

An aerial photograph of a city street grid, showing a central green field. The image is faded and serves as a background for the text.

**OSBORNE** FRANCOS  
**+ CO** BUILDING

# OSBORNE + CO FRANCOS BUILDING

New office building in Francos, Porto, situated in the central urban area near Av. Boavista, embodies modernity and functionality. Nestled within a developing business district, the structure stands as a testament to the city's economic growth, with emerging office parks contributing to the area's professional landscape.

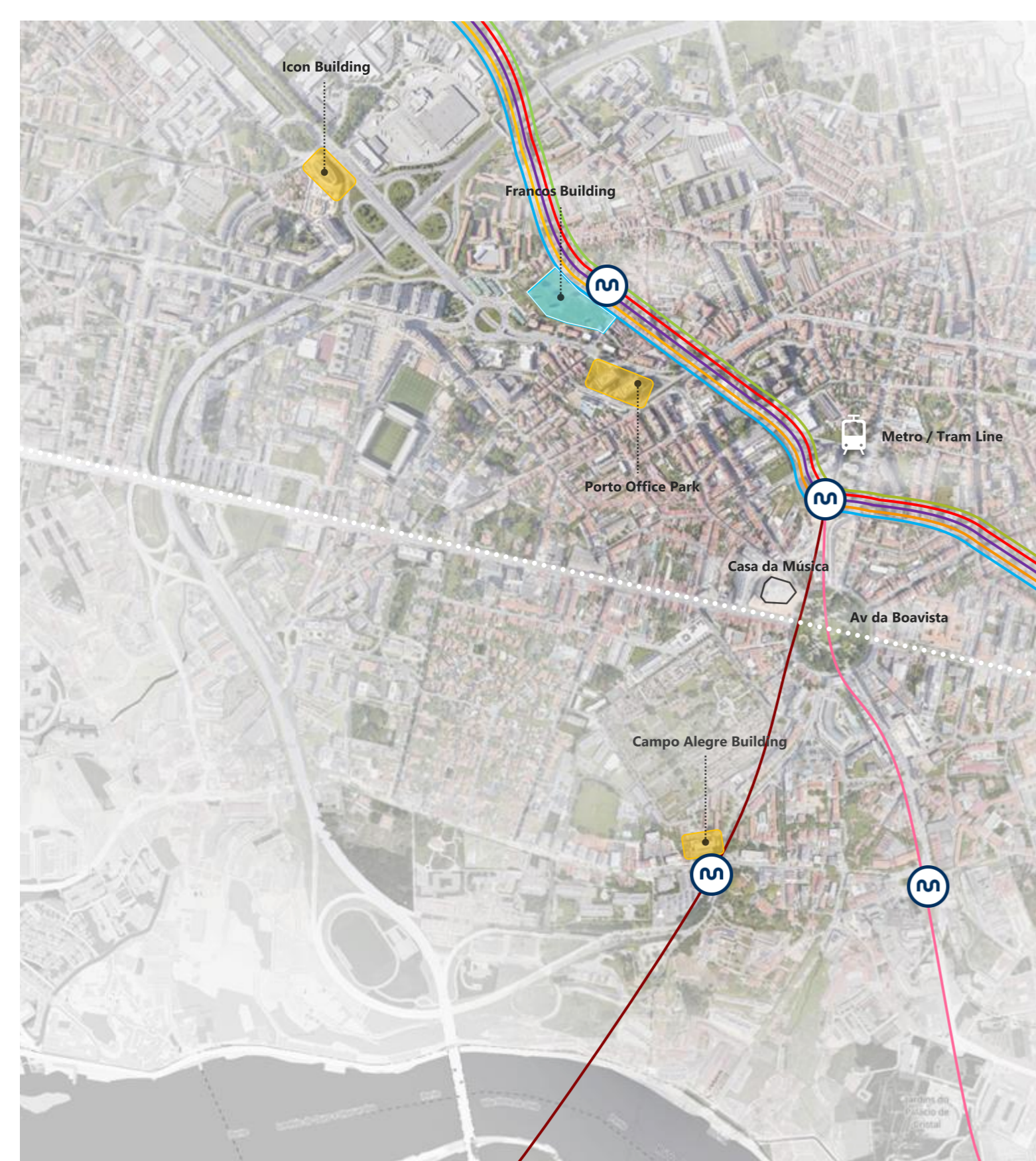
Strategic location is one of the building's key attributes. Positioned near Av. Boavista, a bustling avenue renowned for its commercial significance, the office enjoys proximity to major business hubs, financial institutions, and cultural amenities. This prime location ensures that professionals working in the building are well-connected to the pulse of Porto's economic activities.

## Key Points

- Urban central area near Av. da Boavista
- Developing business area with emerging office parks
- Ease of access by Metro, car or by foot
- Private Parking

CONTEXT

Francos • Location



# OSBORNE + CO FRANCOS BUILDING

**Proximity and Connectivity:** Being within a 5-minute walking distance to the POP Offices suggests a high level of proximity and connectivity. This is advantageous for potential collaboration, networking, and ease of access for individuals working in both locations.

**Architectural Harmony:** The architectural design of the new office building should harmonize with the surrounding structures, including the POP Offices. Consistency in architectural styles, materials, and overall aesthetic can contribute to a unified and visually appealing urban environment.

**Complementary Functions:** Understanding the functions of both the new office building and the existing corporate tissue is essential. If they serve complementary purposes, such as fostering a business ecosystem or providing diverse services, it can enhance the overall economic and social vibrancy of the area.

CONTEXT

Urban Surroundings



# OSBORNE + CO FRANCOS BUILDING

**PLOT AREA** = 18.390sqm

**GROSS CONSTRUCTION AREA (GCA)** = 18.390sqm

**PRINT AREA** = 6.372sqm / max. 10.014sqm

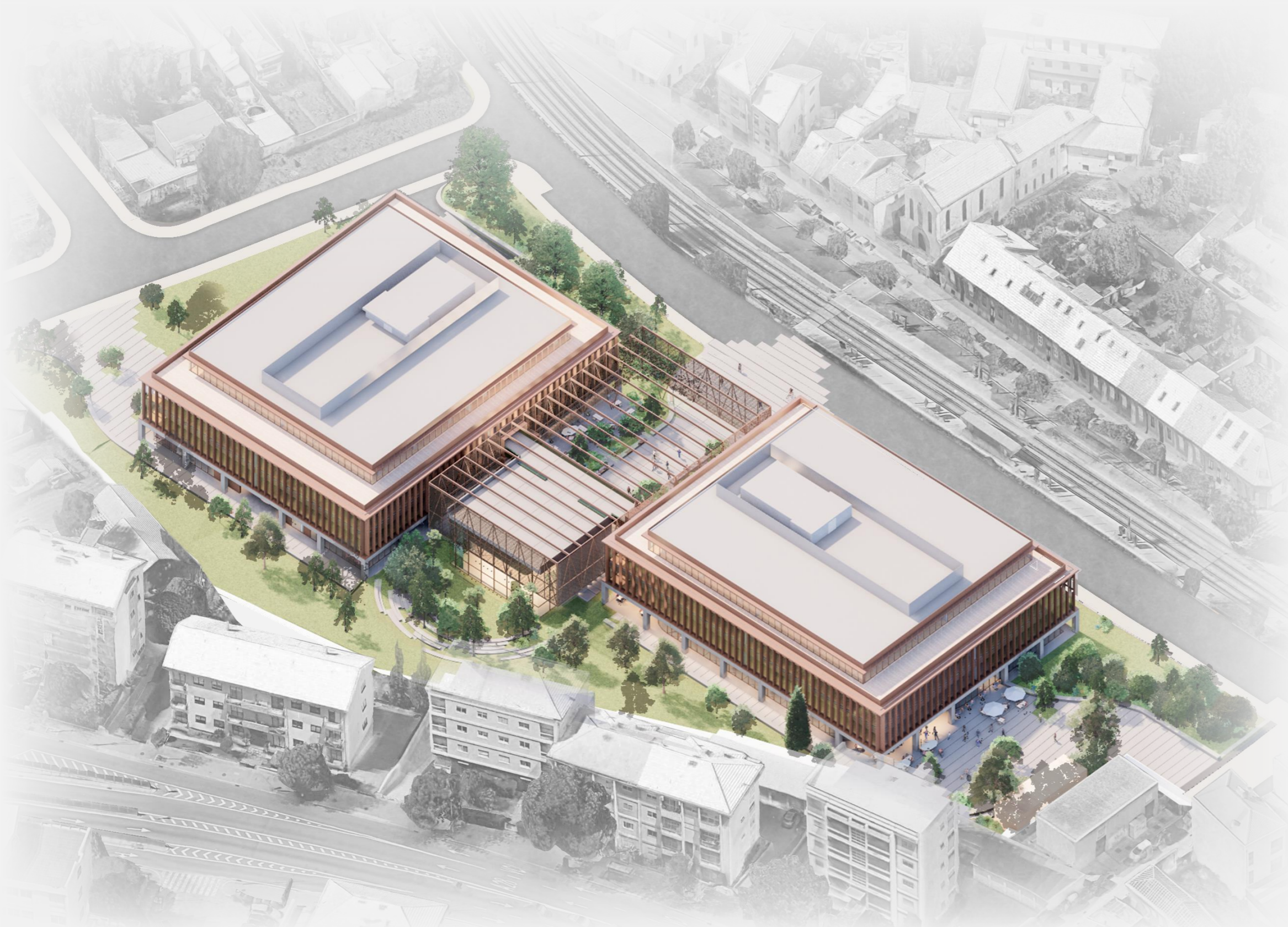
- Main flow is coming from and towards the Metro station
- The building intends to interact with the users, promoting an attractive path, a vibrant internal street. This street has a core rotunda in the middle with the main entrance and the auditorium space, and crosses through each of the buildings
- Greenery, commercial areas, benches and terraces create the lively environment that can be both practical on a day-to-day basis and intentional as a go-to spot
- Access to the office buildings is made from the main internal street

CONTEXT

## Accessibility



**OSBORNE + CO** FRANCOS BUILDING

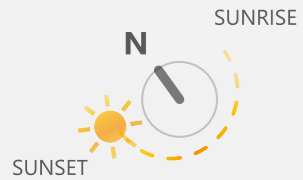
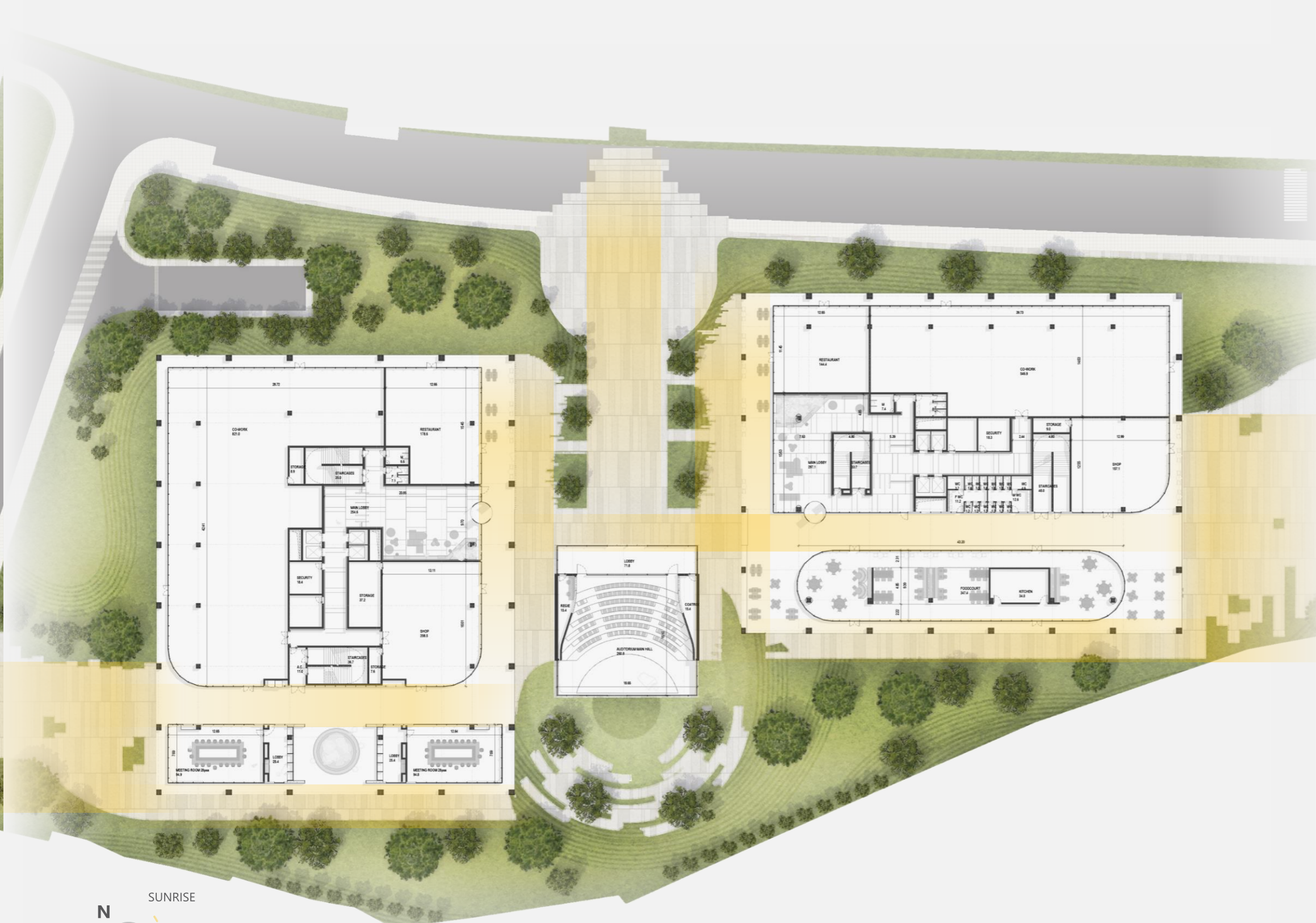


MODELING UPDATE

ISO View



# OSBORNE + CO FRANCOS BUILDING



LAYOUTS

Level 1 • Ground Floor

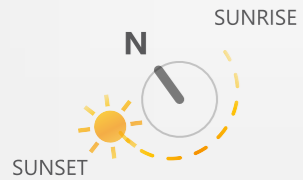
# OSBORNE + CO FRANCOS BUILDING



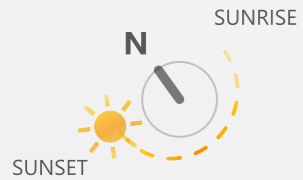
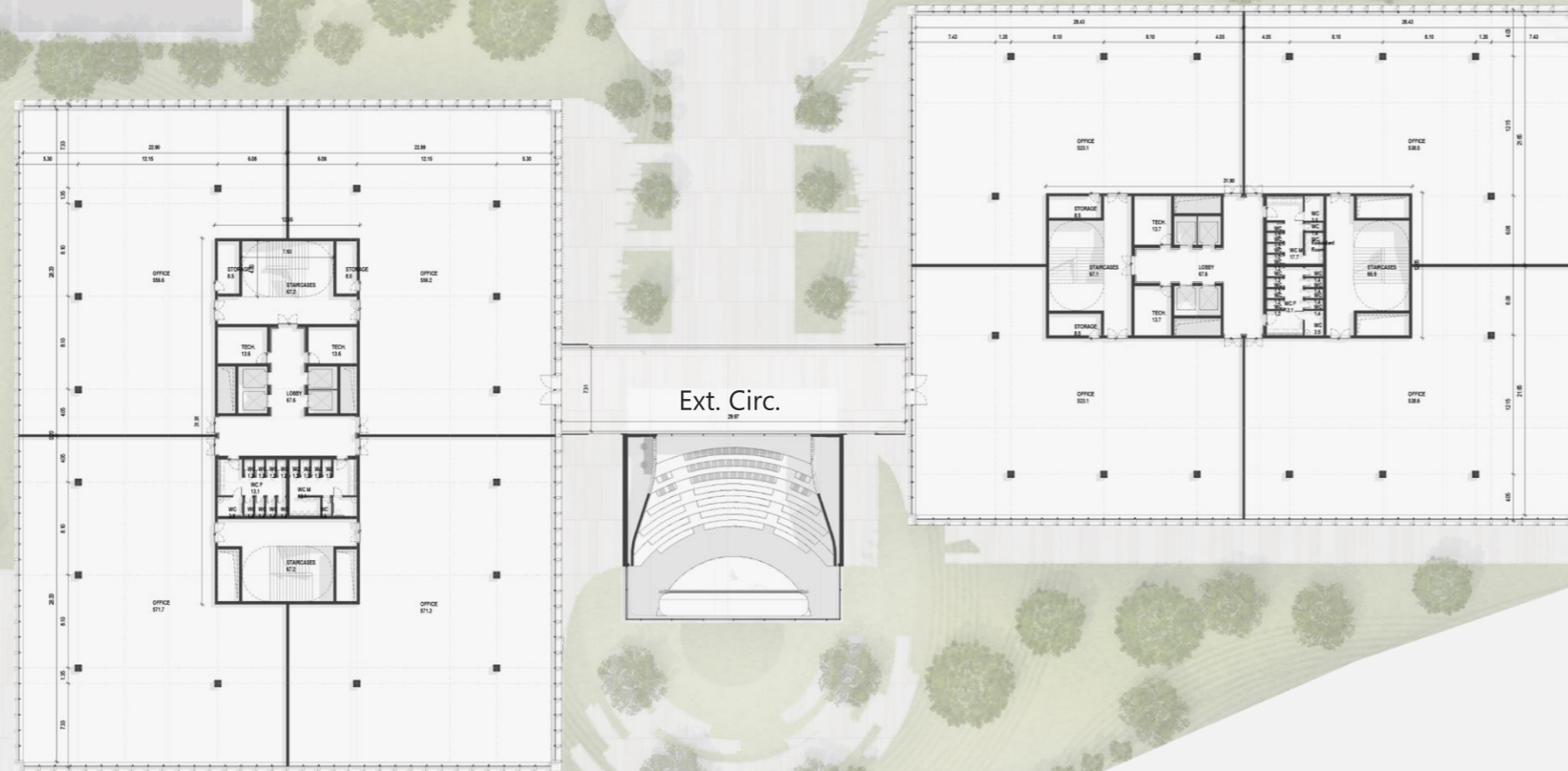
Grd Floor

## GROSS AREAS

- AMENITIES (AUDITORIUM)
- AMENITIES (CO-WORK)
- AMENITIES (COMERCIAL)
- AMENITIES (MEETING AREAS)
- COMMON AREAS/CORRIDORS
- COMMON RESTROOMS
- ELEVATORS SHAFT
- OUTDOOR AREA (COVERED)
- VERTICAL CIRCULATIONS (STAIRCASE)
- VERTICAL SHAFT



# OSBORNE + CO FRANCOS BUILDING

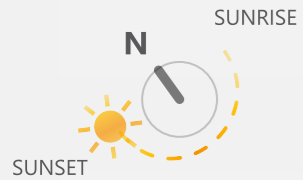
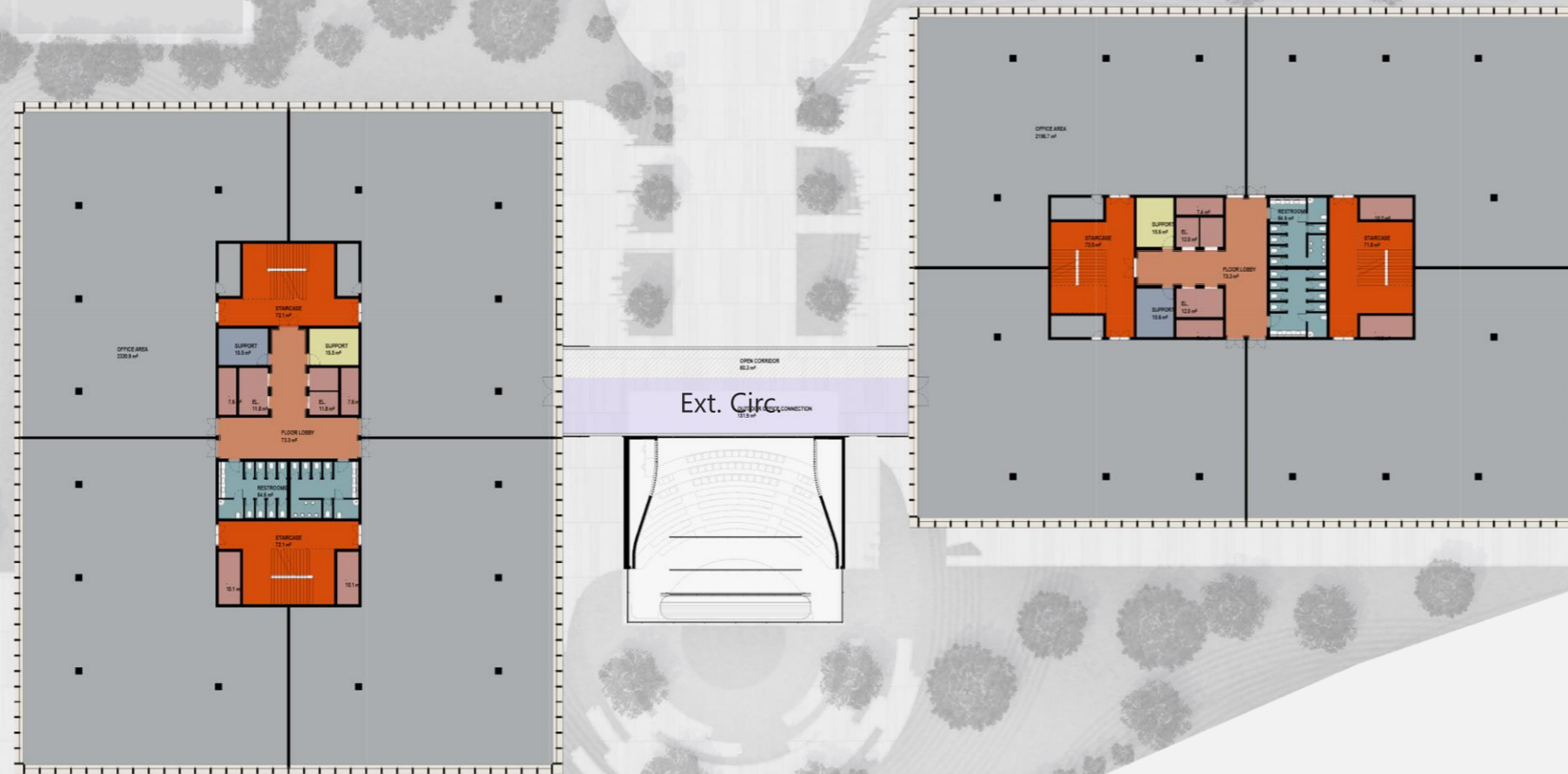


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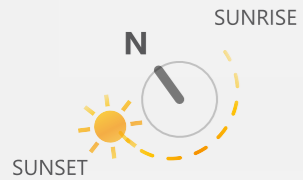
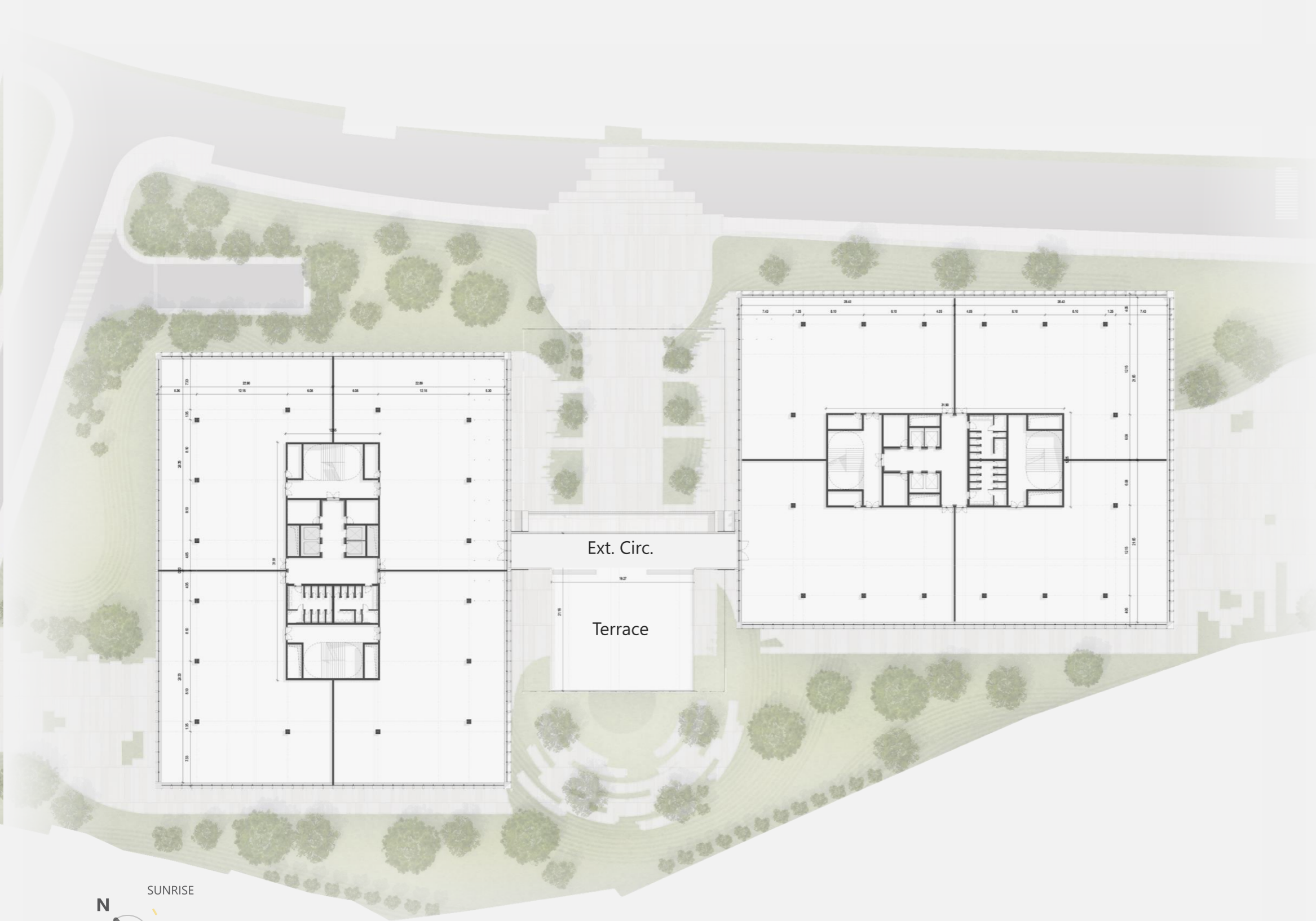


## GROSS AREAS

- COMMON AREAS/CORRIDORS
- COMMON RESTROOMS
- ELEVATORS SHAFT
- OFFICE AREA
- OUTDOOR AREA
- VERTICAL CIRCULATIONS (STAIRCASE)
- VERTICAL SHAFT



# OSBORNE FRANCOS + CO BUILDING



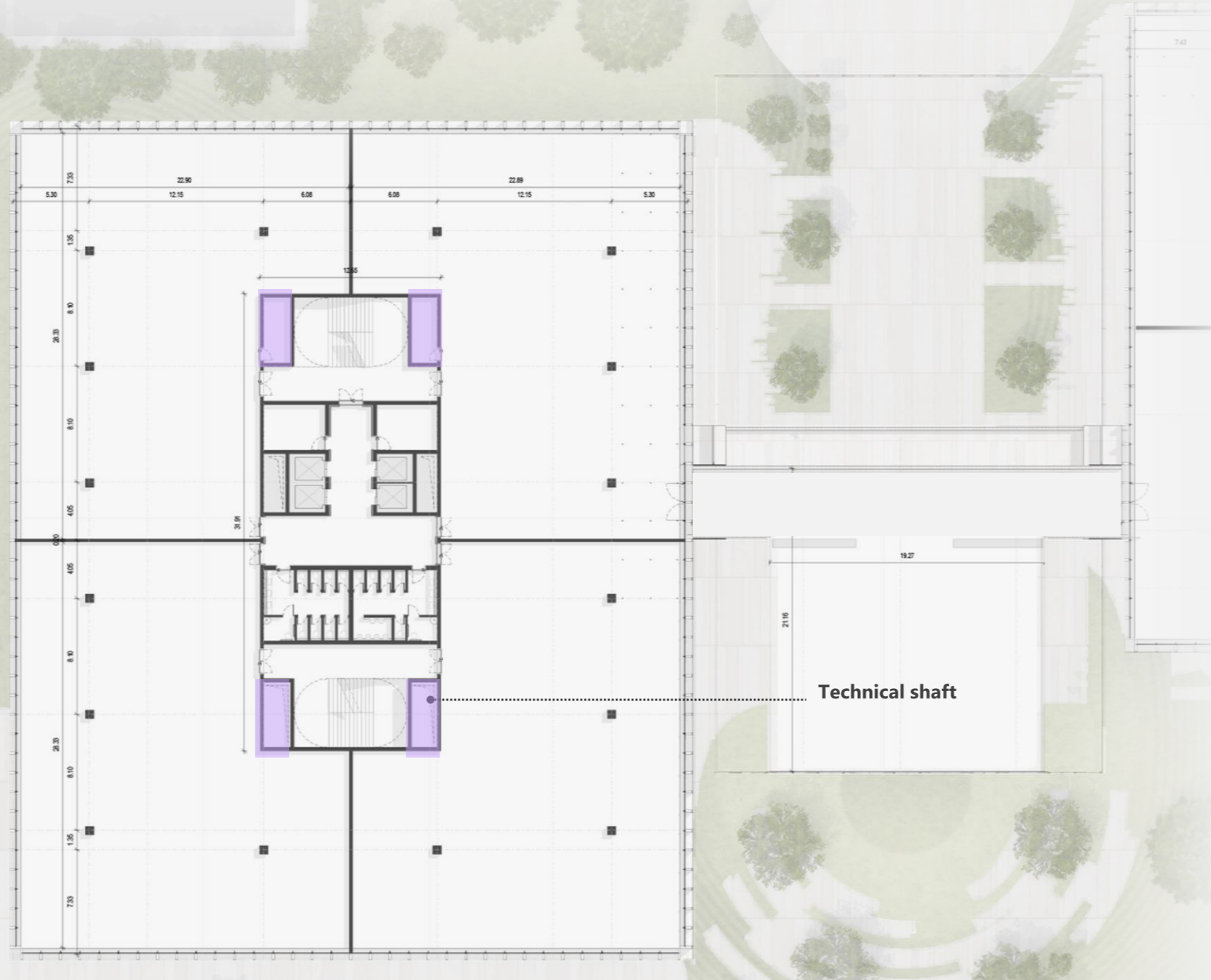
LAYOUTS

Level 3

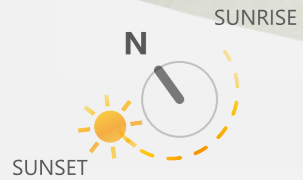


**Typical Floor**

- Common Restrooms
- 6 male cabins + 9 female cabins (including accessibility)
- 4 lifts (traffic analysis will be developed in order to confirm number of lifts needed)



Technical shaft

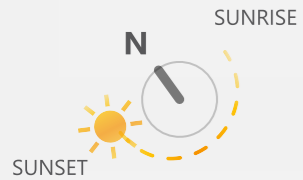
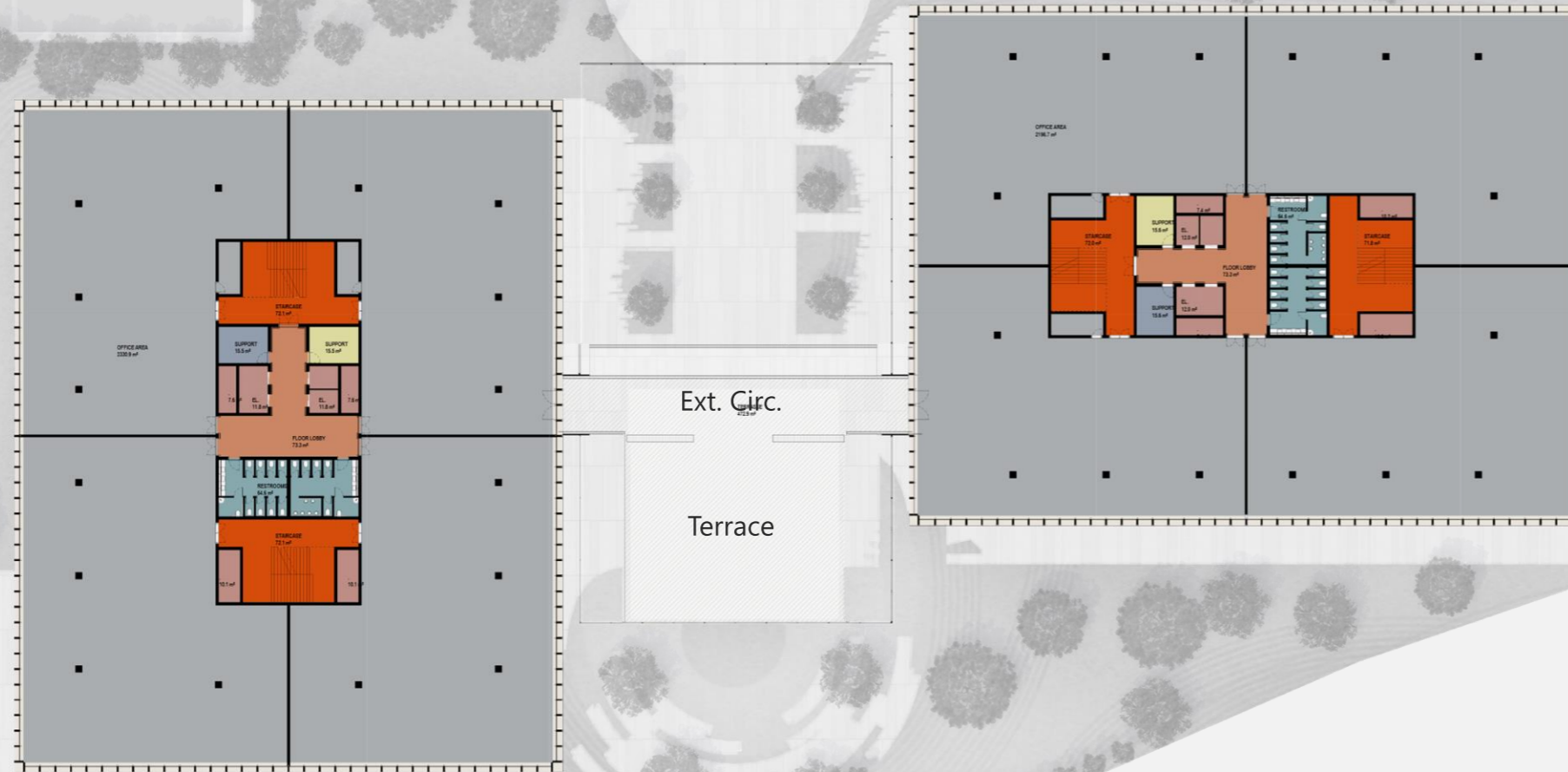


# OSBORNE + CO FRANCOS BUILDING



## GROSS AREAS

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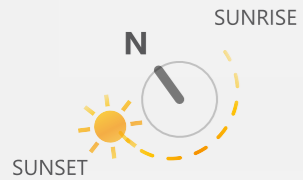
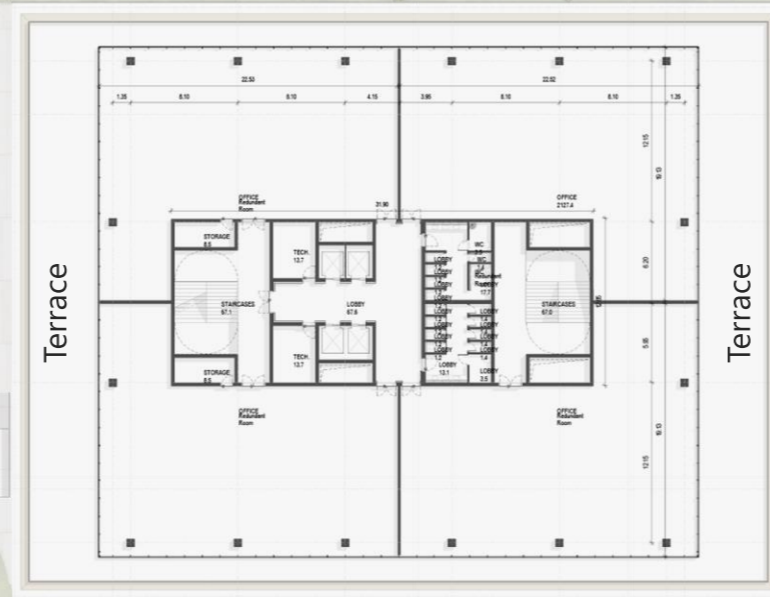
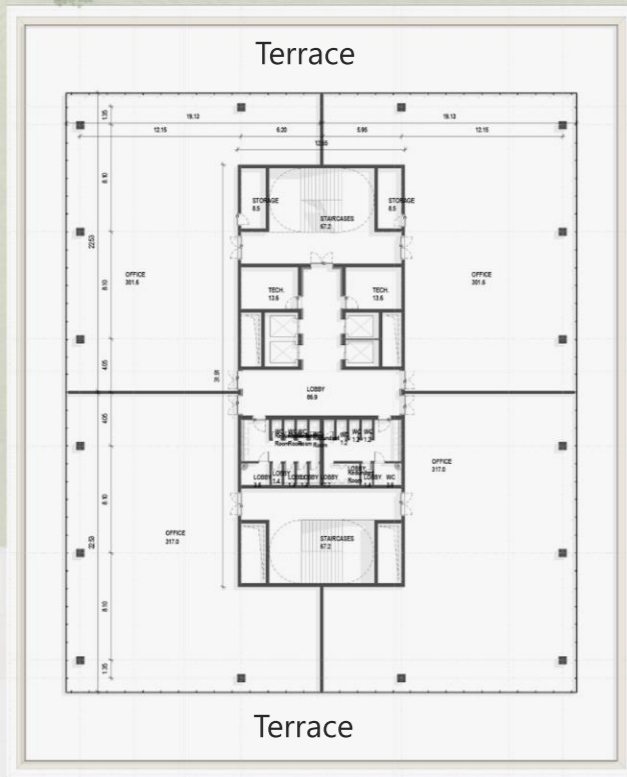


LAYOUTS

Program • Level 3

# OSBORNE + CO FRANCOS BUILDING

Level 4



LAYOUTS

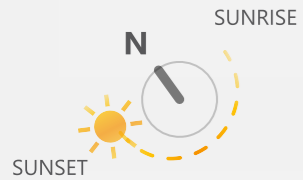
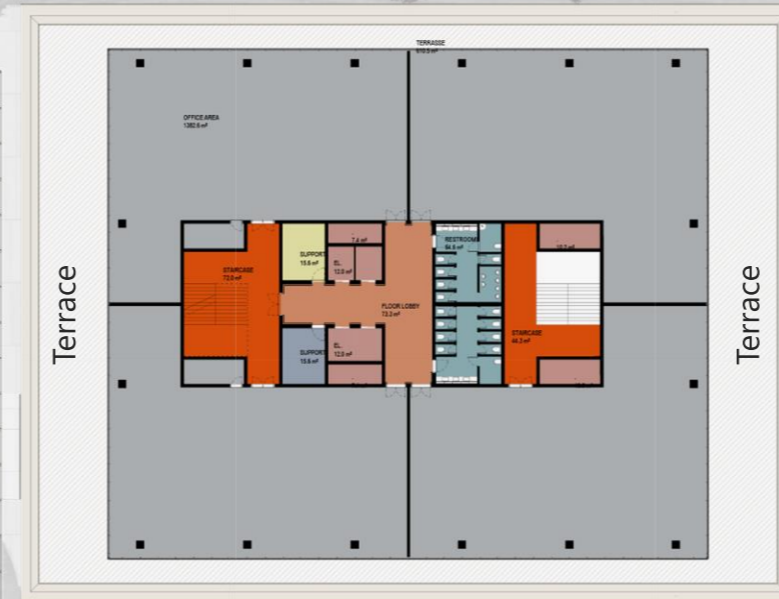
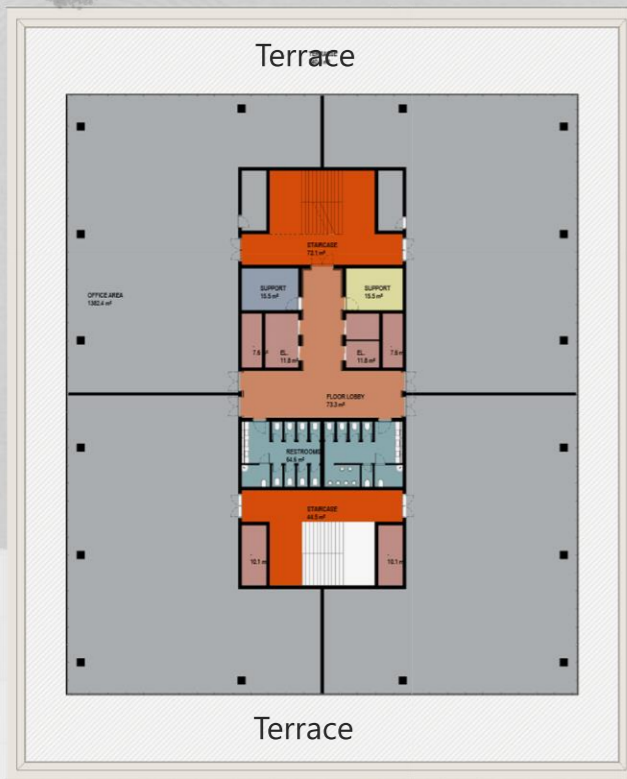
Level 4

Level 4



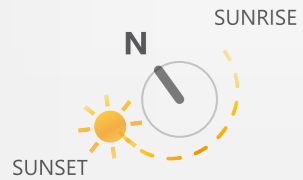
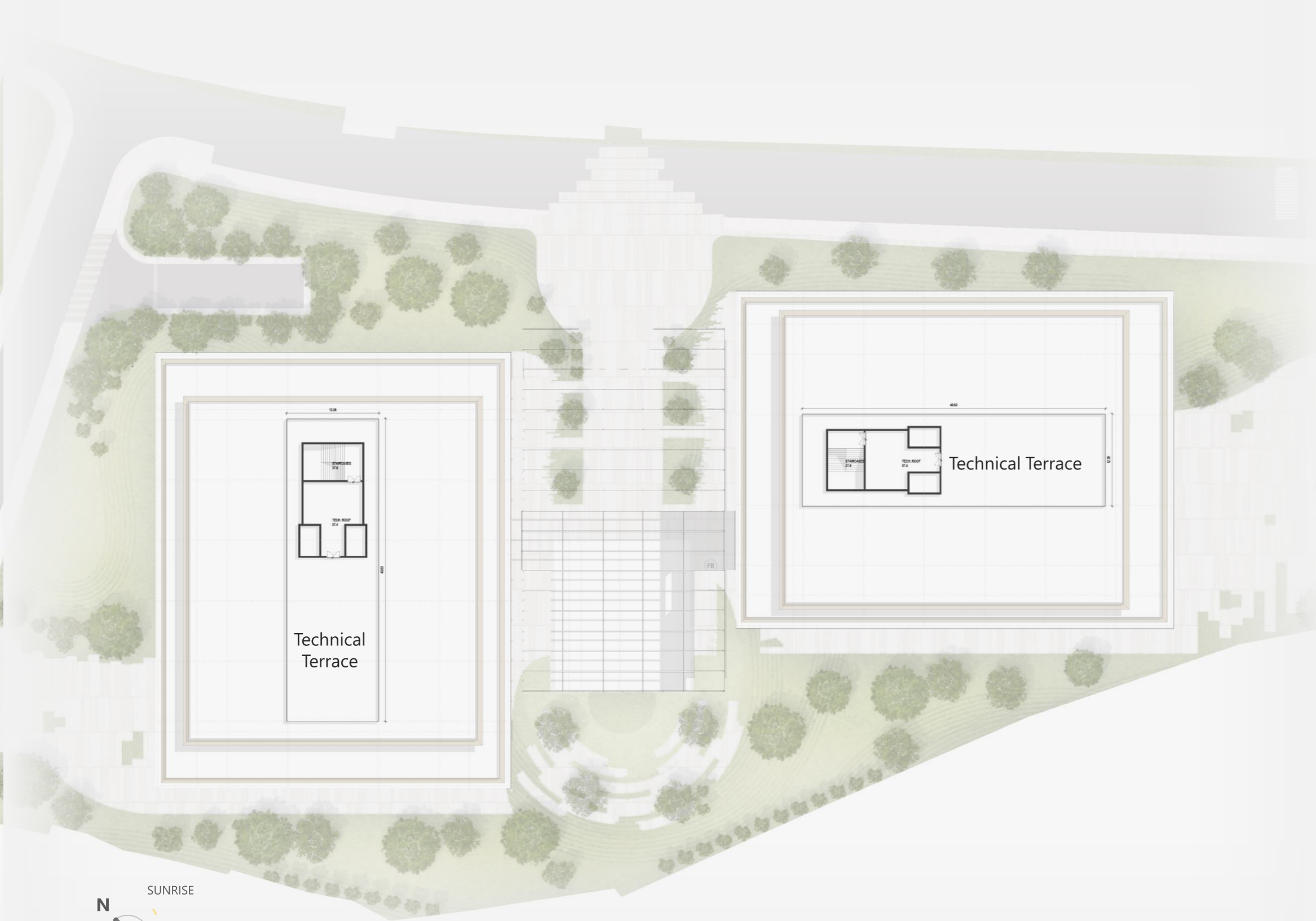
GROSS AREAS

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# OSBORNE FRANCOS + CO BUILDING

Level 5



LAYOUTS

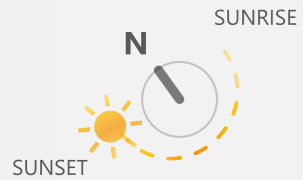
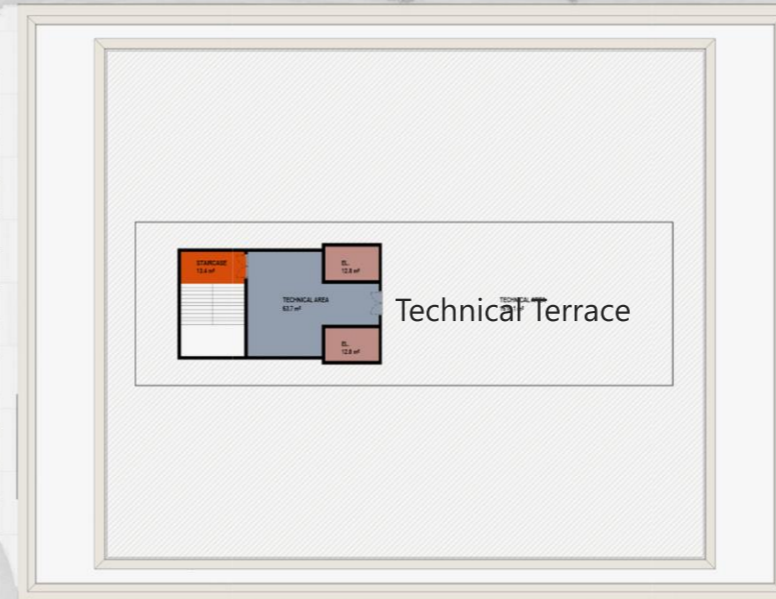
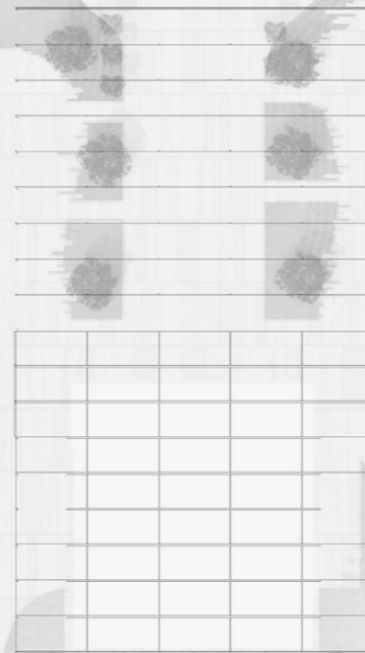
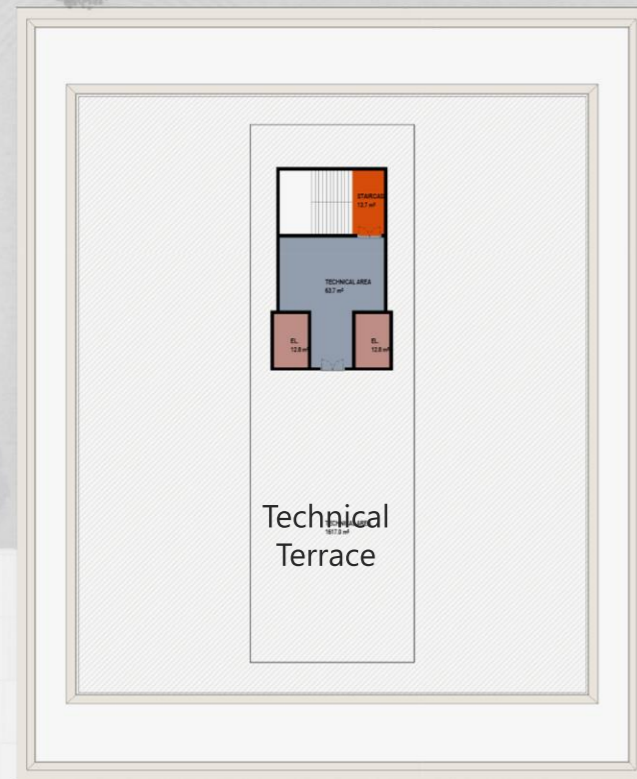
Level 5

Level 5



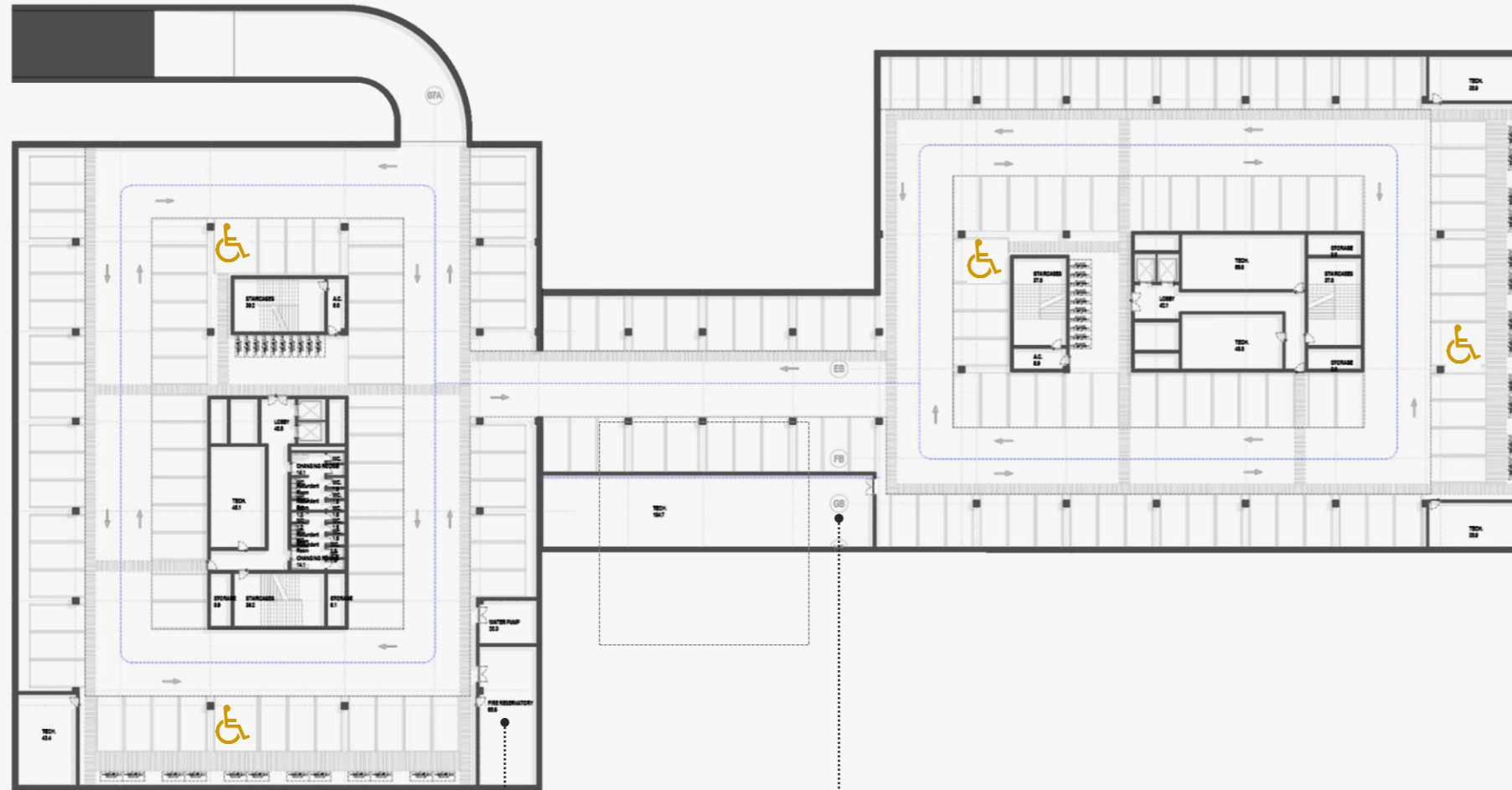
## GROSS AREAS

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- ELEVATORS SHAFT
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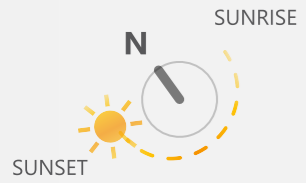


Level -1



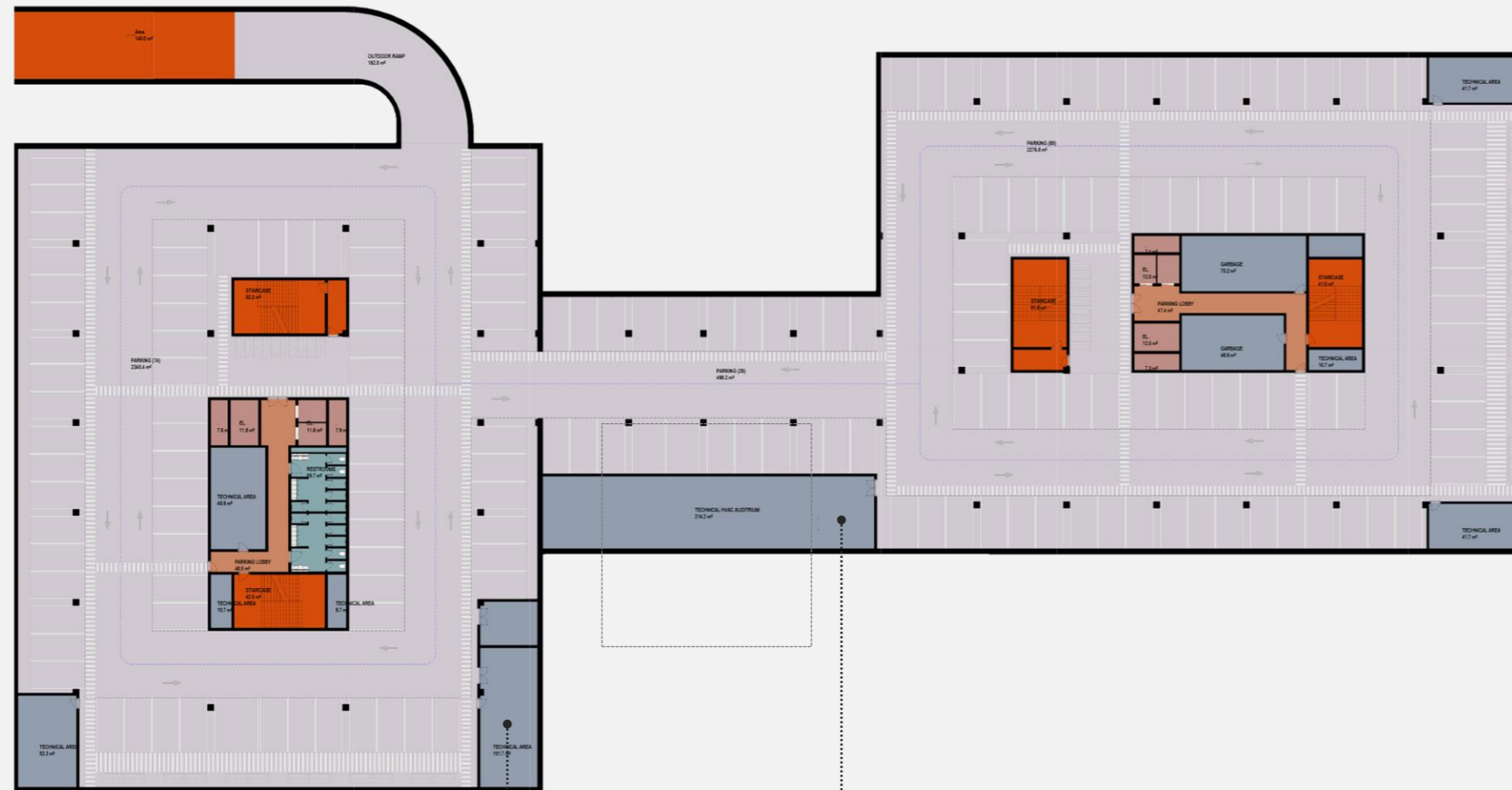
Security water reservoir

HVAC Technical área (Auditorium)





Level -1

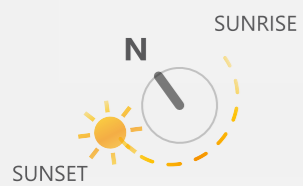


## GROSS AREAS

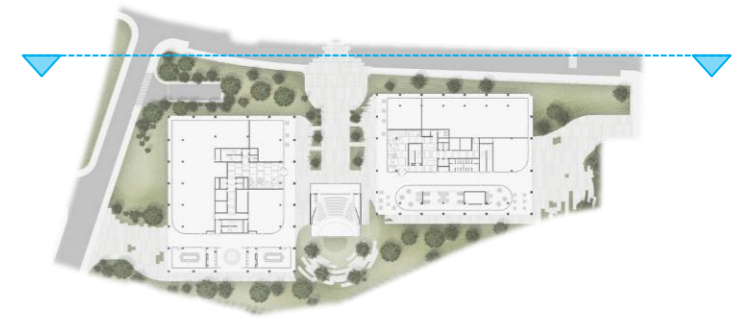
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Security water reservoir

HVAC Technical área (Auditorium)



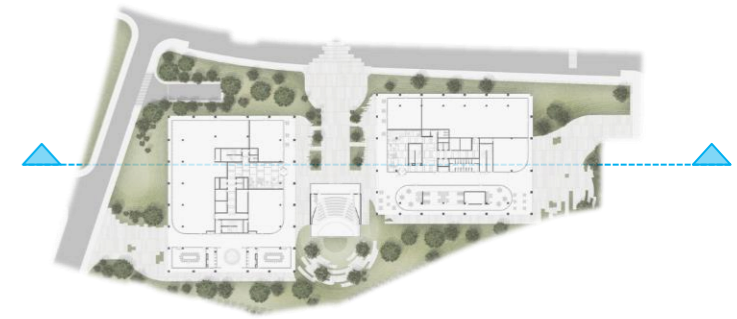
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LAYOUTS

Northern Facade

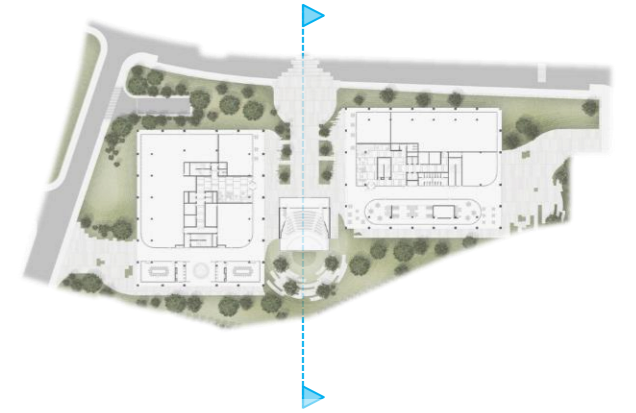
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LAYOUTS

Southern Section

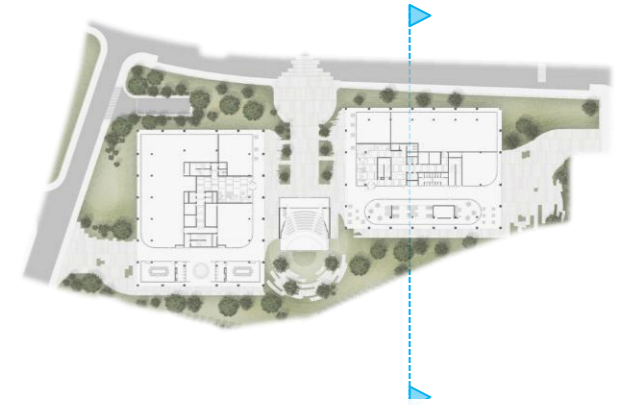
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LAYOUTS

Plaza / Auditorium Section

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LAYOUTS

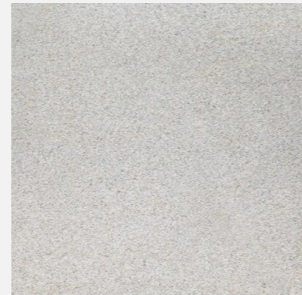
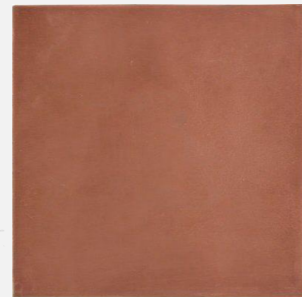
Facade

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Façade & Public space

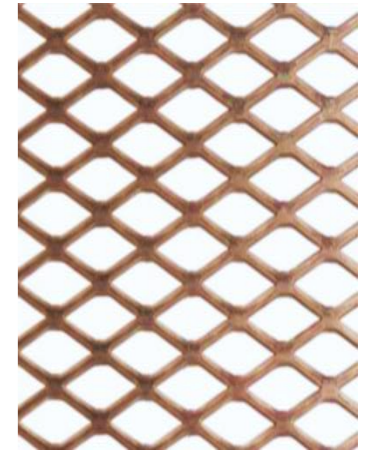
Look & Feel





LOOK & FEEL

Main Entrance



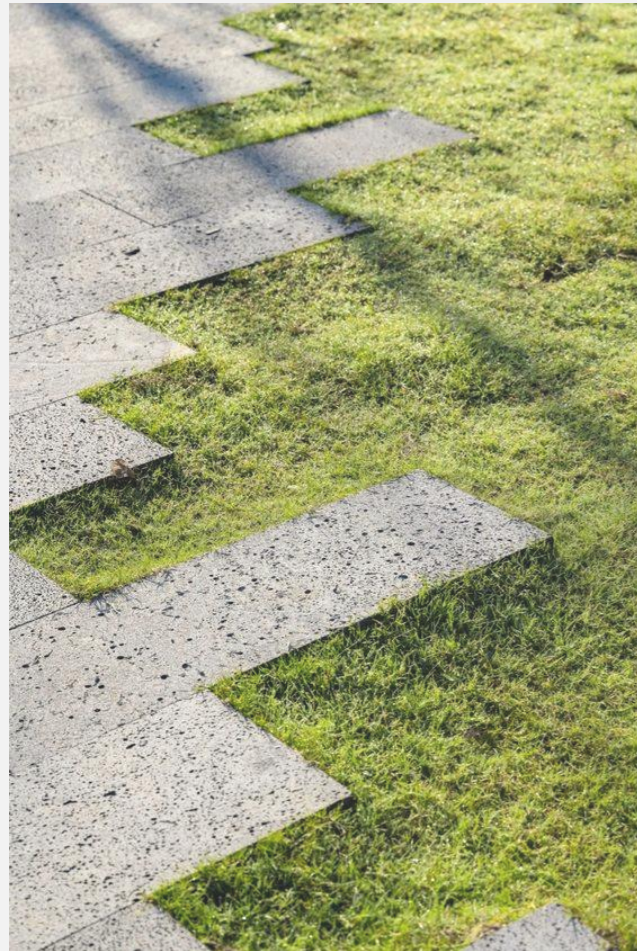
LOOK & FEEL

Main Entrance









LOOK & FEEL

Main Plaza



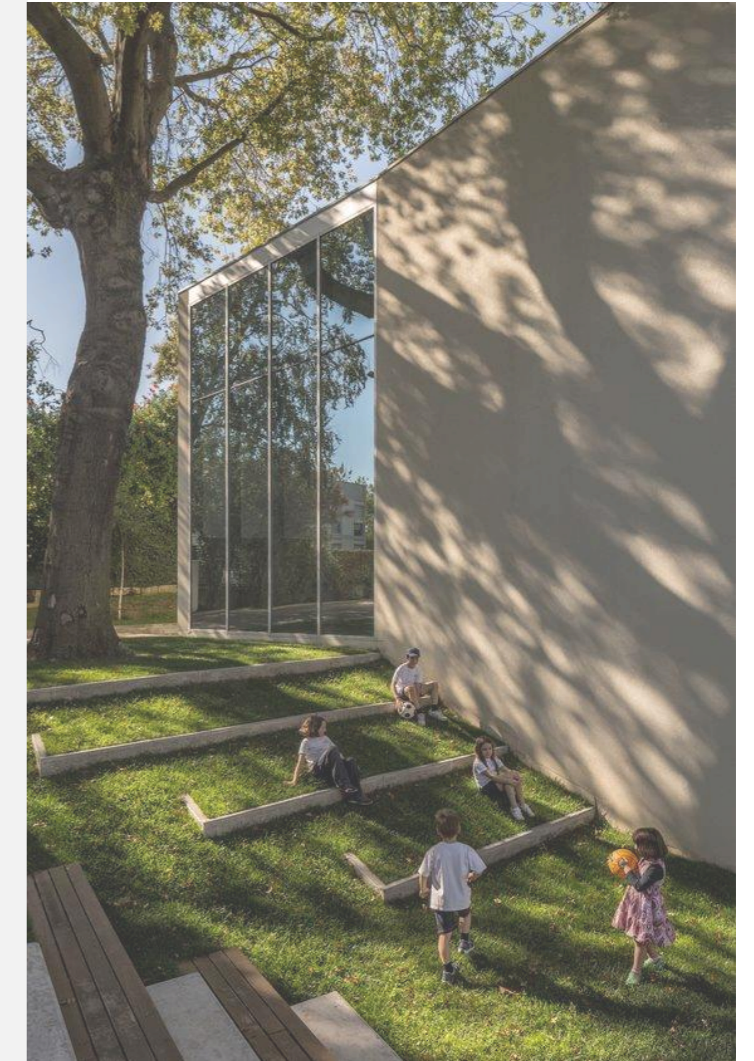
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LOOK & FEEL

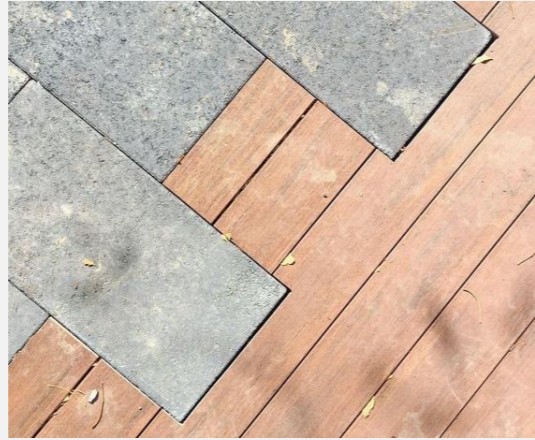
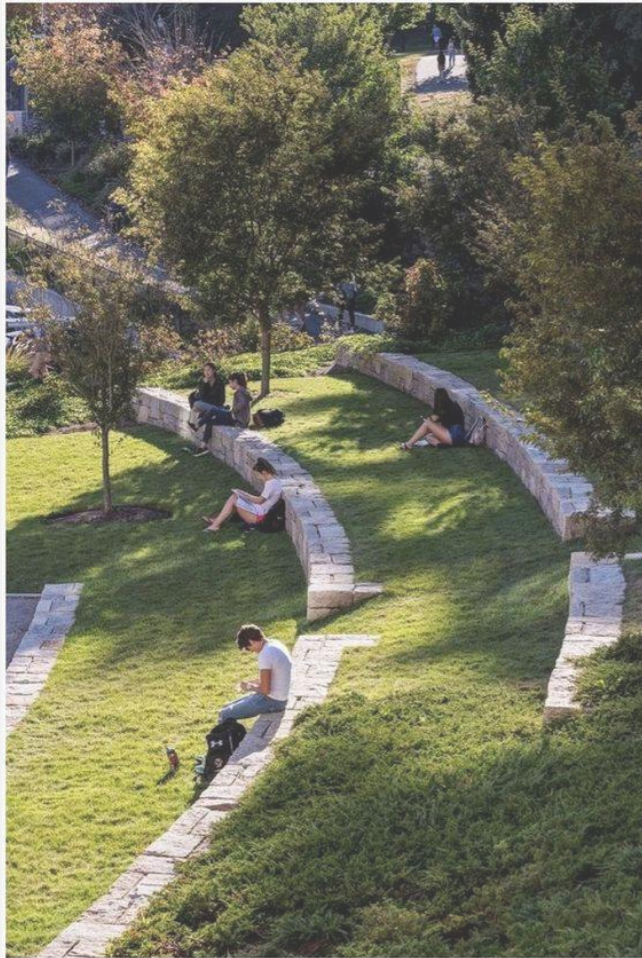
Main Plaza





LOOK & FEEL

Auditorium







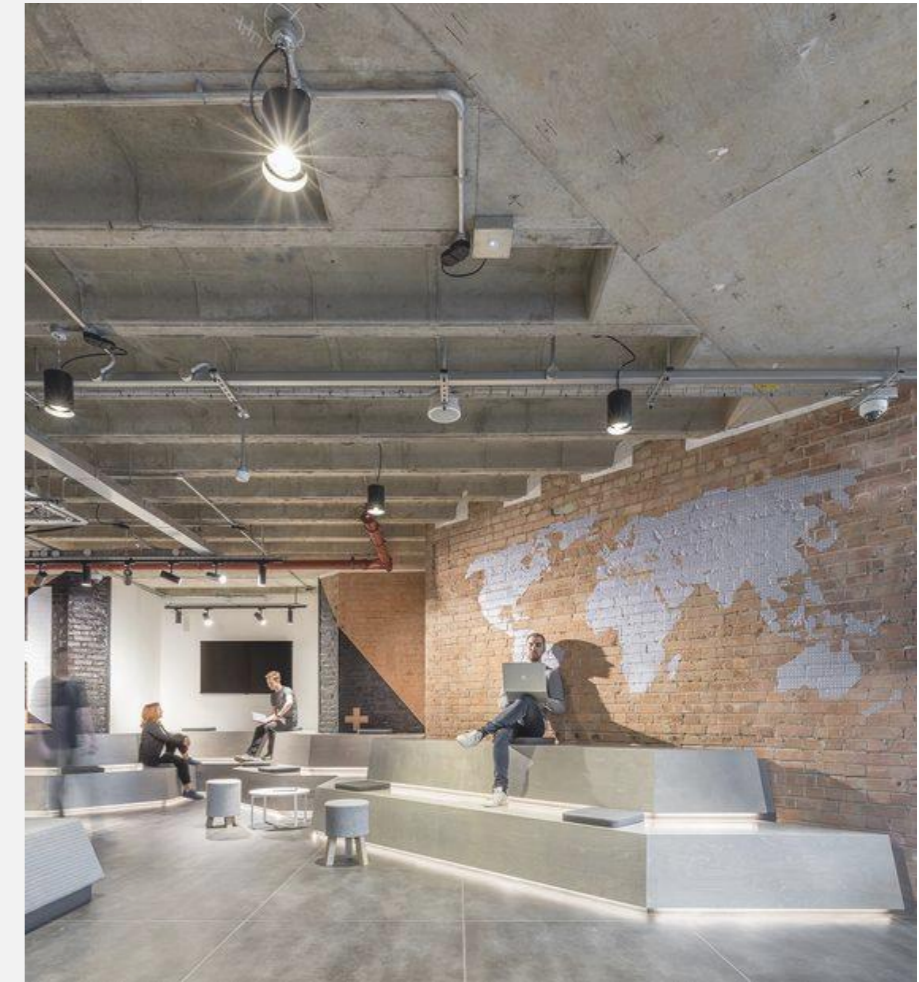
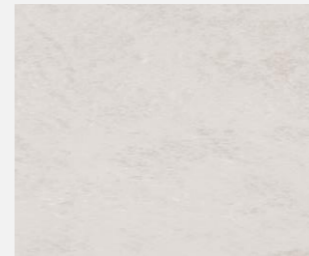
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Interior Common areas

Look & Feel







LOOK & FEEL

Main Lobby

An aerial photograph of a city street grid, showing a central green park area. The image is overlaid with a semi-transparent white layer. The text 'OSBORNE + CO' is in bold black, and 'FRANCOS BUILDING' is in a thin black font.

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**+ CO** BUILDING

# OPENBOOK

Thank You.