GREEN ASSET INITIATIVE OF THE YEAR

ORION CAPITAL MANAGERS – ORIENTE GREEN CAMPUS

LOCATION:

Lisbon, Portugal

SECTOR:

Offices

COMPLETION DATE:

Q2 2024*

INNOVATION:

Embodied Energy – transforming a stranded asset & abandoned structure

Oriente Green Campus is transforming a stranded asset and abandoned structure – retaining 91% of the structure, a significant embodied carbon saving – into a highly sustainable world-class office building. Despite a change of use from retail to office the reuse of the structure is estimated to have saved about 20,000 tons of CO_2.

The existing three-storey structure has three levels of basement, a total interior above ground area of approximately 42,000 sqm, with 19,000 sqm outdoor areas and 1,450 parking spaces. The project green initiatives integration allows the project to reach best in class sustainability standards (LEED Platinum, WELL Platinum) with energy saving and wellbeing right at the top of our list of priorities. The building located in Lisbon (zone 5) is expected to be completed Q2 2024 (construction started in Q2 2022).

The project design is a collaboration between design architects Kohn Pedersen Fox, an international architecture firm with expertise in adaptive reuse and the design of innovation districts, and architect of record, Saraiva & Associados – a renowned Portuguese architecture firm. The design breaks down the monumental scale of the existing structure, and maximizes the potential of the local climate, pedestrian-scale to create a highly sustainable development, and representing the future of office spaces, characterized by modern and innovative facilities.

From a sustainability perspective the projects stand out in:

- ENERGY: Natural ventilation will be possible for approximately 127 working days per year; Low-energy lighting will reduce lighting power density by 30% against the benchmark. An array of roof-mounted photovoltaic panels (about 1.000 sqm) will contribute for a reduced demand on the energy grid (to cover ~60% of lighting for parking, ~30% of lighting in communal areas and 40% of elevator operation).
- WATER: Water consumption is reduced by c. 50% through the specification of water-efficient fixtures, and greywater re-use system; collection of significant amounts of rainwater.
- ECOLOGY: Reduced pressure on undeveloped land; 6,900 sqm of planted green roofs and terraces.
- WASTE: Construction waste strategy management ensures 75% recycling.