue patterned rug. A white desk is visible on the right side of the frame.

ARRÁBIDA
LAKE TOWER C

LOCATION

1 NOVOTEL, IBIS, IBIS BUDGET HOTELS
750m / 10min walking

2 GAIA JARDIM SHOPPING
850m / 10min walking

3 ARRÁBIDA SHOPPING
1,0km / 15min walking

4 AFURADA
1,0km / 15min walking

5 DOURO MARINA
1,2km / 15min walking

6 A1 HIGHWAY ACCESS
600m / 2min by car

7 ARRÁBIDA BRIDGE
1,5km / 3min by car

8 AIRPORT
15km / 15min by car



DESCRIPTION

- Designed and conceived to respond to the demands of the new business world, Arrábida Lake Towers is a superior enterprise at all levels. From the unsurpassed location to the impressive exhibition, through excellent space efficiency, this is the right point for the development of your business.
- Located at the entrance to the city of Porto, next to the Arrábida Bridge, the Arrábida Lake Towers is strategically located, benefiting from a very strong accessibility network (with emphasis on the Porto-Lisbon Highway).
- The offices include air conditioning and standard lighting system, equipped sanitary facilities, among other essential equipment. The services of the common areas of the building include, among others, a concierge, surveillance system, cleaning, repair and maintenance of equipment. Outside the building, you can enjoy the beauty of the gardens and lakes that surround it, in an area of 2,500 sqm.

AVAILABLE AREA

4.161,50 sqm

RENT

13 - 16 €/sqm

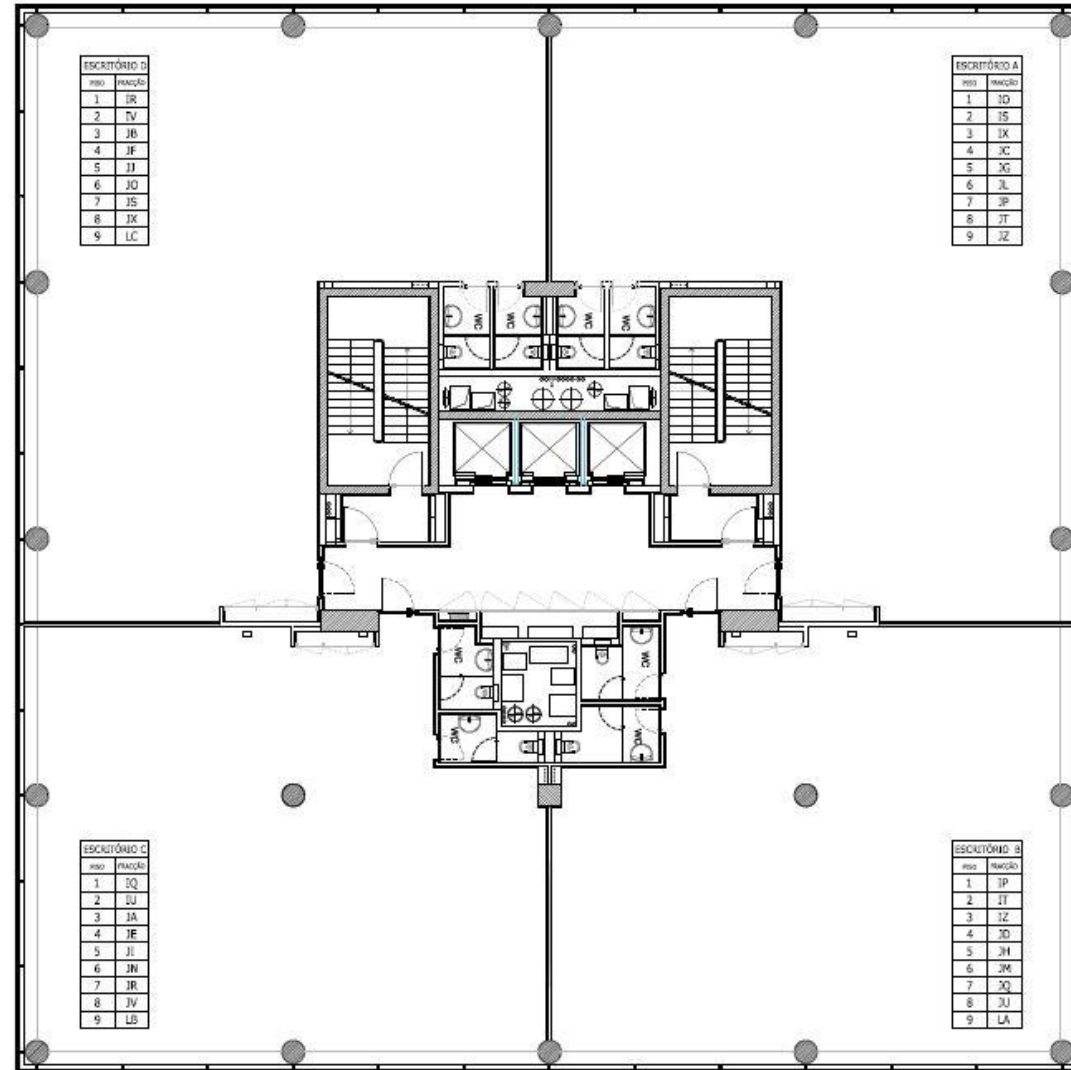


PHOTOS





**STANDARD
LEVEL**




879,00 sqm






AVAILABILITY

LEVEL	UNIT	AREA (sqm)	RENT (€/sqm)	Service Charges (€/sqm)	TOTAL (€/month)
9	 <p>Pioneering Intelligent Industry</p>				
8					
7	Lawyers				
	C	206,00	16,00	3,00	3.914,00
	D	233,50	16,00	3,00	4.436,50

AVAILABILITY

LEVEL	UNIT	AREA (sqm)	RENT (€/sqm)	Service Charges (€/sqm)	TOTAL (€/month)
6					
	C	206,00	15,00	3,00	3.471,10
					
5					
	C	206,00	15,00	3,00	3.708,00
	D	233,50	15,00	3,00	4.203,00
4	A	233,50	15,00	3,00	3.708,00
	B	206,00	15,00	3,00	4.203,00
	C	206,00	15,00	3,00	4.203,00
	D	233,50	15,00	3,00	3.708,00

AVAILABILITY

LEVEL	UNIT	AREA (sqm)	RENT (€/sqm)	Service Charges (€/sqm)	TOTAL (€/month)
3			Occupied		
3	B	206,00	13,00	3,00	3.296,00
3	C	206,00	13,00	3,00	3.296,00
3			Occupied		
2					
2					
1					
1			Occupied		
1	D	233,50	14,00	3,00	3.969,50

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OUR TEAM

OUR TEAM | OFFICES



PAULO SILVA
HEAD OF COUNTRY



**JOÃO
LEITE CASTRO**
COMMERCIAL DIRECTOR PORTO



**FREDERICO
LEITÃO DE SOUSA**
HEAD OF OFFICES



GRAÇA CUNHA
ASSOCIATE DIRECTOR - PORTO



ISABEL ROCHA
SENIOR CONSULTANT - PORTO



FRANCISCO MEGRE
CONSULTANT - PORTO



RITA QUINTA
ARCHITECTURE PORTO



MARGARIDA VAZ
TRANSACTION MANAGER



**ROSA
CERQUEIRA**
SENIOR ASSISTANT
PORTO



TERESA AMARAL
ASSISTANT

THANK YOU

From the team here at Savills Portugal

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