

An aerial photograph of LAGOAS PARK, a modern urban park. The park is filled with numerous palm trees and green lawns, surrounded by several multi-story modern buildings with glass facades. Some buildings have logos like 'MAGALY', 'McDonald's', and 'teva'. A winding path and a small pond are visible in the foreground. The background shows a cityscape and hills under a clear sky.

LAGOAS PARK

#STRAIGHTTOTHEPARK

#1 Business Park in Iberia

An incredible and unique atmosphere,
where everyone is proud to belong.



ORACLE®

McDonald's

SAMSUNG

SYNOPSYS®



Credibom

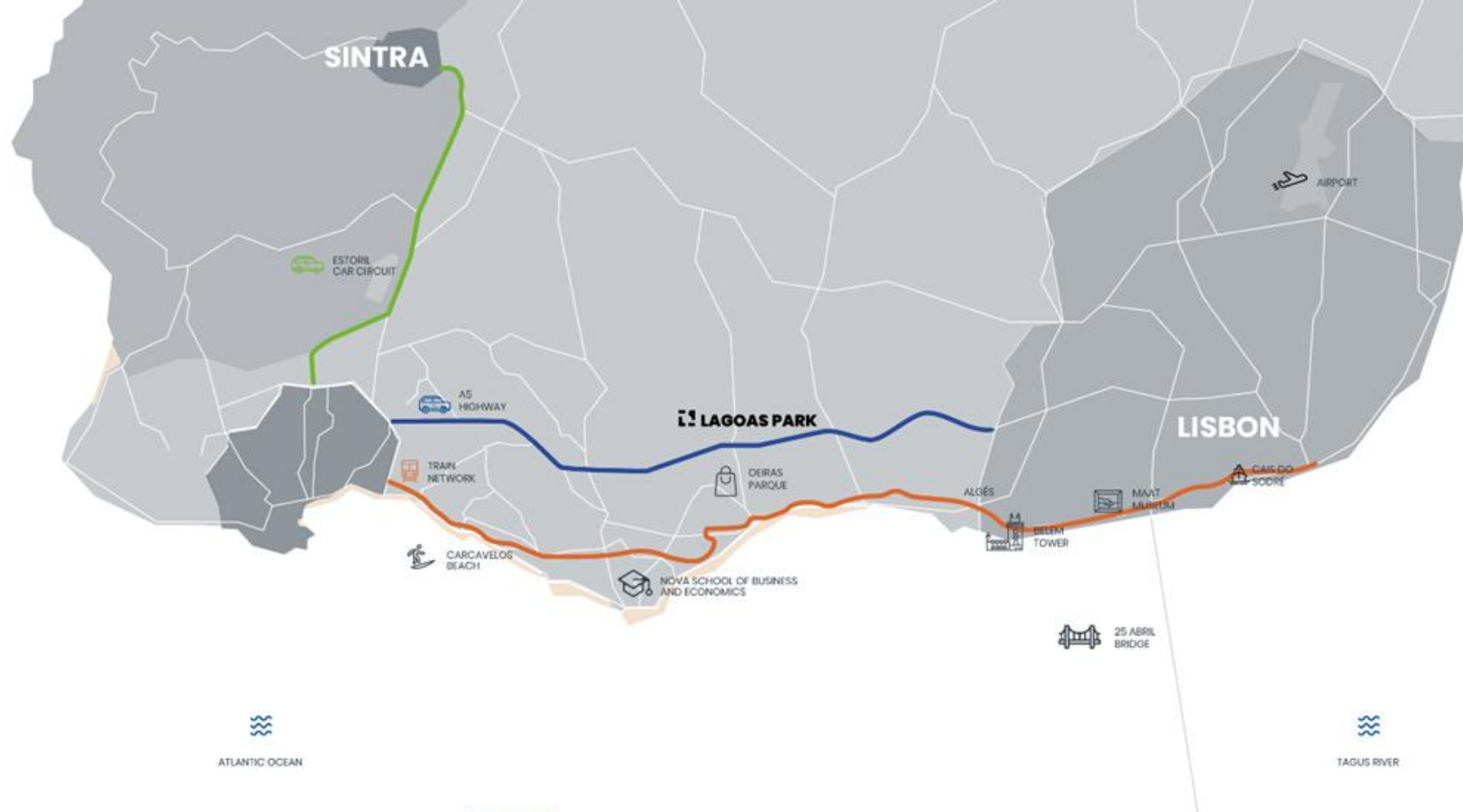


 TEIXEIRA DUARTE

sanofi

OUR LOCATION

Surrounding Area



Connections



Visibility from the Highway

A5
(connecting Lisbon to Cascais)



Multiple road access

From Porto Salvo
From Oeiras



20 Minutes to the Airport

Lisbon's International Airport (LIS)

Transportation

Aprox 20 mins from the city center



Bus Network

Lisbon > Amadora >
Queluz > Paço de
Arcos > Carcavelos



Train Network

Lisbon > Cascais
Sintra Line >
> Azambuja Line



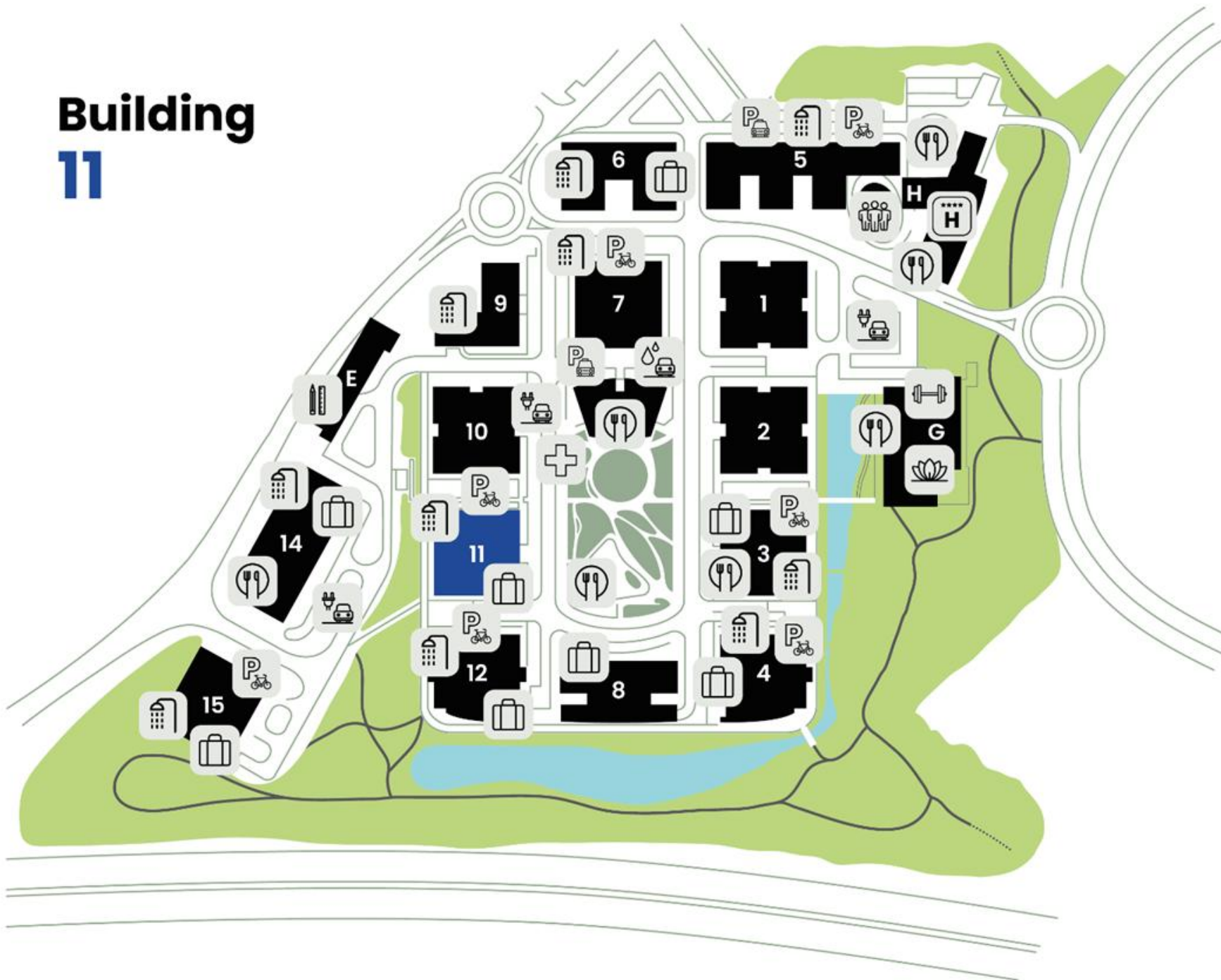
Oeiras Municipality Shuttle

Building 11

LAGOAS PARK

Facilities Overview

-  **1-15** Office buildings
-  Restaurants & Cafes
-  Congress Center
-  Hotel
-  Health Club
-  Spa & Hairdresser
-  School
-  Public Car Park
-  Car Wash
-  EV Chargers
-  **Bicycle Rack**
-  Pharmacy
-  **Shower Room**
-  **Common Work Areas**











Estacionamento/
Car Parking
Pisos -1 -2 -3



Bicicletário/
Bike Parking
Piso -2



Balneários/
Shower Rooms
Piso -2









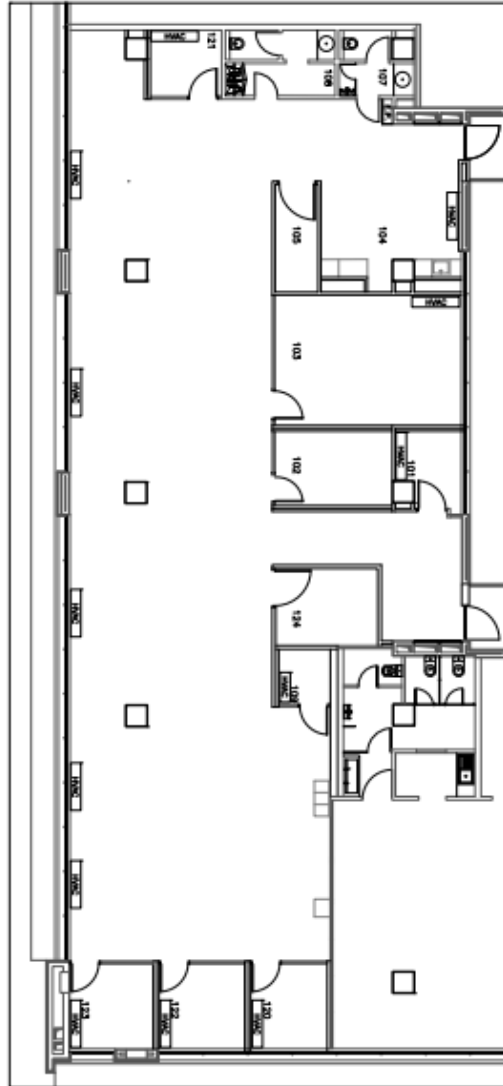




BUILDING 11

1ST FLOOR

- 494sqm
- WITH FIT-OUT
- RAISED TECHNICAL FLOOR
- FALSE CEILING WITH EMBEDDED LIGHTING
- AIR CONDITIONING SYSTEM – FLOORED BASED
- UNDERGROUND PRIVATE PARKING – 20 UNITS
- 24/7 CCTV + ON-SITE SECURITY
- PRIVATE WC



Current Availability



BUILDING	FLOOR	AREA (sqm)	AVAILABILITY
B14	0	942	IMMEDIATE
B09	1	863	IMMEDIATE
B11	3	841	30.06.2026
B05	5	774	IMMEDIATE
B06	2	699	IMMEDIATE
B05	6	644	30.06.2026
B11	3	628	30.06.2026
B11	3	543	30.06.2026
B15	1	526	IMMEDIATE
B08	2	505	IMMEDIATE
B11	1	494	IMMEDIATE
B05	2	444	01.08.2026
B15	3	439	IMMEDIATE
B15	3	356	IMMEDIATE
B05	5	304	IMMEDIATE
B15	0	293	IMMEDIATE
B05	6	263	IMMEDIATE

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