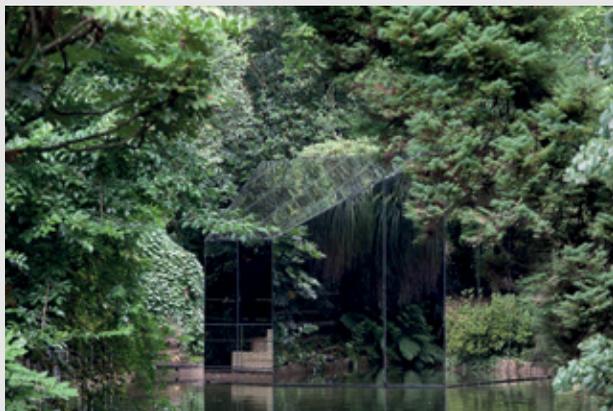
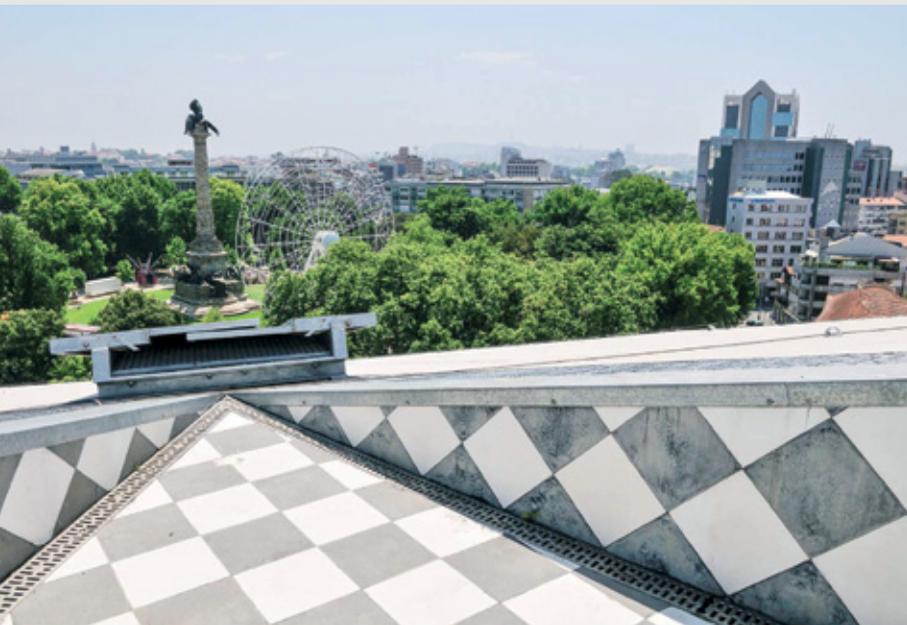




Sustainable
urban living

PORTO OFFICE PARK

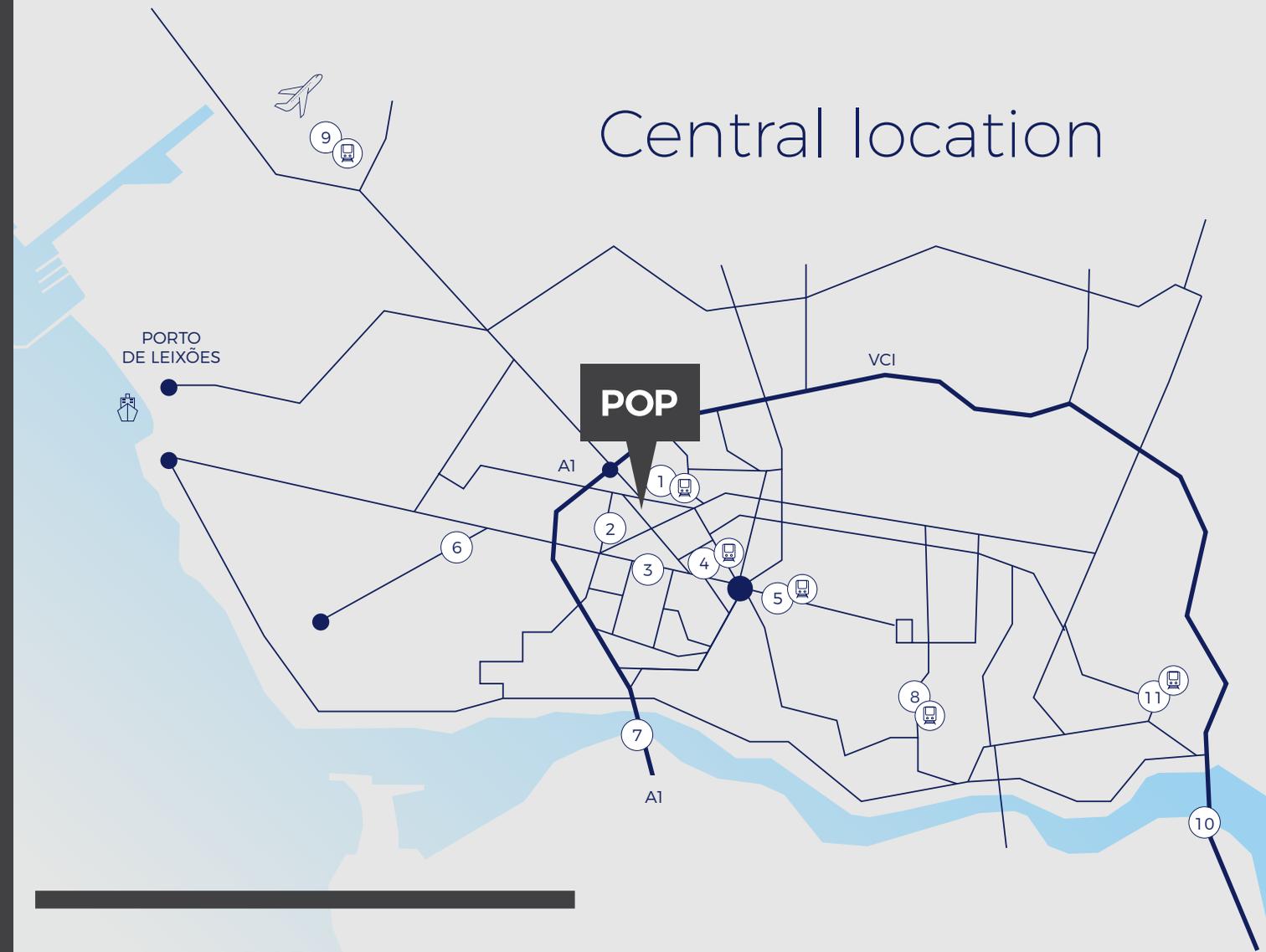
An exclusive project in an excellent location



Boavista is one of the most cosmopolitan and central areas of Porto and the most prestigious business destination in the city. It combines a central location with excellent access and a vast network of public transport, while also hosting big brands, an array of support services and various cultural events, benefiting from the proximity of renowned facilities such as the Serralves Foundation and Casa da Música, as well as a number of the city's top hotels. Such claims are proof not only of the Boavista excellence as a business location, also guarantee that the companies that set up here, as well as their employees, have a high standard of city life.



Central location



POP

- 1 FRANCOS
- 2 SHERATON HOTEL
- 3 PORTO PALÁCIO HOTEL
- 4 CASA DA MÚSICA
- 5 ROTUNDA DA BOAVISTA A 2 MIN.
- 6 SERRALVES
- 7 PONTE DA ARRÁBIDA
- 8 BAIXA A 6 MIN.
- 9 AEROPORTO A 20 MIN.
- 10 PONTE DO FREIXO
- 11 CAMPANHÃ

Located in the **Central Business District** en route between the airport and the city centre, POP is served by a network of infrastructures and transport to guarantee the utmost travel convenience and efficiency.

The **A1**, the **Via de Cintura Interna (VCI)** and **Avenida AEP**, essential road links to the Greater Porto area and the entire northern region secure the connection between the different key areas of the city, the region and the country.

Francos Metro station, situated in front of POP, connects 4 lines, making this location ideal to travel within the city and the metropolitan area.

An exceptional project within the city



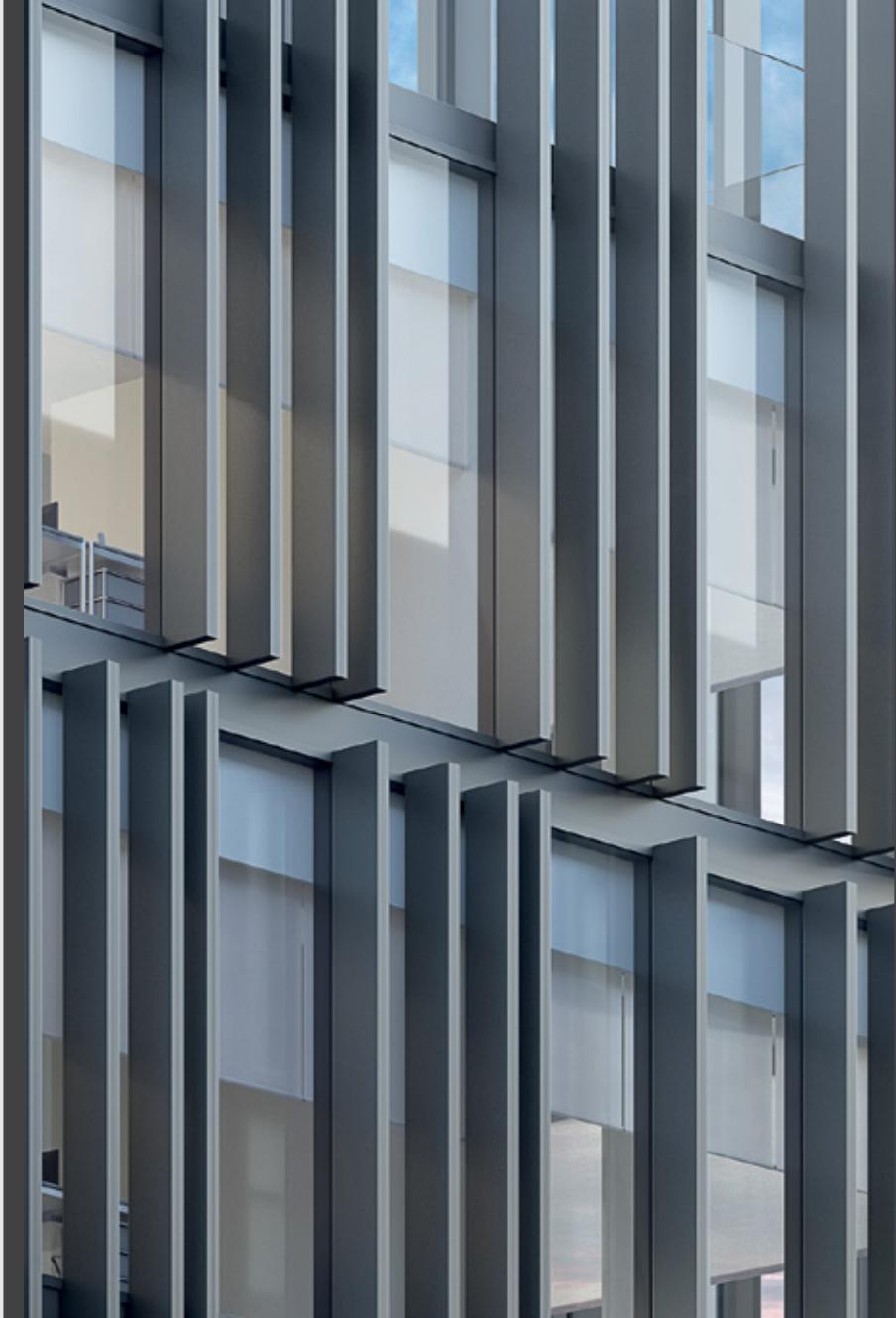
POP stands out as a pioneering, unique project: a sustainable office park, devised to **attract and retain talent**.

Established in the city's urban grid, in the main business area, with every assurance of well-being, confort and flexibility.

Comprising two iconic glass and metal buildings, set within a green park that envelops the architectural complex, it offers companies unparalleled conditions and helps them to consolidate a strong corporate image.

31.473^{m²}

TOTAL GROSS AREA



Dynamic, comfortable offices

POP's offices incorporate areas such as an auditorium, meeting rooms, spaces for restaurant services with a lounge area and outdoor spaces.

THE FLOOR PLAN IS DEVELOPED IN A PERIMETRAL STRUCTURE WITH A GLA OF APPROXIMATELY 1,794 m², WITH A MAXIMUM DIVISION OF 4 UNITS PER FLOOR.

This configuration enables the area to be maximized, to have complete flexibility within the space and to create environments tailored to various needs. The glazed area offers a panoramic view of the city.



1.725_{m²}

LEASABLE GROSS AREA PER MODEL FLOOR



SUSTAINABILITY AND INNOVATION

The facade iconic metal elements guarantee the solar control of the window spans, thereby reducing energy consumption.

The building is certified by BREEAM INTERNATIONAL NEW CONSTRUCTION. Rating: Excellent.

RATIONALITY AND EFFICIENCY

The buildings' quality and size provide excellent conditions for overheads management, especially concerning energy consumption, security and maintenance.

Access control, management, maintenance and 24/7 security of the premises. Electric vehicle charging.

GREENHOUSE

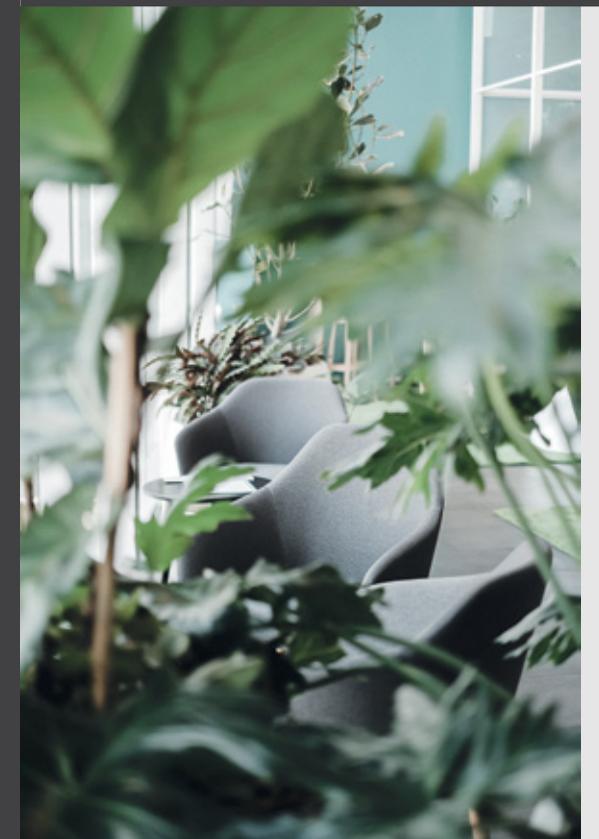
The Greenhouse serves the natural environment around POP as a privileged point of contact between the outside and the inside, with unparalleled conditions for admiring the natural surroundings in total comfort and with every convenience. It includes an area of restaurant services, a sports studio and 3 paddle courts, which uphold the high standards of quality and amenity that are characteristic of all POP's infrastructures.

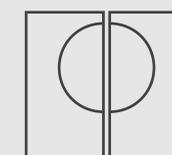
PORTO OFFICE PARK APP

To help the resident companies and their employees to reconcile their professional and personal lives, POP makes a concierge service mobile app available so that users can conveniently obtain a series of services (food, laundry, car wash, among others) while in the workplace.

18.855_{m²}

GROSS UNDERGROUND PARKING AREA FOR 600 CARS WITH ELECTRIC CHARGING, MOTORBIKES AND BICYCLES





Model floor

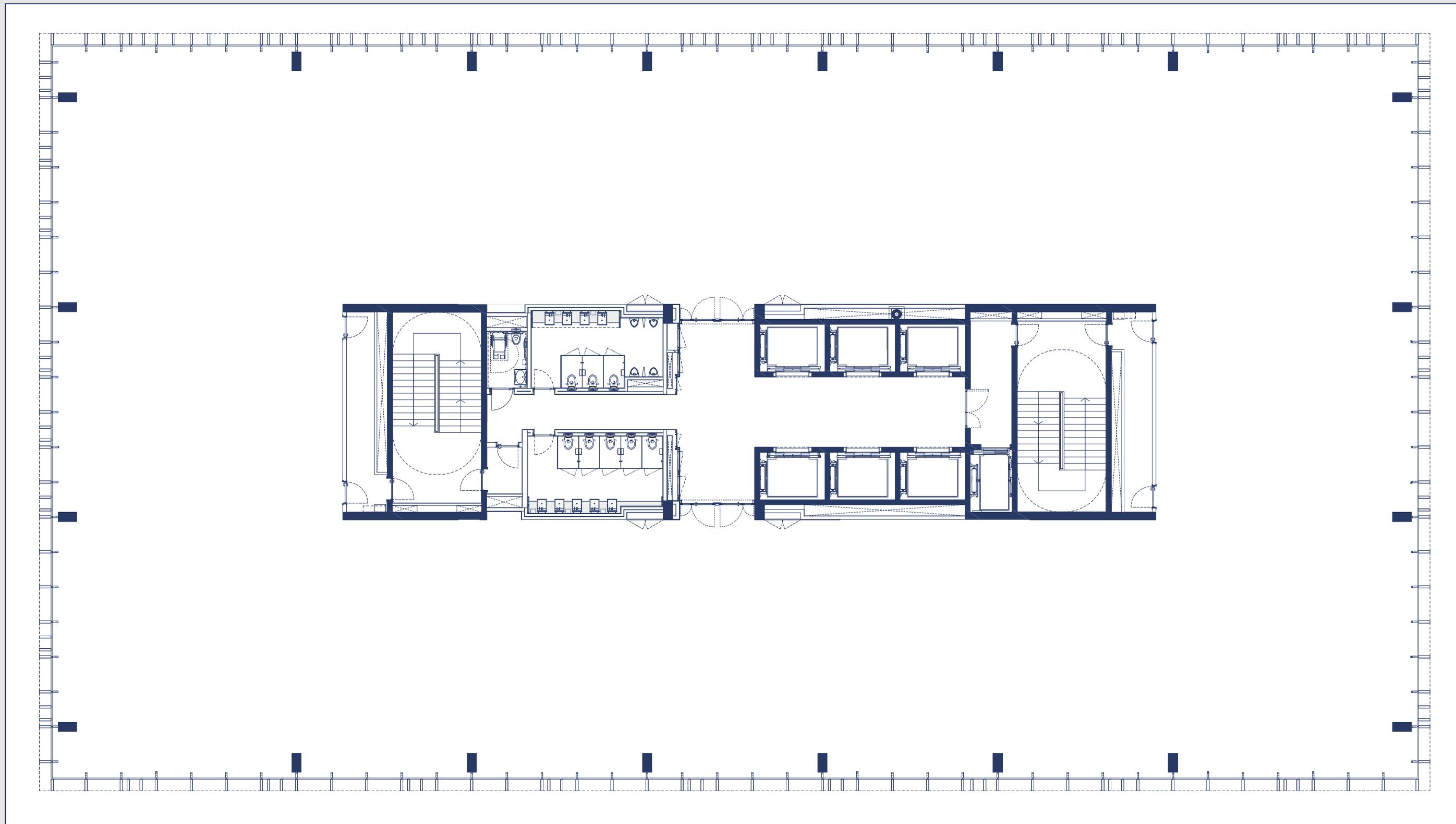
MAXIMUM OF 4 UNITS FROM 370 m² TO 380 m²

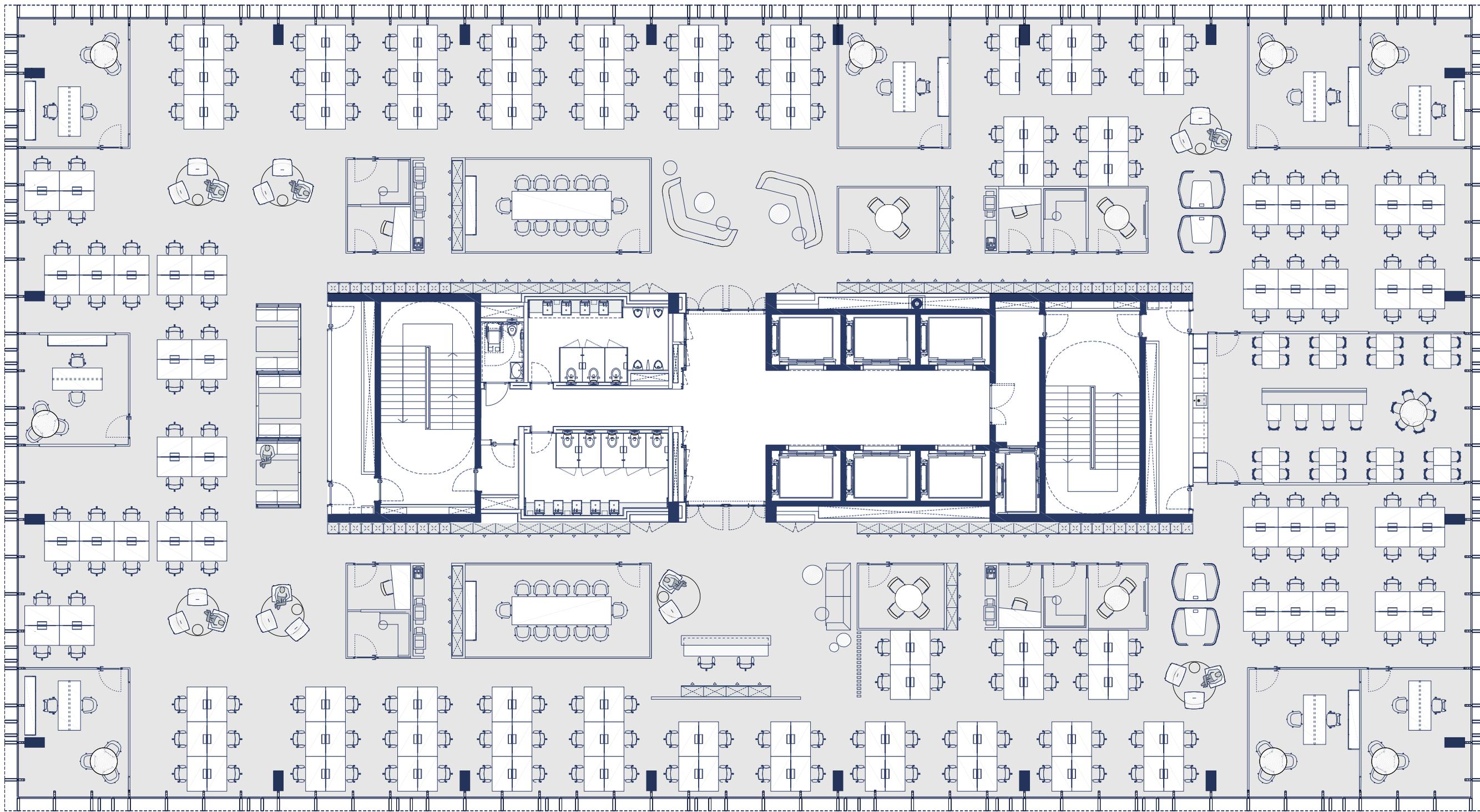
BUILDING A

- 300 m² foyer with a lounge area
- Auditorium / Meetings and events rooms with a capacity for a maximum of 300 people

BUILDING B

- 300 m² foyer with a lounge area
- Cafeteria with a 300 indoor and 100 outdoor seating capacity





AGENCIES



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GREEN BUILDING FACTORY

Lighting concept:
VITOR VAJÃO

Architectural Visualization:
LT STUDIO

Fit-Out:
VECTOR MAIS

Branding and communication:
ADDB / FLUO

Supervision:
ENGEXPOR

General Contractor:
MOTA-ENGIL



portoofficepark.com

BREEAM INTERNATIONAL certified



Porto Office Park
will be one of
the city's icons,
developed by

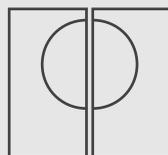
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