

An aerial photograph of Lagoas Park, a modern urban park. The park is filled with numerous palm trees and green lawns. In the background, several modern, multi-story office buildings with glass facades are visible. One building prominently displays the 'McDonald's' logo. The park is surrounded by roads with parked cars and a few pedestrians. The overall scene is bright and sunny, with long shadows cast by the trees and buildings.

# **L1 LAGOAS PARK**

**#STRAIGHTTOTHEPARK**

# #1 Business Park in Iberia

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



ORACLE

McDonald's

SAMSUNG

SYNOPSYS®



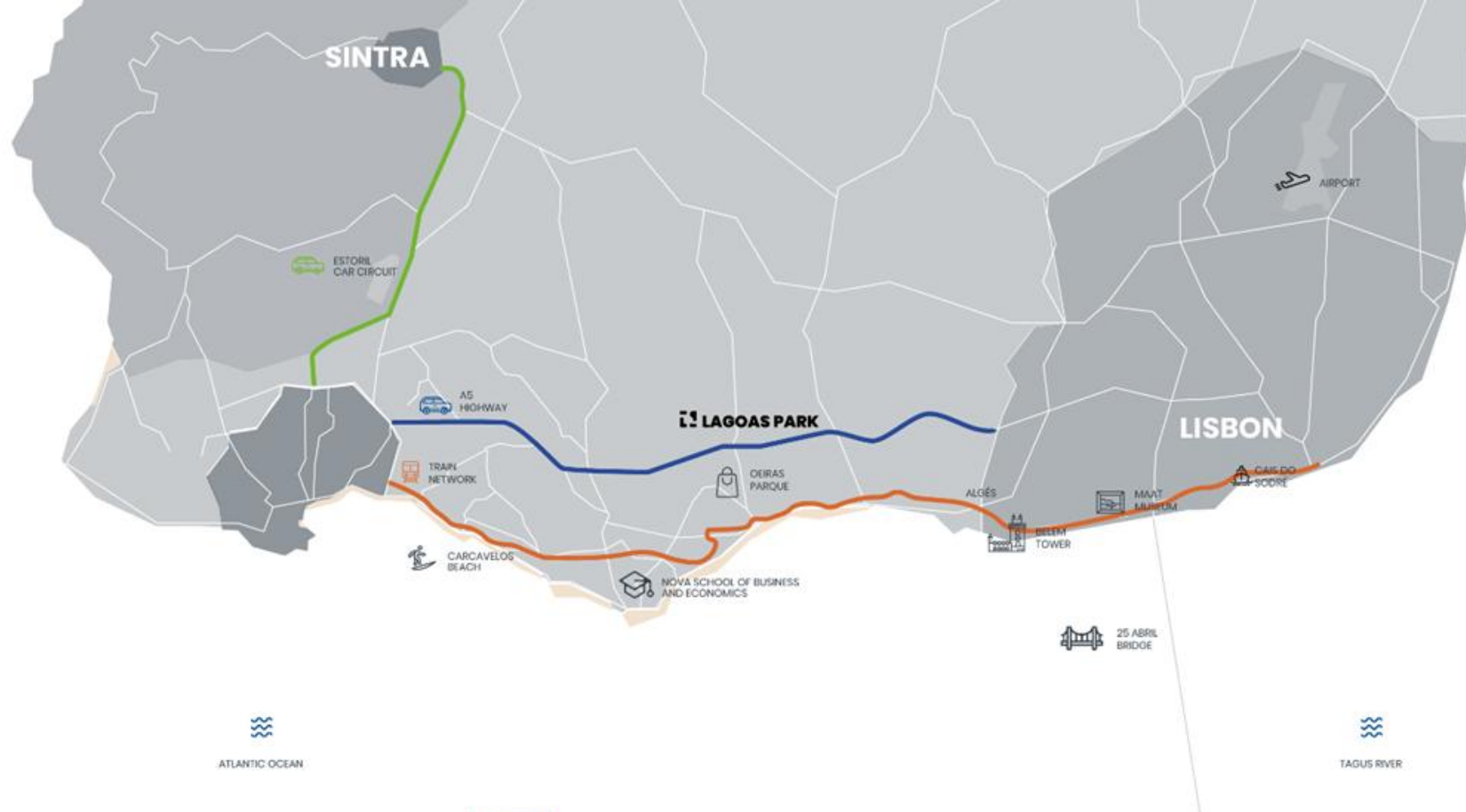
Credibom



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



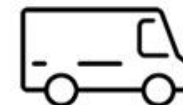
### Bus Network

Lisbon > Amadora >  
Queluz > Paço de  
Arcos > Carcavelos



### Train Network

Lisbon > Cascais  
Sintra Line >  
> Azambuja Line



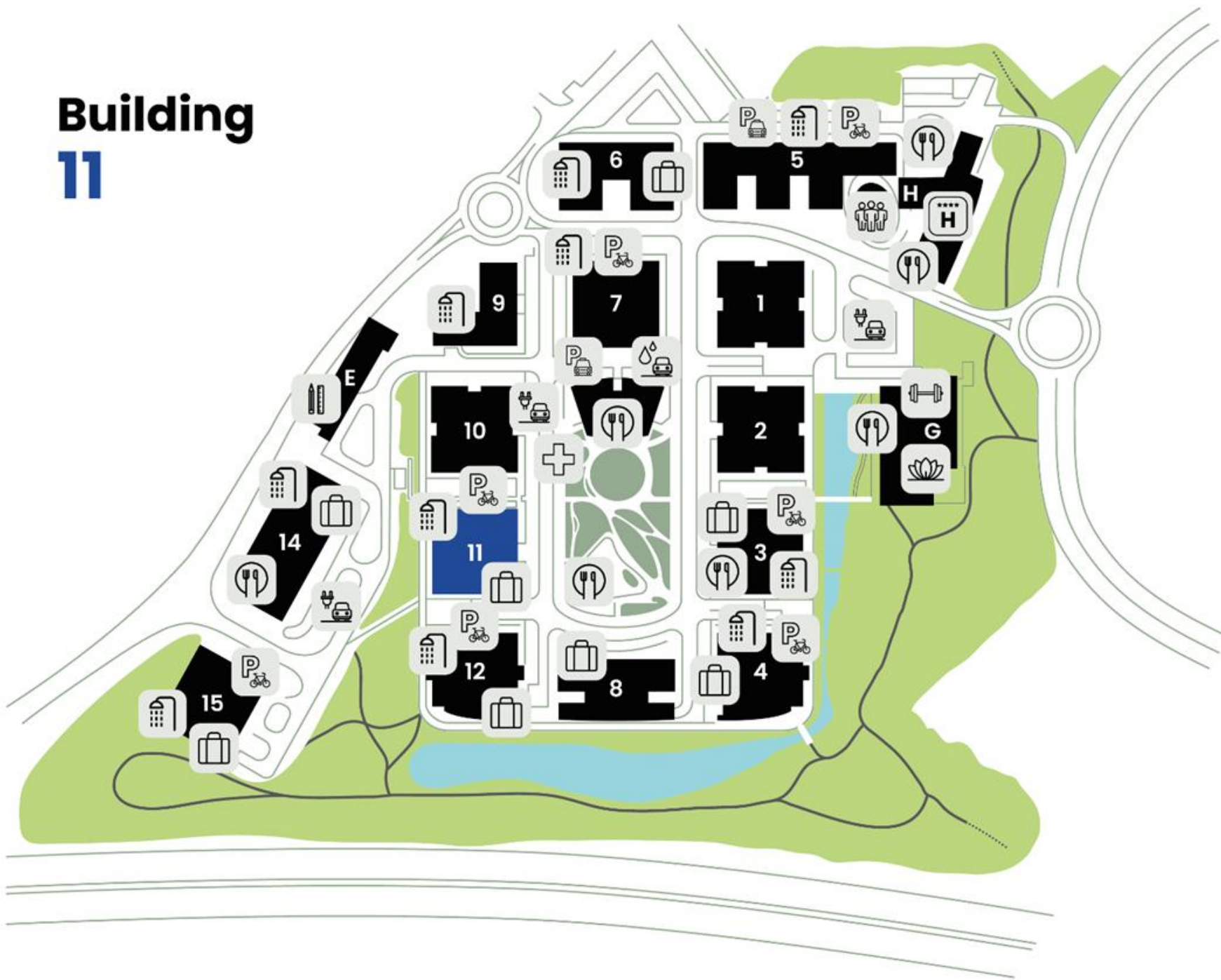
### Oeiras Municipality Shuttle

# 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







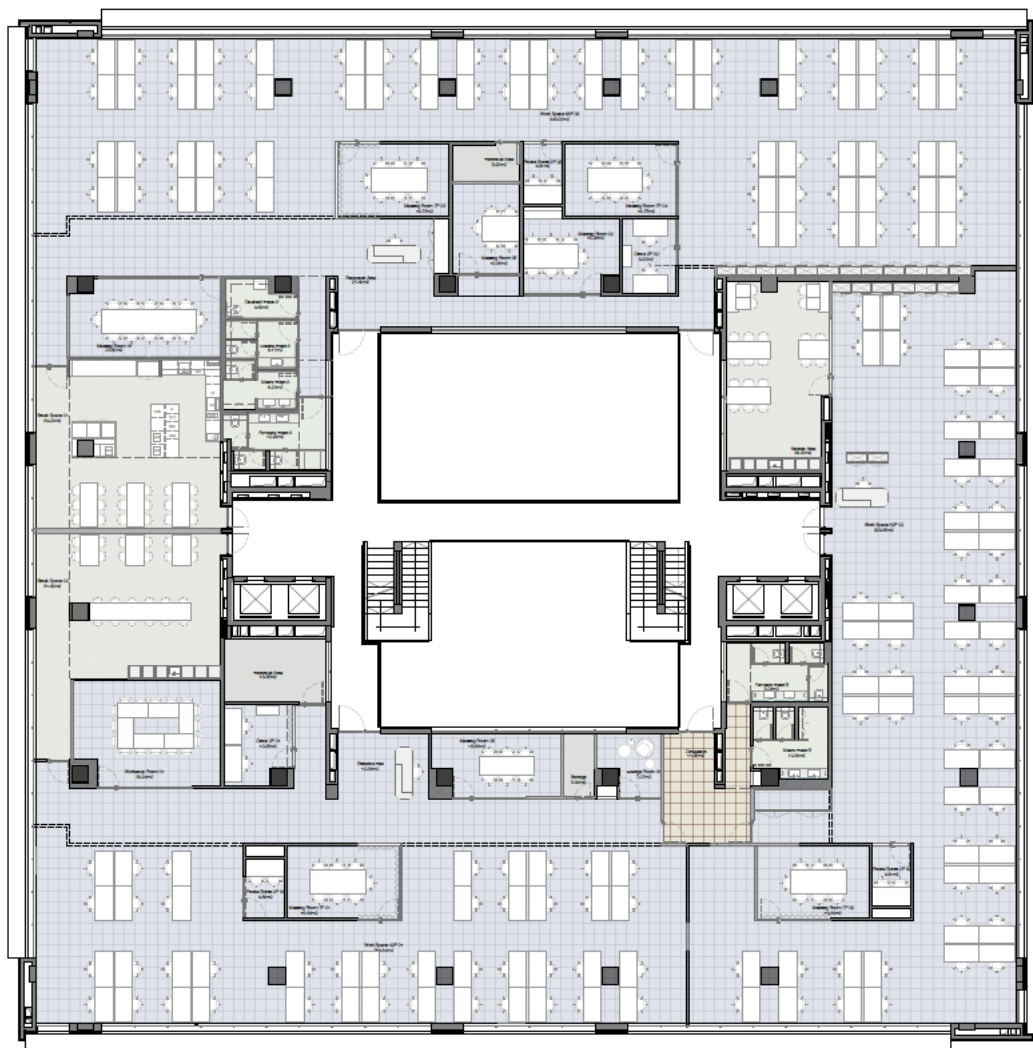




# BUILDING 11

## 3RD FLOOR

- 2,012sqm
- WITH FIT-OUT & FURNITURE
- RAISED TECHNICAL FLOOR
- AIR CONDITIONING SYSTEM
- UNDERGROUND PRIVATE PARKING – 80 UNITS
- SECURITY 24/7 + 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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