

REPÚBLICA 23

Av. da República 23, Lisboa



Key Highlights

- 171,42 to 2.657,55 sq m
- Fully refurbished (2011 & 2015)
- With partitions (fit-out of the previous tenant)
- Ar conditioning
- Valmor Architecture Prize (1913)
- Available for lease floor by floor
- Natural light on all façades
- Raised technical floor

MB4 Office Building
Avenida Miguel Bombarda, 4 - 7th Floor
1000-208 Lisboa
+351 21 313 9000

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Accommodation

Perfect for businesses requiring ready-to-use office space with partitions. Excellent natural lighting and high-quality construction make these working environments pleasant and productive.

Name	Building Type	Size (m²)	Rent (€/m²)	Service charge (€/m²)	Availability
6th - Piso 6	Office	589.16 m²	€24.21 /m² 7 lugares de estacionamento	4.26	Lawyers
5th - Piso 5	Office	635.58 m²	€25.85 /m² 8 lugares de estacionamento	4.26	Lawyers
4th - Piso 4	Office	588.79 m²	€26.92 /m² 8 lugares de estacionamento	4.26	Lawyers
2nd - Piso 2 A	Office	171.42 m²	€23.88 /m² 1 lugar de estacionamento / Arrendamento apenas em conjunto com outra fração	4.26	Lawyers

Description

The Av. República 23 building was built in 1913 for a residence and was awarded the Valmor Prize that year. In 1998 it was remodelled so that it could be used as an office building, with the addition of underground floors for technical equipment and parking. In 2011, the façade, roof and window frames were restored. In 2015, with the change of ownership, the building was completely remodelled and updated. The building is partially occupied by different tenants and is expected to be fully vacated by mid-2024.

Location

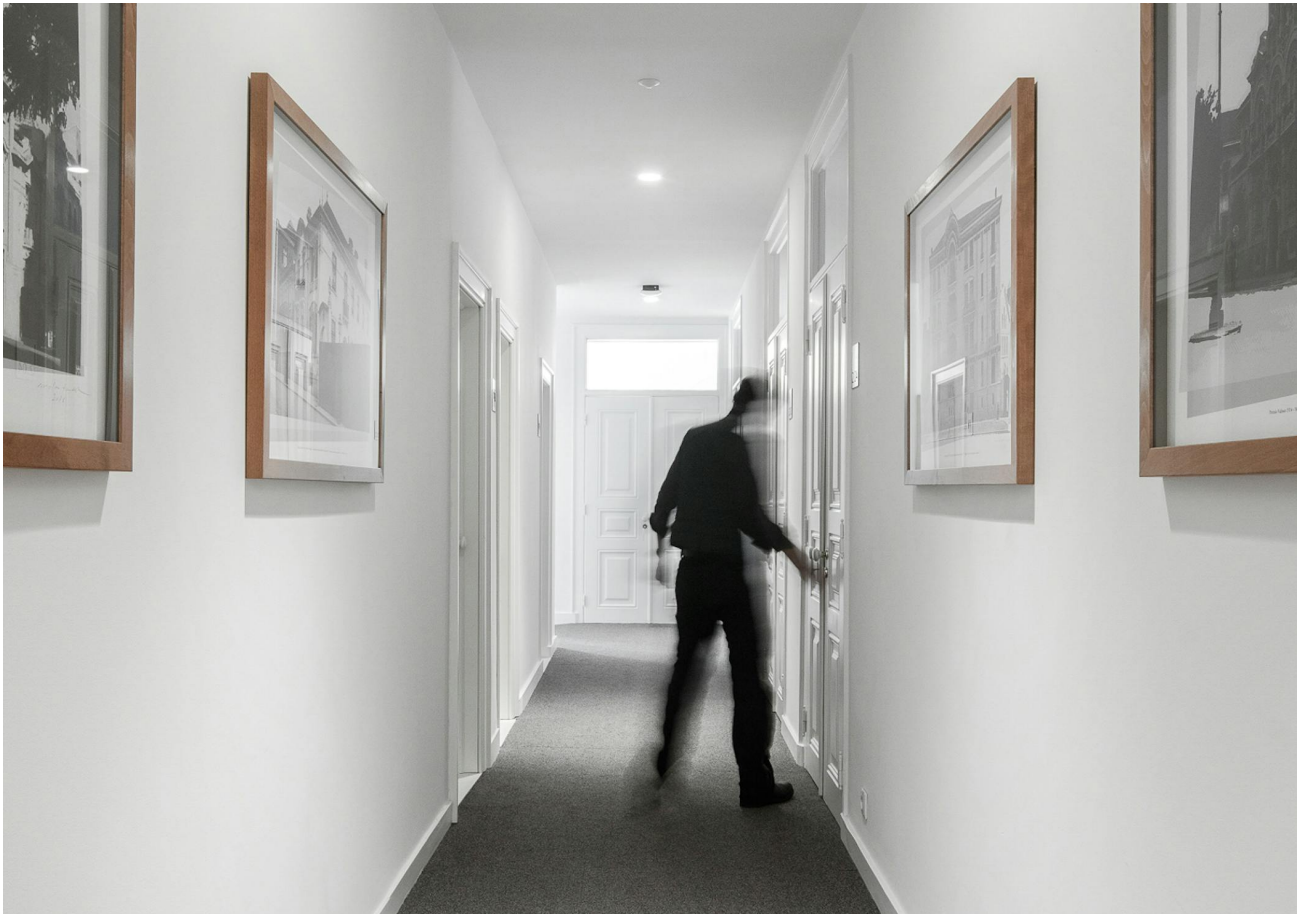
Avenida da República 23 is strategically located in the heart of Lisbon, in a central area with easy access. With excellent public transport links and proximity to key roads such as Avenida João Crisóstomo, Praça de Londres, and major highways, the location offers great visibility and convenience for both employees and clients. The area boasts a wide range of services, including restaurants, hotels, and other amenities, making it ideal for businesses seeking a dynamic and well-connected environment.

The proximity to attractions such as Cinema Nimas and Bingo Belenenses, along with various transport options, further enhances the appeal of this location.

Specification

The mentioned areas per floor also include private rooms and amenity spaces on Floors 1 and 2. The unit identified as Piso 2A may only be leased together with another unit. The service charges include internal utilities and cleaning inside the units. The building has stone masonry walls, plastered and painted, a base in cut stone, and a Marseille tile roof supported by wooden beams. The window frames are painted wood with double glazing, and some offices feature additional soundproof windows. The office ceilings are adorned with ornamental stucco. The building consists of 6 floors above ground and 4 basements; there are bathrooms and kitchenette spaces on all floors above ground; the basement floors are designated for parking with access via a car lift; the -1 basement level is occupied by a data center, generator, and UPS.











Frederico Leitão de Sousa

Associate Director | Head of
Offices

frederico.sousa@savills.pt
+351 910 484 140



Sofia Carvalho Costa

Senior Offices Consultant
sofia.costa@savills.pt

+351 913 080 061



Francisco Machado

Offices Consultant

francisco.machado@savills.pt
+351 911 110 072



José João Fernandes

Junior Consultant

jose.fernandes@savills.pt
351 914 122 423

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CONTACTS US

SAVILLS.PT | PORTUGAL@SAVILLS.PT | Lisbon +351 21 313 9000 | Porto +351 22 092 9000

