



REPÚBLICA⁵
OFFICES



One of Lisbon's most exclusive areas has a new landmark office address, República⁵





The striking full height façade is a prominent new icon on Lisbon's renowned Av. da República.



3 blocks

The building is made up of 3 interconnected blocks

12 floors

with natural light and green planting

A unique building finished to an exceptionally high standard.

Our sustainability goals:





Essential⁵

5 key facets to this impressive workspace



← Light-filled, **flexible office spaces** with extensive glazing and modular grid concept.

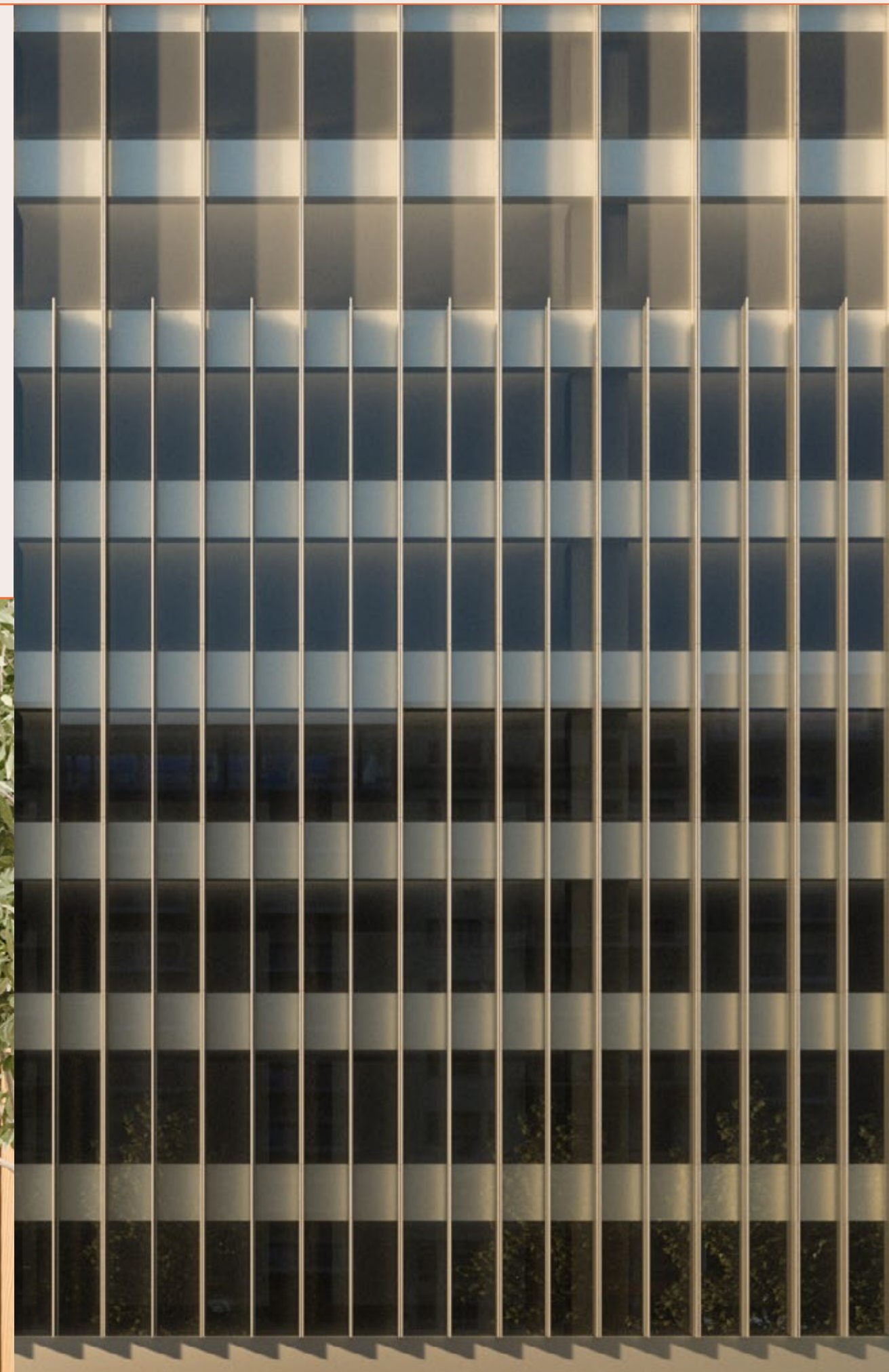
Outstanding sustainability credentials, from the embodied carbon of the existing structure to the EV charging points and bicycle storage in the underground car park.



↑ An **exceptional location** in the heart of Lisbon's most prestigious city district, Avenidas Novas, with superb convenience and connectivity via metro, road and cycle paths.



← A cutting-edge, modern workspace with ultrafast connectivity and generous **collaboration spaces**.



↑ Stunning glass facade and unique interior design for a **new landmark building** on Avenida da República.



Well connected

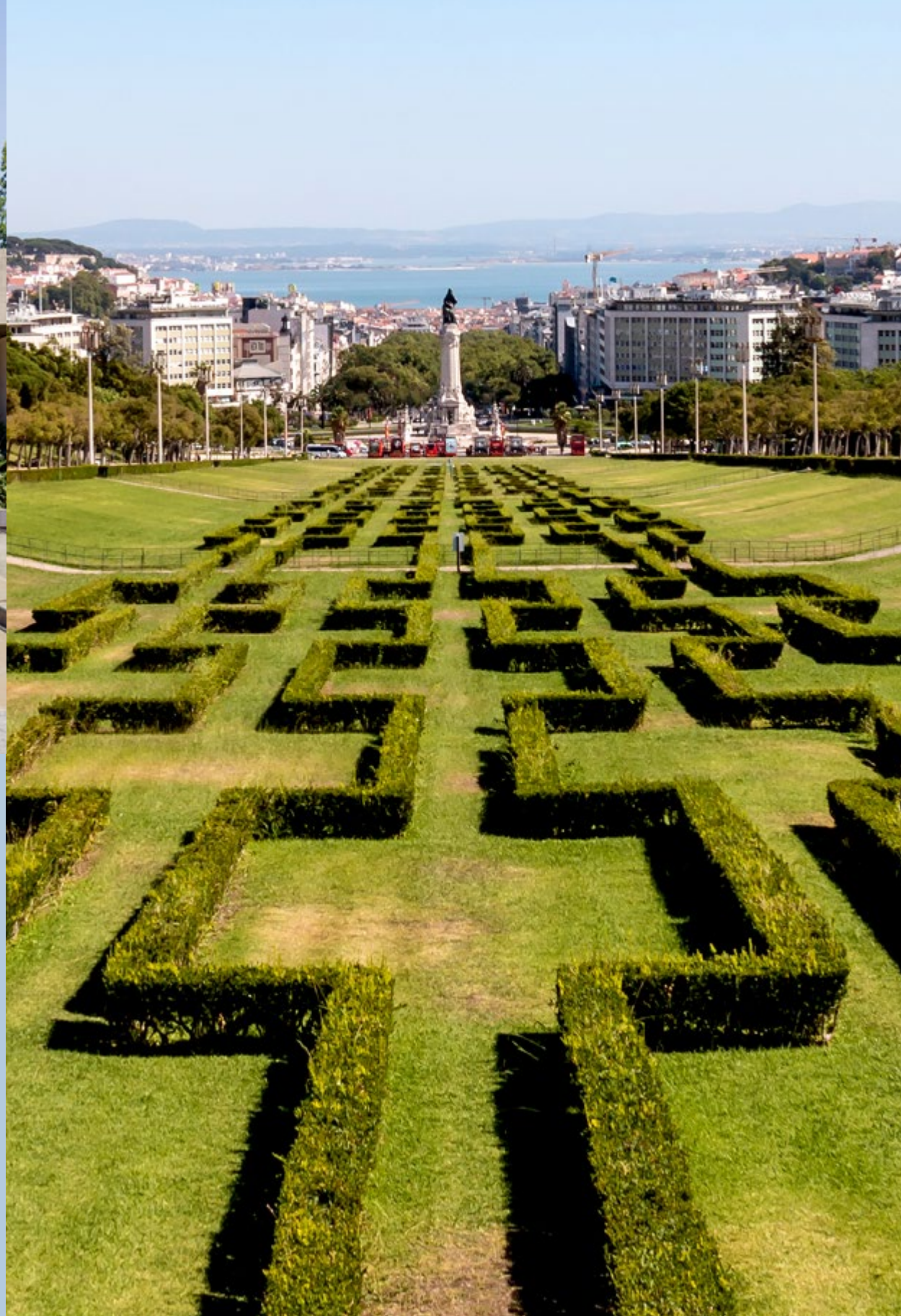
República⁵ is at the heart of Lisbon's most prestigious neighbourhood. With an entrance fronting onto Av. da República, and just a few steps away from Saldanha Square, it is close to the city's finest shops, restaurants, galleries and parks. It's also well-connected for business, with the convenience of an underground car park and a metro station right on your doorstep.

Marquês de Pombal	5'	5'	4'
Entrecampos	6'	10'	7'
Campo Grande	14'	14'	8'
Cais do Sodré	20'	18'	19'
Parque das Nações	36'	19'	13'





↑ Inspiring museums and galleries offer a unique escape from video conferences and urgent emails.



← Running routes and cycleways are well-mapped in this area, or you can always create your personal exercise trail through the tranquil parks and beautiful streets.



← Nearby parks are great for a mid-morning walk or lunchtime snack to clarify thinking and rejuvenate the mind.



↑ You'll find some of Lisbon's finest restaurants, cafés and famous street kiosks right on your doorstep. Perfect for client entertaining, team-building, catching up with colleagues and celebration.

Experience⁵

República⁵ is a great place to work, and to unwind. Striking a balance is key to effective productivity and there's no office better placed to give you the best of both.



← High-end shops, world-famous retail brands and exclusive boutiques surround República⁵.

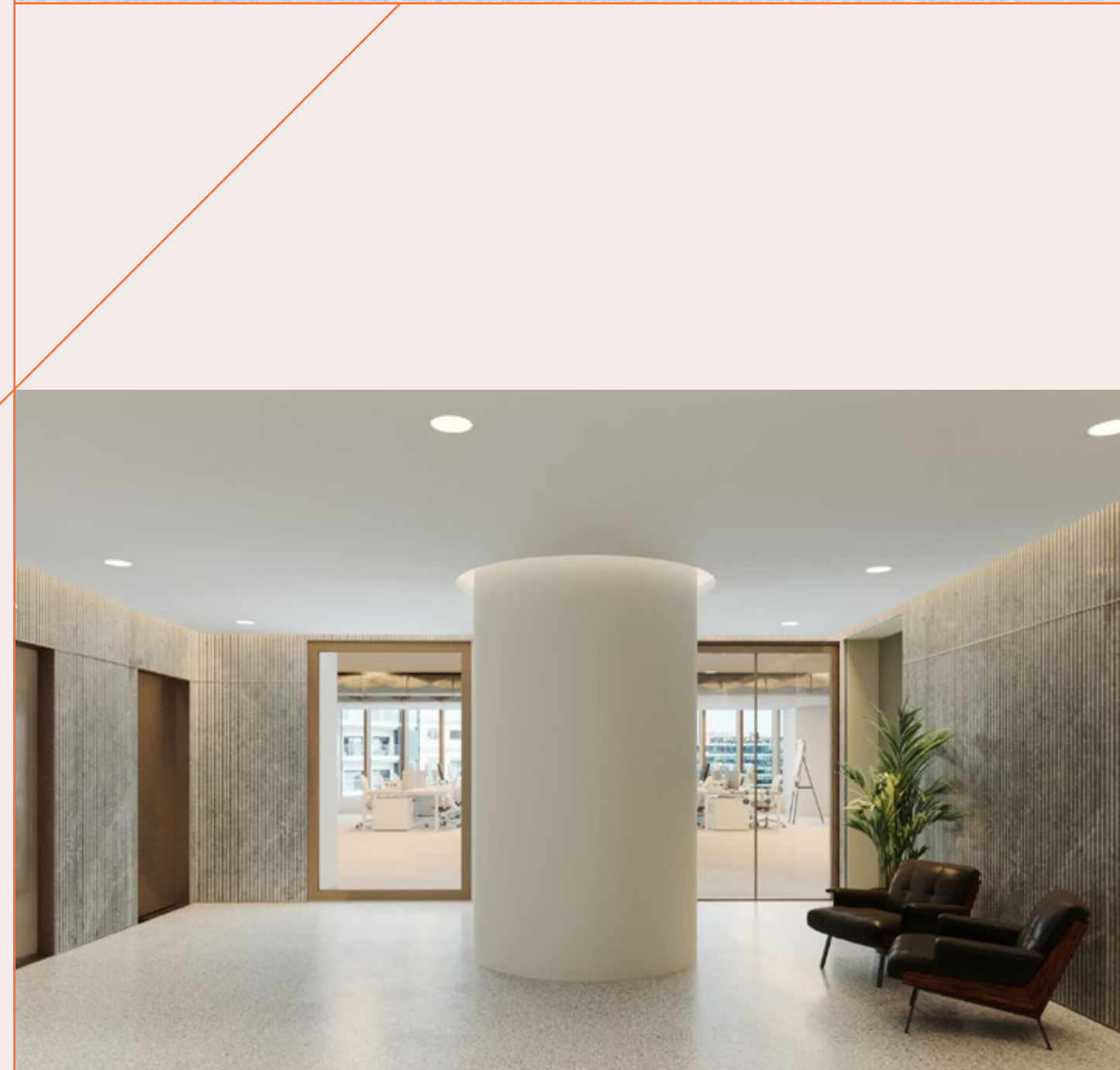
Exceptional new offices in an established, prestigious address.



Everything you need. And more.

A confident statement, República⁵ makes an impression, from its iconic façade, to the luxurious reception leading to exceptional offices.

- 10 floors with expansive views over Avenida da República
- Versatile floorplans and modular architecture allow optimum office layouts
- Top floor benefitting from a private terrace overlooking Avenida da República
- Total capacity - more than 1500 workstations
- Biodiverse green roof over the central parts of the building embellishing the views of the upper office floors
- Showers and changing rooms, ideal for commuters who cycle or anyone exercising during the day
- Exceptional 'luxury hotel-standard' fixtures and fittings throughout





Open-plan areas have been created to encourage collaboration and communication.



Inspiration and practicality in one.

Polished concrete, wooden beams, natural light and modular floorplates combine to create a modern interpretation of what a prestigious office can be.

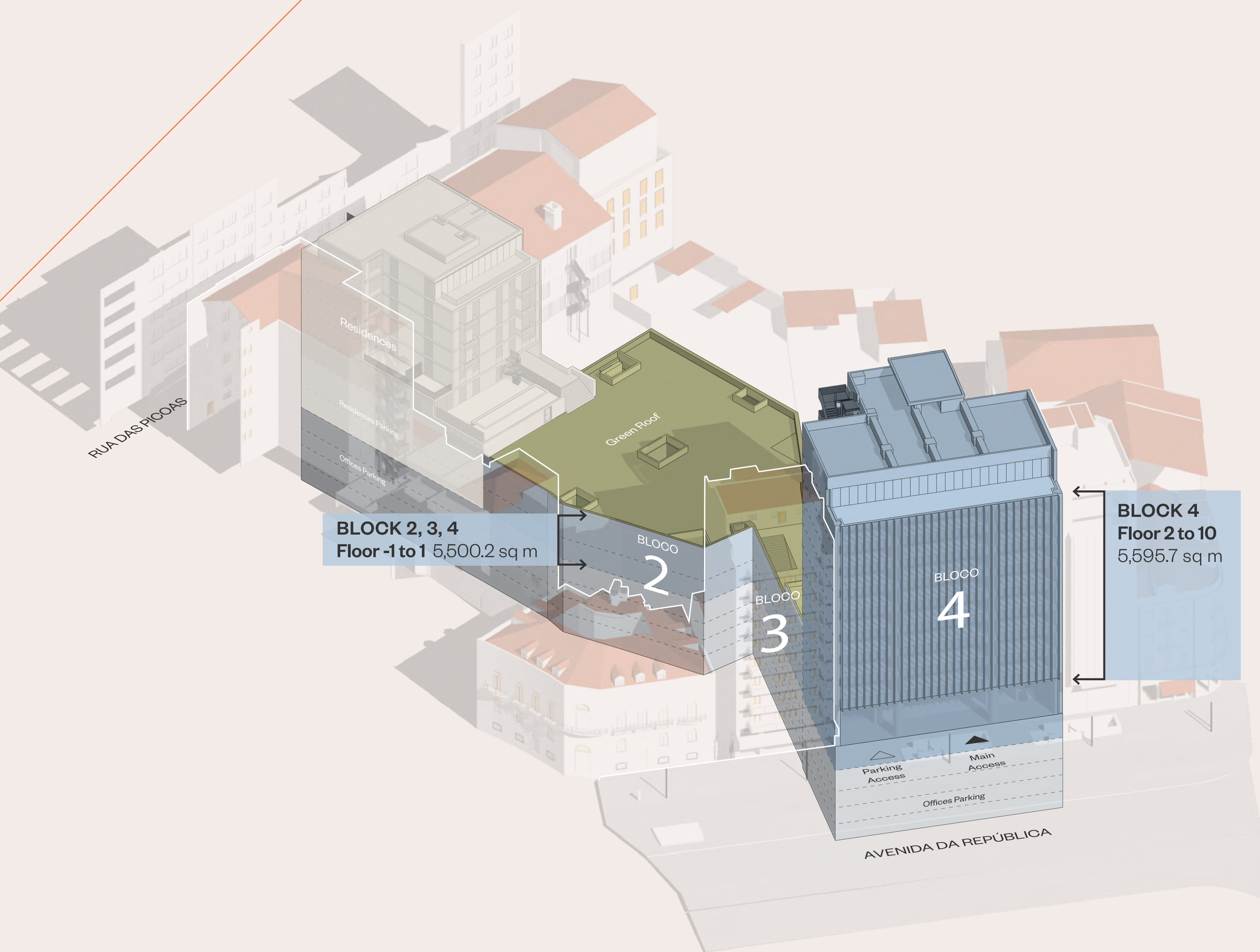


Floorplates available from
480 sq m to
2,000 sq m





Extensive glazed
façade offering
sweeping views
over Avenida da
República



The building will create many possibilities for different needs.

Floors 2 to 10 BLOCK 4	m ²	Terrace Sq m
Floor 10	488.2	99.9
Floor 9	638.4	
Floor 8	638.4	
Floor 7	638.4	
Floor 6	638.4	
Floor 5	638.4	
Floor 4	638.4	
Floor 3	638.4	
Floor 2	638.4	
Sub-total	5,595.7	99.9

Floors -1 to 1 BLOCK 2, 3, 4	m ²	Terrace Sq m
Floor 1	2,042.3	
Ground floor	1,685.7	
Floor -1	1,772.2	
Sub-total	5,500.2	134.80
Total	11,095.9	



Solar panels on the rooftop are complemented by a biodiverse green roof.

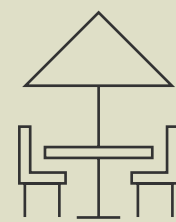
Sustainability & Wellness⁵

5 initiatives to reduce environmental impact and improve working lives



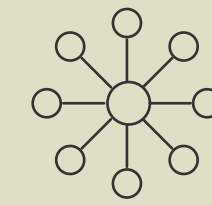
Efficient energy

- Façade aluminium profiles act as shading panels, contributing to the **efficient climate control** of the building
- Total water **heat recovery** is powered by a centralised system
- Intelligent measurement and management **optimises energy consumption**
- **Rooftop photovoltaic panels** serve electricity requirements of the building's common services



Empowering work/life balance

- **Effortlessly connected:** Metro station on doorstep; bus stops within 50m; cycle paths; on-site underground parking
- **Upmarket downtime:** gyms, parks, cafés, cinemas, restaurants and hotels within easy walking distance.



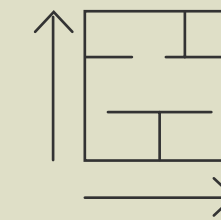
Inner sanctuary

- **Secure access control** on the entrance floor and **CCTV** on the remaining floor lobbies
- Internal noise is reduced via an **acoustic control system**
- **Landscaped elements** and **natural light** provide organic balance
- Carefully chosen **high-quality materials**



Supporting sustainable mobility

- On-site **changing rooms** with **lockers** and **showers**
- 43 secure **bicycle storage** spaces
- 32 EV **car charging** points



Flexible workspace

- **Flexible floorplates** allow bespoke fit-out
- **Modular design** facilitates optimal use – from low to high-density
- **Fluid configuration** encourages an organic approach
- Combine **personal** work space, **private** meeting rooms and informal **collaborative** areas in any ratio.

Looking good. Doing good.

From biodiverse green roofs to thermal heat recovery; embodied carbon to water conservation, the building treads lightly on the environment and is recognised for its consideration. It's also a human-centred design and contributes positively to the physical and emotional wellbeing of all those who work within it.



Our sustainability goals:



LEED GOLD

- Reducing contribution to global climate change
- Enhancing individual human health
- Efficient usage of energy and water resources
- Enhancing community quality of life

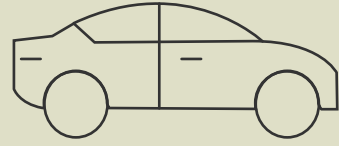


WELL GOLD

- Prioritises the health and well-being your employees
- Enhances tenants' brands through market leadership
- Monitoring through rigorous third-party review and onsite testing



Amenities



269 car parking spaces



32 EV chargers



43 bicycle parking spaces



Simple, clean lines and high-quality materials are used throughout the changing rooms, showers and locker areas.



Spacious 10th floor
(Block 4) terrace
with wide views of
Avenida da República
and beyond





Open space floorplan

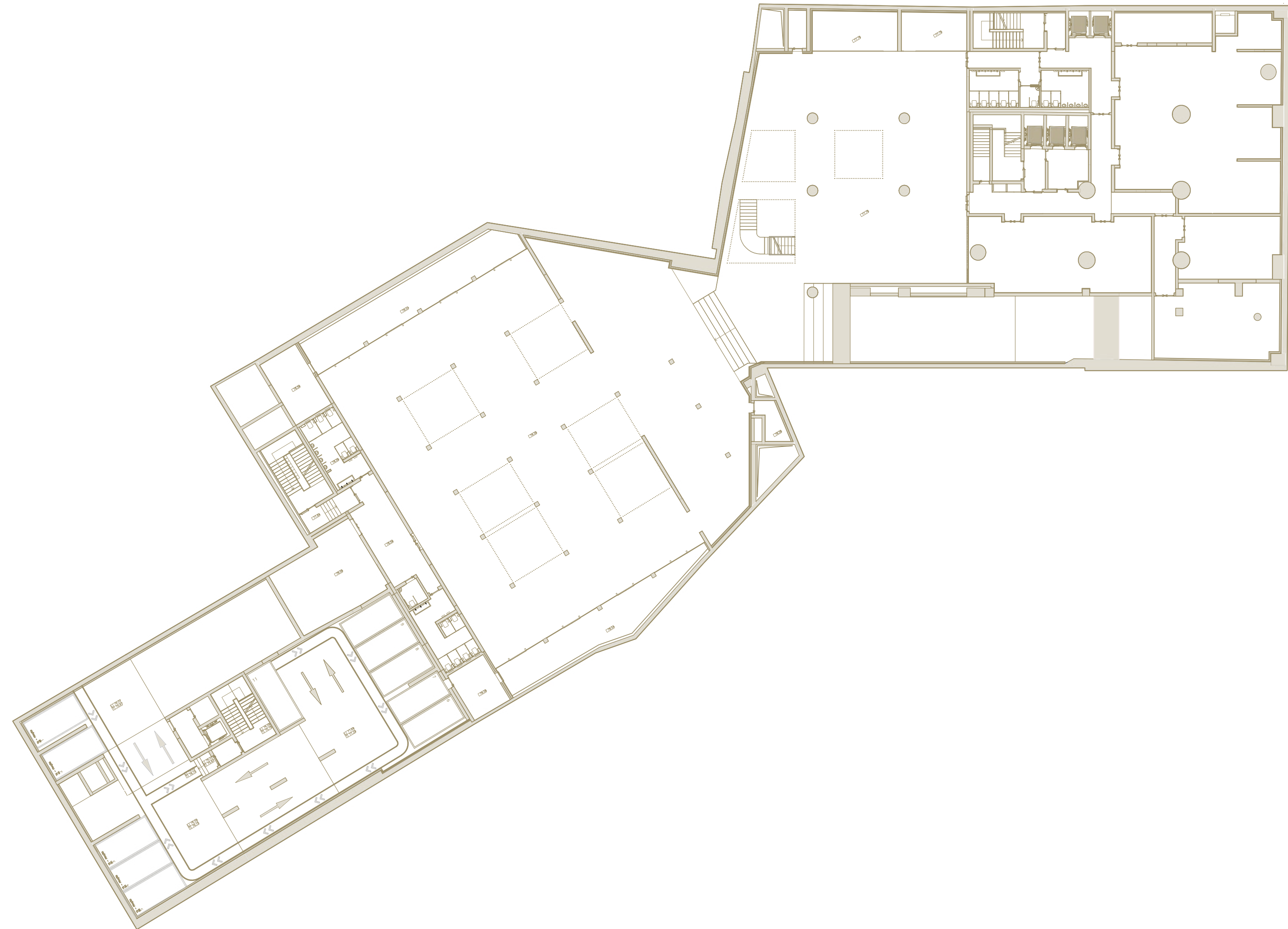
-1

1,772.2 sq m
19,075.6 sq ft

n



 Office space



Avenida da República



Open space floorplan

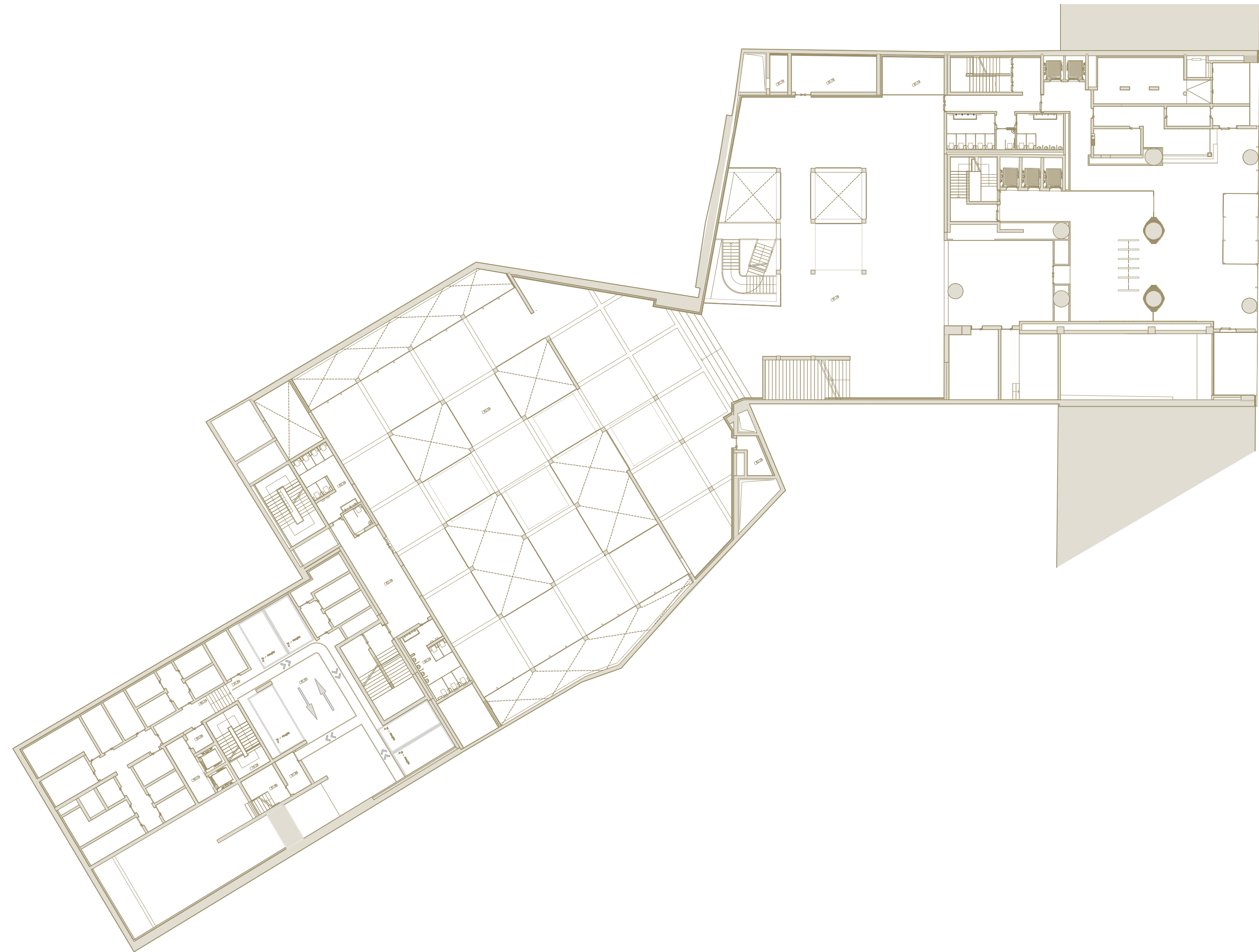
0

1,685.7 sq m
18,144.5 sq ft

n



 Office space



Avenida da República



Collaborative environment spaceplan

0

1,685.7 sq m
18,144.5 sq ft

n



Office space



Avenida da República



Traditional spaceplan

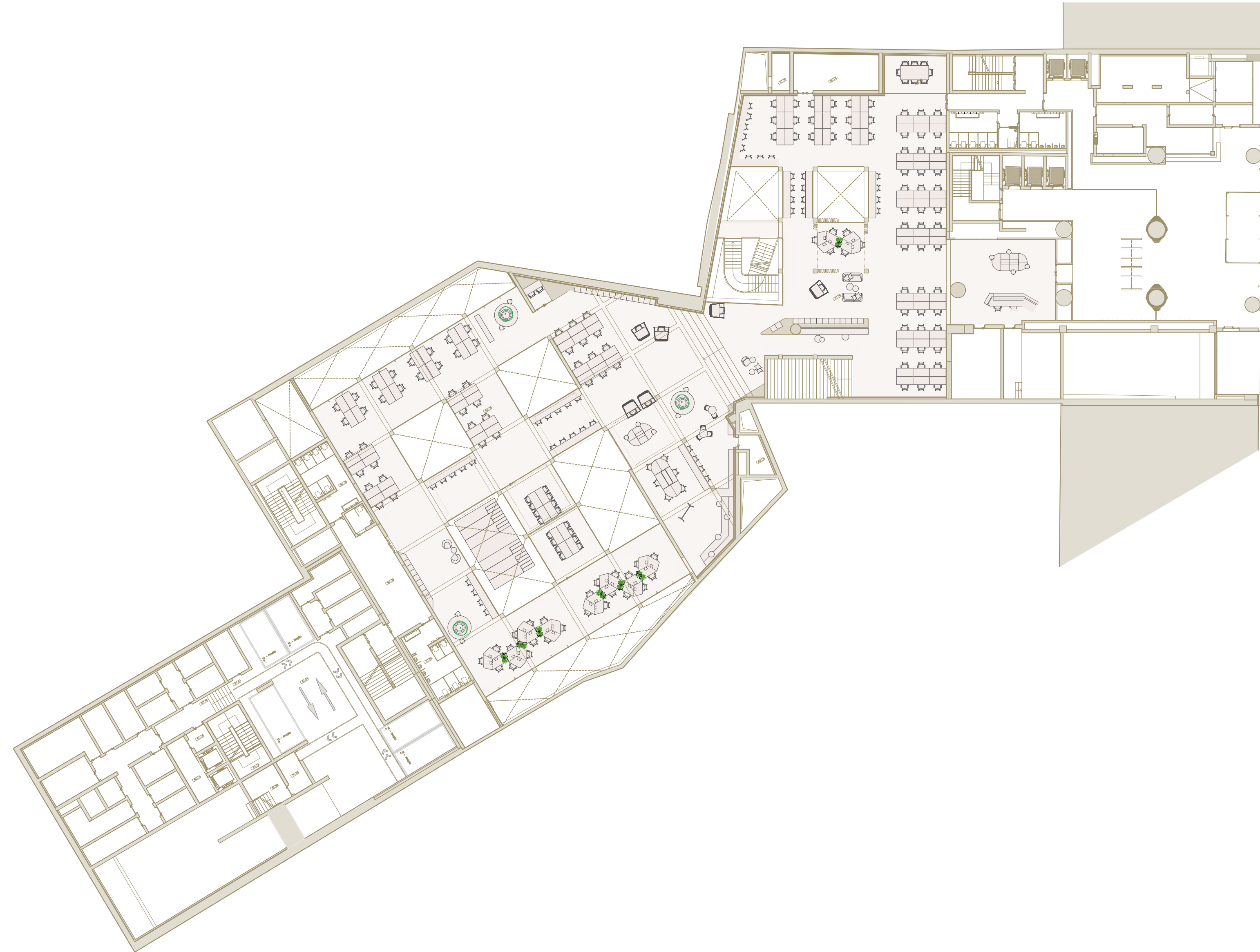
0

1,685.7 sq m
18,144.5 sq ft

n



Office space



Avenida da República



Open space floorplan

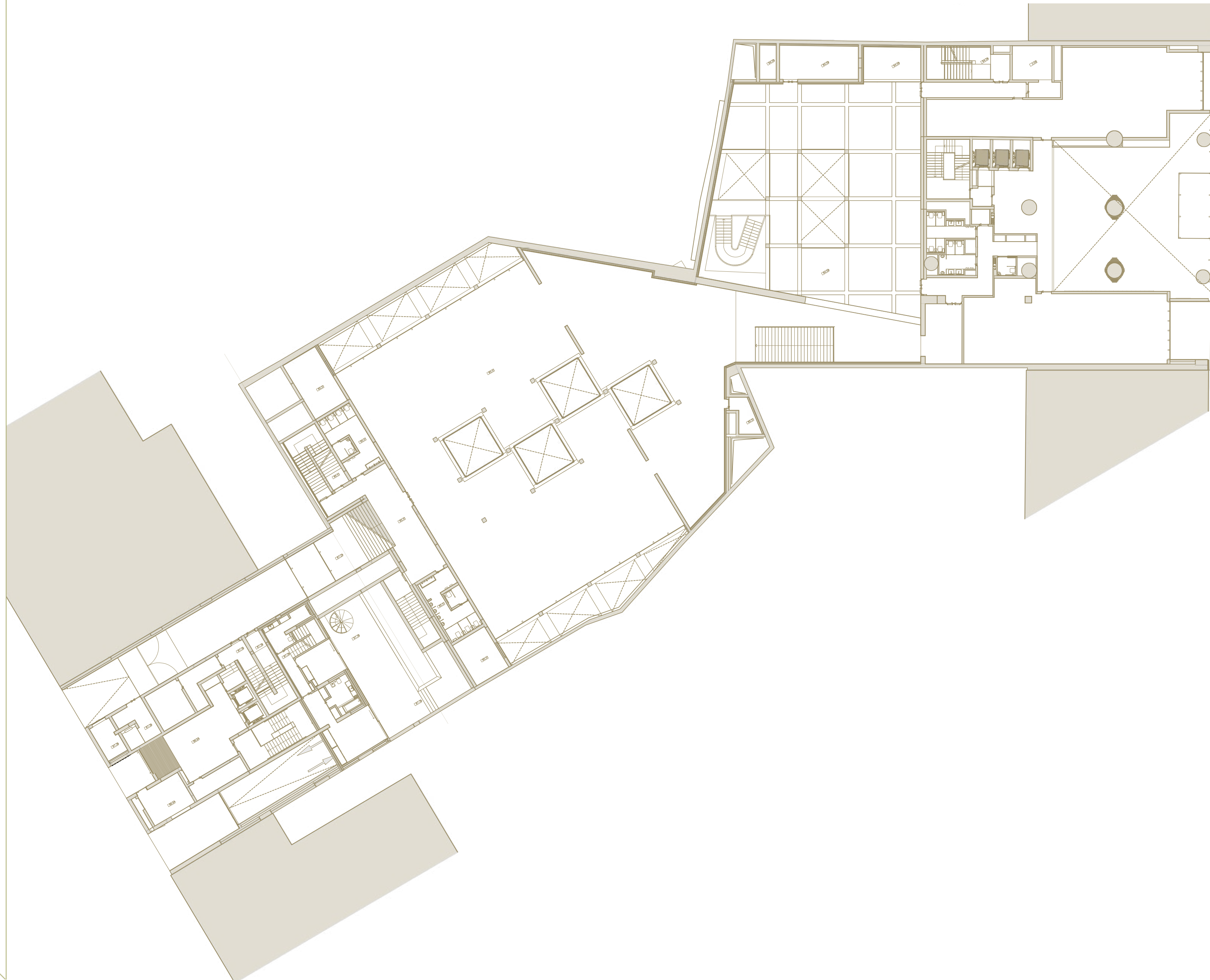
1

2,042.3 sq m
21,983.4 sq ft

n



 Office space



Avenida da República



Open space floorplan

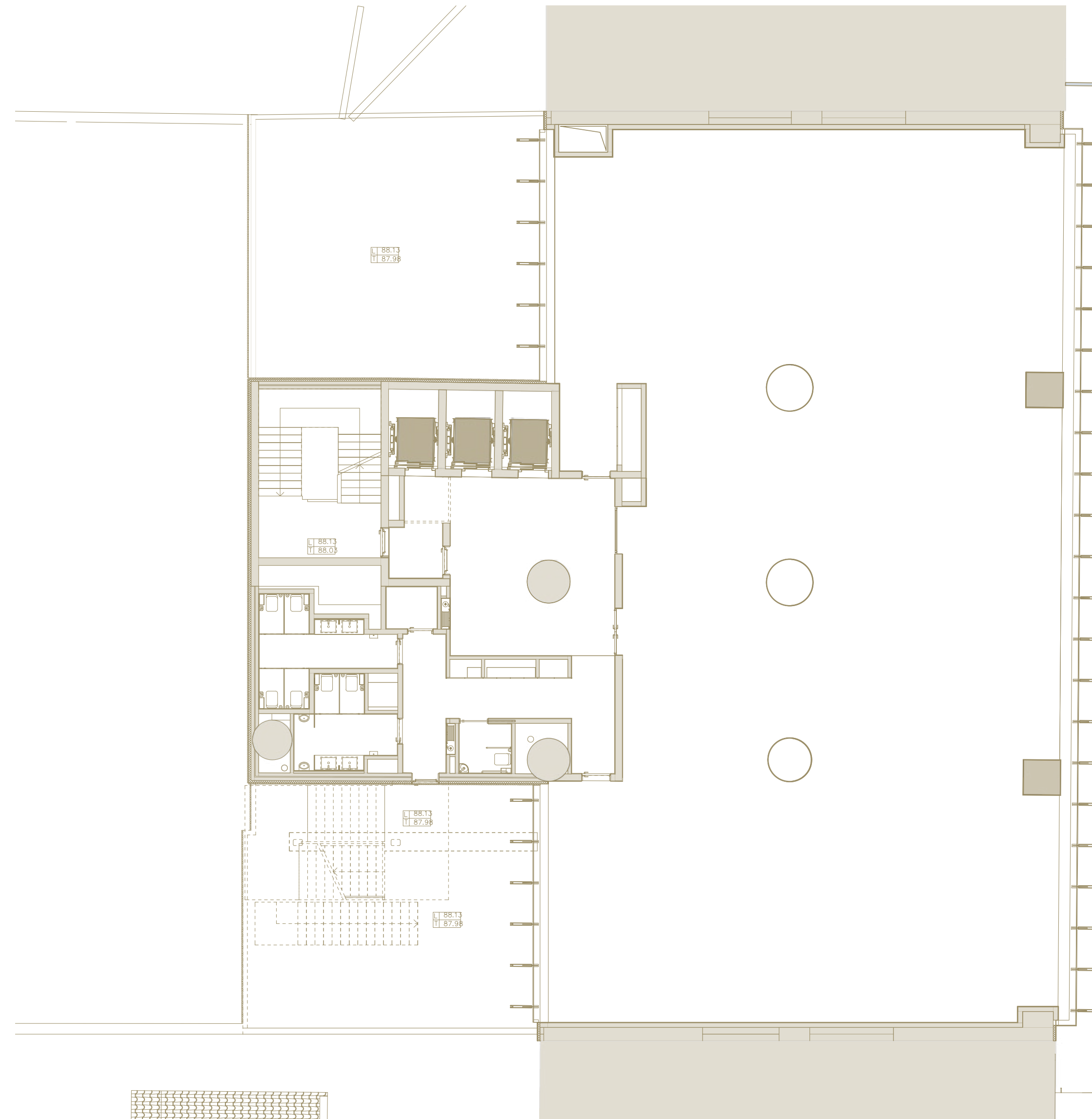
2

638.4 sq m
6,872.0 sq ft

n



 Office space



Avenida da República



Collaborative environment spaceplan

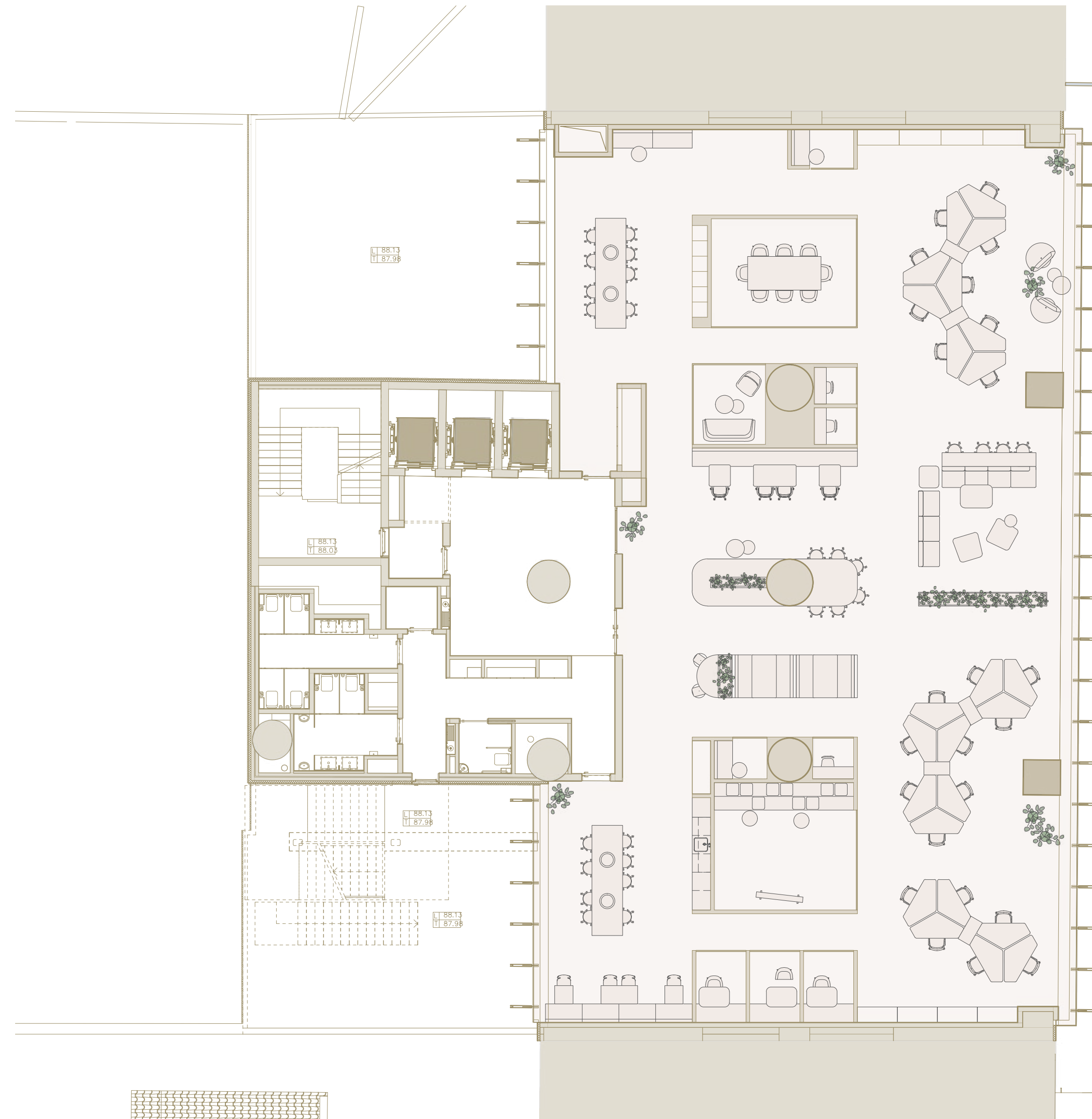
2

638.4 sq m
6,872.0 sq ft

n



 Office space



Avenida da República



Traditional spaceplan

2

638.4 sq m
6,872.0 sq ft

n



 Office space



Avenida da República



Open space floorplan

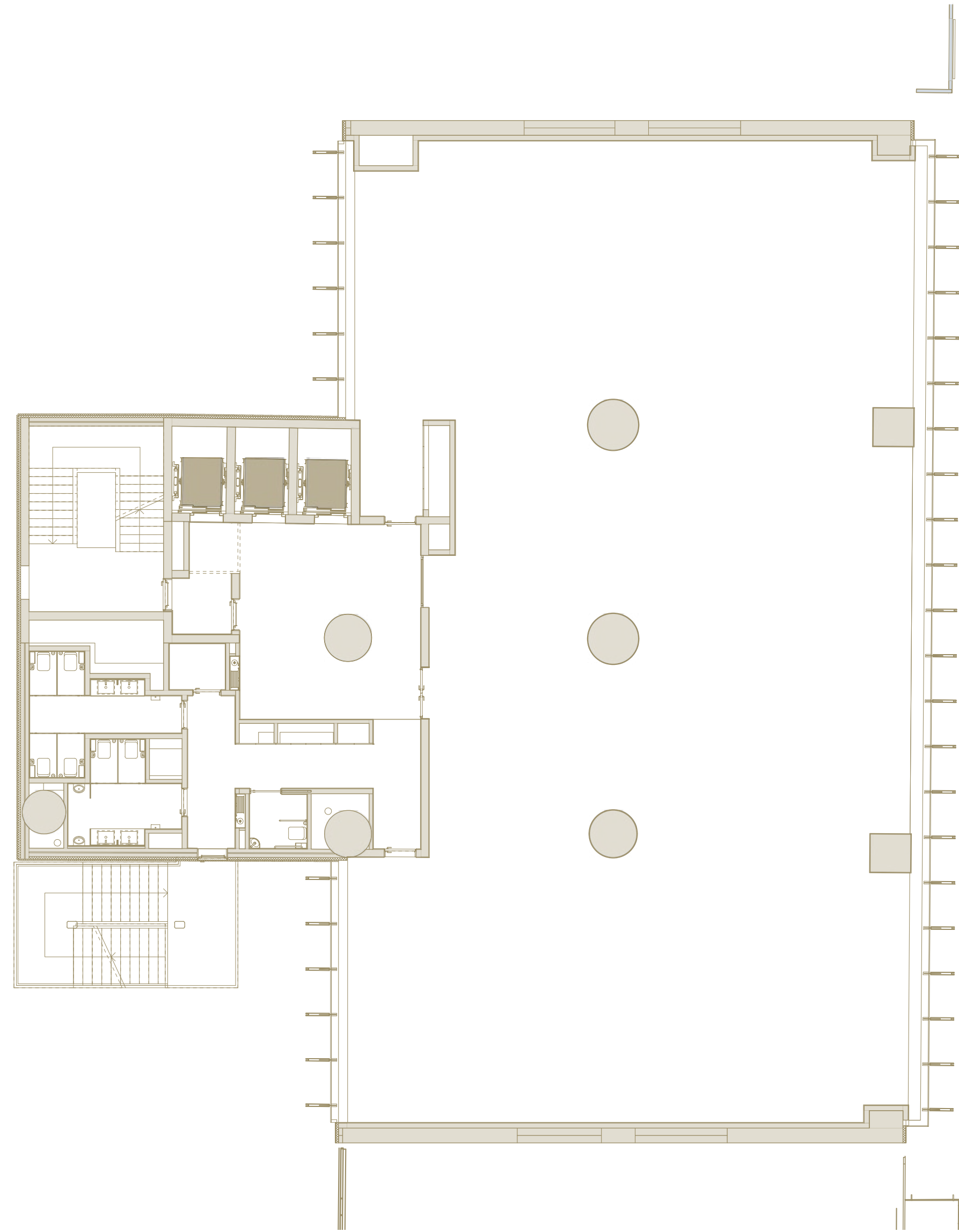
3-9

638.4 sq m
6,872.0 sq ft

n



 Office space



Avenida da República



Open space floorplan

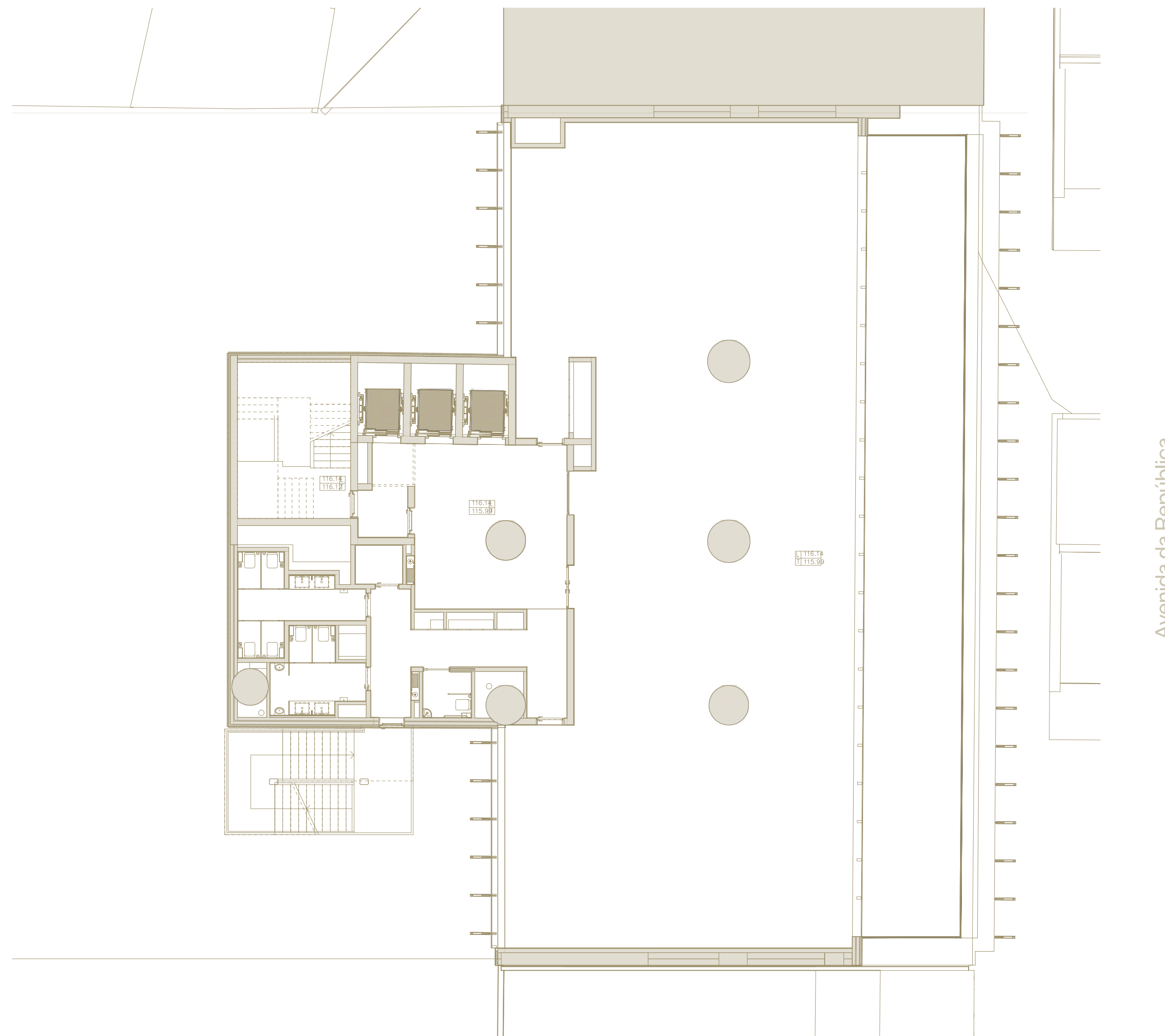
10

488.2 sq m
5,255.2 sq ft

n



 Office space



Avenida da República



Fit out spaceplan

10

488.2 sq m
5,255.2 sq ft

n



 Office space



Avenida da República



An environment
which sparks creativity and
imagination in every user.

CBRE

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Delivery from first quarter of 2024



saraiva+associados
ARCHITECTURE + URBAN PLANNING

Reify.

Republica5.pt

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