

COMMERCIAL LEASING OF THE YEAR

JLL PORTUGAL – THE OFFICE



LOCATION:

Lisbon, Portugal

SECTOR:

Offices

DATE:

Q4 2023

OWNER:

Terracel

TENANTS:

Grupo Lusíadas

JLL was responsible for placing Grupo Lusíadas in The Office building in Carnaxide. This was the largest office occupancy transaction in 2023, with one of the largest healthcare groups in the country. JLL acted on behalf of the owner, Terracel, with The Office being one of JLL's exclusive buildings. The entire building was occupied by the Lusíadas Group, which explored various alternatives in the market, but the possibility of staying in a unique building in an easily accessible area was the determining factor for this transaction.

- The building is located in Carnaxide, in an area with a strong business component and where you can find various services in the

surrounding area, including restaurants, supermarkets, clinics, among others.

- The building also enjoys excellent access and is served by a good public transport network (Carris, Vimeca /LT and Alegro buses).
- THE OFFICE has a total area of 5,683 sqm divided into 4 above-ground floors for offices and 1 basement floor for offices, storage and technical areas.

Among other distinctive features are the building False ceiling with recessed lighting; Technical floor; Cafeteria; Auditorium (120 people); Large terrace; Fenced outdoor area with 110 parking spaces with electric chargers.

