

POLARIS

THE WORKPLACE FOR CONNECTION





Polaris is more
than a workplace.
It's where connections
shape success.

36,200	3,800 ⁺	2,550	1,500
sqm office space	daily users	sqm shared amenities	private outdoor areas





- OVERVIEW
- LOCATION
- THE BUILDING
- OFFICES
- AMENITIES
- ESG
- SPECIFICATION
- PLANS
- THE TEAM
- CONTACT



Designed for life, Lisbon's most premium all-in-one workspace is a natural hub, bringing the vibrancy of the city effortlessly to your door.

A place where collaboration happens naturally, and every moment is thoughtfully curated so you can focus on what truly matters - growing your business and building meaningful relationships.

A workplace destination designed to enhance the rhythm of the working week, this is where excellence comes to work and play. A beacon of success, Polaris draws in the brightest talent from across the city to nurture a community that champions collaboration and celebrates excellence.

From head-down focus to blue-sky thinking, from coffee shop encounters to the lively pulse of Colombo, Polaris is where work inspires and connections fuel ambition. Where wellbeing and community add richness to the everyday, and best-in-class sustainability makes it easy to do the right thing and lean into the future with confidence.

Polaris.
Work, connected



Key Facts

● OVERVIEW

LOCATION

THE BUILDING

OFFICES

AMENITIES

ESG

SPECIFICATION

PLANS

THE TEAM

CONTACT



Excellence marks the spot

Polaris is the most premium workspace in Lisbon, a contemporary hub where people, ideas and sustainability meet to redesign the future of work together.

Imagine a place carefully designed to make your workday productive and enjoyable, all in one same convenient location.

We have been committed to creating the most desirable and functional space from the very beginning. A place made for today's needs and ready to embrace the future.

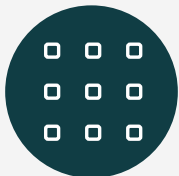
Come for work, stay for everything else



Highly convenient location, next to Centro Colombo and Hospital da Luz



Accessible by private and public transports - bus, train and metro



Premium design and curated details, delivered as Cat A



Large, flexible and adaptable floorplates that can be divided up to 4 sections



High-quality common amenities for focused work, collaboration and relaxation



Ample outdoor areas and private terraces



Sustainability-led

01 Location





Curated for connection, connected for success

Polaris is easy to reach from wherever you are in Greater Lisbon, guaranteeing a stress-free start of the day. Pick your most convenient way to commute: by car, public transport or even cycling.

- OVERVIEW
- LOCATION
- THE BUILDING
- OFFICES
- AMENITIES
- ESG
- SPECIFICATION
- PLANS
- THE TEAM
- CONTACT



Easy access to main road axes
2ª Circular + Avenida Lusitânia
495 dedicated parking spaces

Large bus terminal
1717 / 724 / 750 / 758 / 1709

Blue Line
Colégio Militar/ Luz Station



Polaris was the missing piece of the well-established Colombo business district, with renowned companies already located at nearby Torre Oriente and Torre Occidente.

Centro Colombo, Lisbon's premier shopping destination, awaits just a few steps away. This dynamic hub of 300+ stores, restaurants, and entertainment continually evolves to create extraordinary experiences that exceed every expectation.

Also adjacent, you will find Hospital da Luz, one of the best private hospitals in Portugal, with all main specialities, plus emergency care, so you can keep your health in check.

8:30hrs

Big names next door,
everything within reach





Colombo



Hospital da Luz



Colombo



Cinema

Centro Colombo: all you need, all day, every day

OVERVIEW

• LOCATION

THE BUILDING

OFFICES

AMENITIES

ESG

SPECIFICATION

PLANS

THE TEAM

CONTACT

1 supermarket & 1 supermarket



3,500 sqm gym with swimming pool



58 restaurants & 1 food court with 1,400 seats

02 The Building





Where striving becomes thriving

Polaris will immediately stand out and make you feel welcome. With its high-quality architecture, the building combines impressive metal and glass features, creating a modern and lively environment, for a seamless indoor and outdoor experience.



Building
Accommodation

A world of possibilities, all in one place

OVERVIEW

LOCATION

THE BUILDING

OFFICES

AMENITIES

ESG

SPECIFICATION

PLANS

THE TEAM

CONTACT



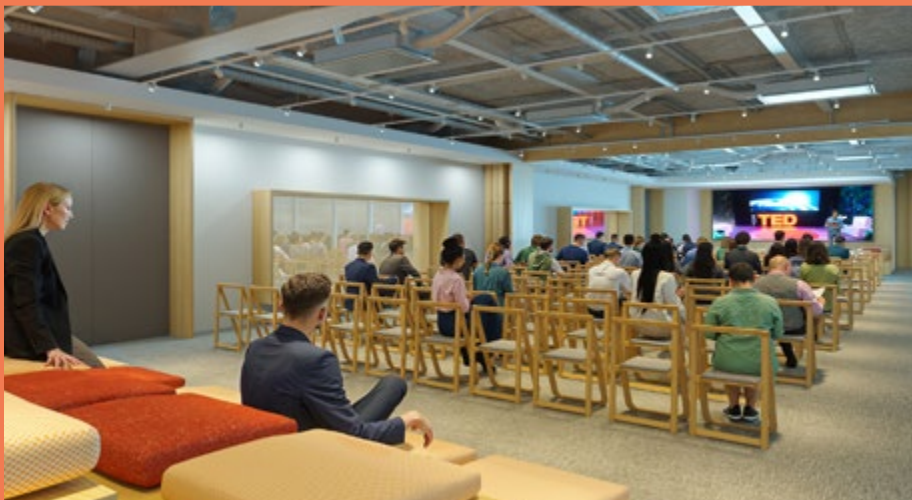
Rooftops



Social Hub and Cafeteria



Terraces



Business Hub

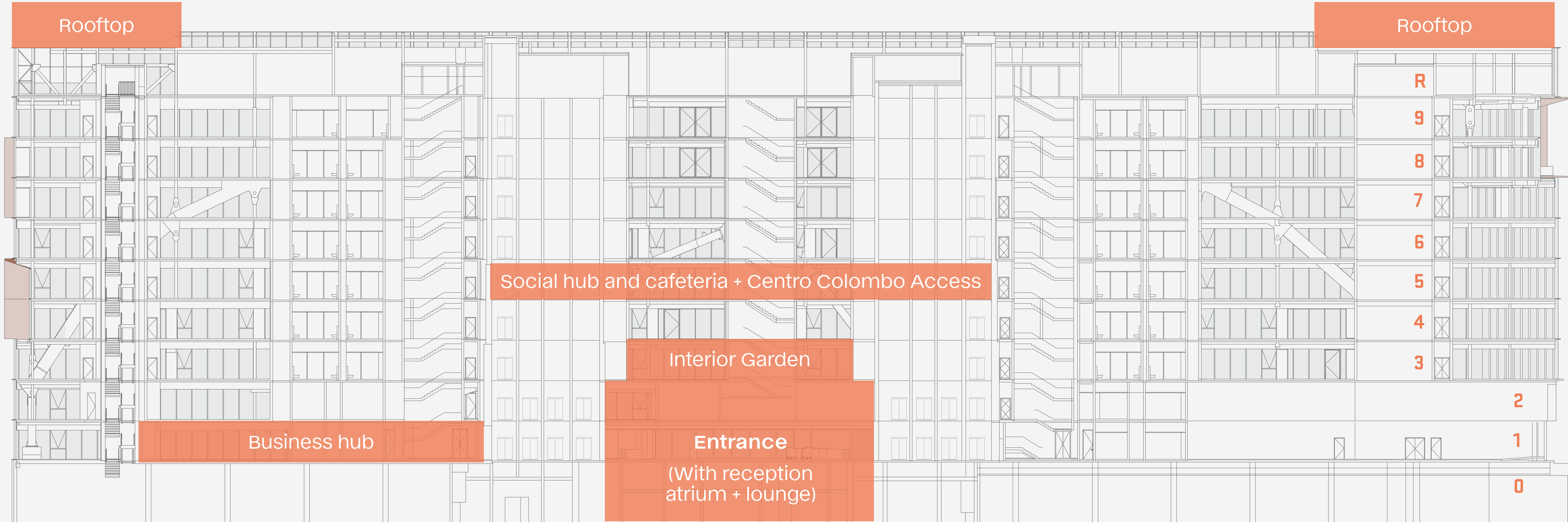


Entrance with reception, atrium + lounge





- OVERVIEW
- LOCATION
- THE BUILDING
- OFFICES
- AMENITIES
- ESG
- SPECIFICATION
- PLANS
- THE TEAM
- CONTACT



RUA AURÉLIO QUINTANILHA



Our modern and spacious floorplates are generously served by **natural light** and have a **flexible layout**, so you can plan and curate them as your business evolves.

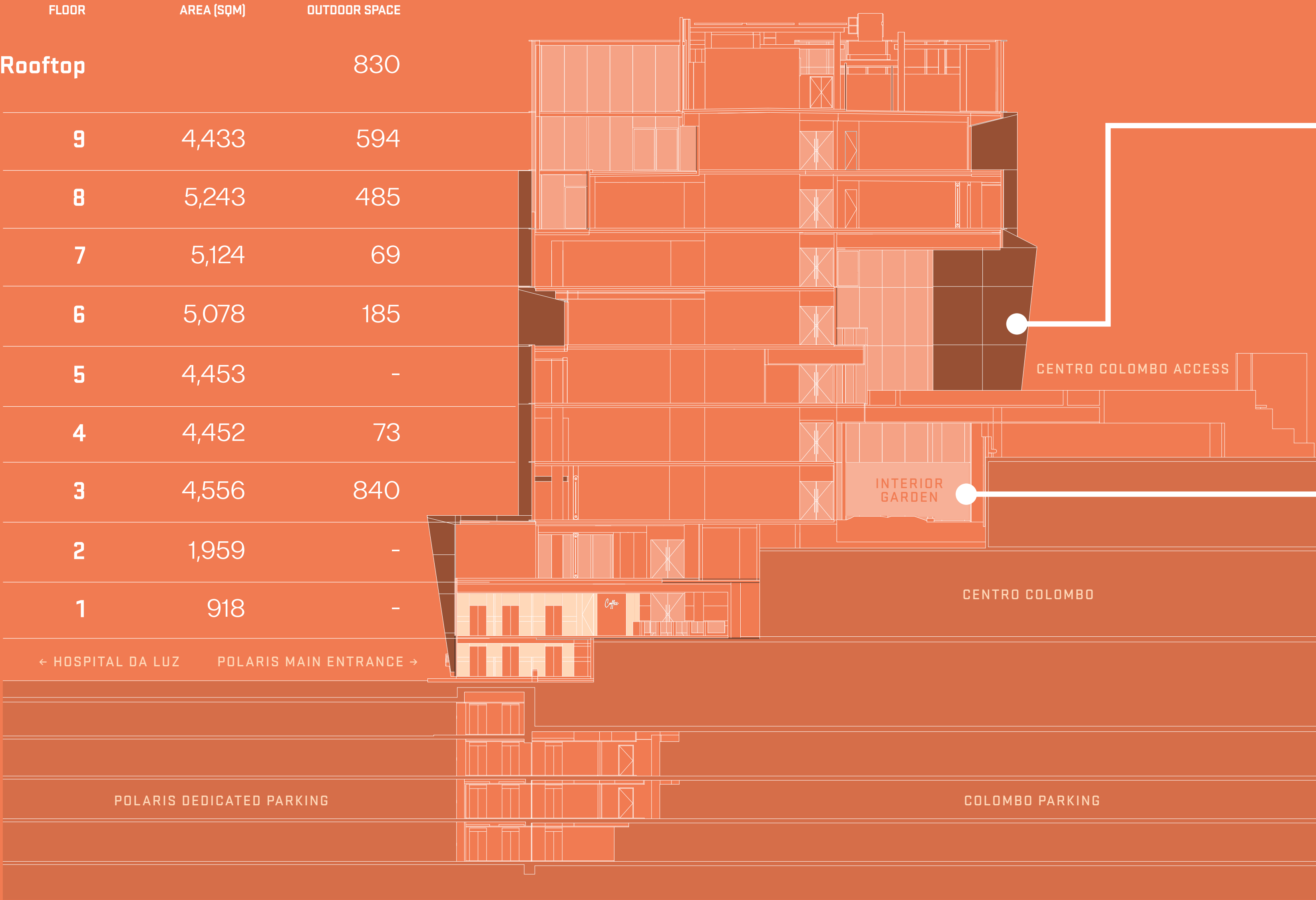


The spaces range from **630 sqm to 5,243 sqm**, making them perfect for any type of arrangement.



Building
Accommodation

- OVERVIEW
- LOCATION
- THE BUILDING
- OFFICES
- AMENITIES
- ESG
- SPECIFICATION
- PLANS
- THE TEAM
- CONTACT



View of the esplanade to Colombo



Interior garden



03 Offices





Engineered for community, energised for growth

Thoughtfully designed and future looking, Polaris is a sustainable-led hub curated for forward-thinking businesses.

9:00hrs
New day, new possibilities

- OVERVIEW
- LOCATION
- THE BUILDING
- OFFICES
- AMENITIES
- ESG
- SPECIFICATION
- PLANS
- THE TEAM
- CONTACT



11:00hrs
 Focused minds,
 bold ambitions





OVERVIEW

LOCATION

THE BUILDING

● OFFICES

AMENITIES

ESG

SPECIFICATION

PLANS

THE TEAM

CONTACT



A world-class workplace,
made to attract top talents
and businesses.



04 Amenities





All in one, all for you

Imagine a place where you can find all you need to work at your best, plus everything else to balance it out with a healthy lifestyle. A place where you can craft your day: work, connection, creativity, shopping, relaxation and entertainment.

- OVERVIEW
- LOCATION
- THE BUILDING
- OFFICES
- AMENITIES
- ESG
- SPECIFICATION
- PLANS
- THE TEAM
- CONTACT



11:30hrs
Outdoor space,
for fresh thinking

Two rooftop terraces,
one on each extremity

Large landscaped interior
garden on the 3rd floor



Social Hub with cafeteria
and a Relax & Play area

Multiple outdoor spaces
and private terraces

Business Hub work
café, shared meeting
rooms, multipurpose
room and lounge



Step in & stand out

There are three smooth ways to arrive: from Rua Aurélio Quintanilha, via Colombo or directly from the parking floors.

In the spacious triple height lobby, you will be kindly greeted by our team, find our concierge-style services, Click & Collect lockers and plenty of seating options for informal meetings or greeting new visitors.

- OVERVIEW
- LOCATION
- THE BUILDING
- OFFICES
- AMENITIES
- ESG
- SPECIFICATION
- PLANS
- THE TEAM
- CONTACT







Designed for success, curated for life

OVERVIEW

LOCATION

THE BUILDING

OFFICES

• AMENITIES

ESG

SPECIFICATION

PLANS

THE TEAM

CONTACT



Combining meeting, work and exercising spaces, the 1st floor Business Hub is made to foster collaboration, learning and exchange of ideas.



Business Hub

OVERVIEW

LOCATION

THE BUILDING

OFFICES

• AMENITIES

ESG

SPECIFICATION

PLANS

THE TEAM

CONTACT

12:30hrs
Collaboration flows,
community grows



-  Lounge for informal moments or relaxation
-  Work, flexible layout through movable versatile furniture
-  Three large on-demand meeting rooms (18-24 seats) with modern design, natural light and latest tech
-  Multipurpose room (up to 200 seats) in conference mode, ideal for training, pitches, conferences, events or anything else you may need
-  Lockers & showers
-  Work Café with catering services, ideal for informal meetings



Mind charger, game changer

The 5th floor will be your social hub, an informal space for you and your team to unwind and socialise. There you will find a lounge, a cafeteria and a relax & play area fully equipped for fun and gatherings.



13:20hrs
Lunch hour, team power



Social Hub

OVERVIEW

LOCATION

THE BUILDING

OFFICES

● AMENITIES

ESG

SPECIFICATION

PLANS

THE TEAM

CONTACT



The 5th floor social hub has a direct access to Centro Colombo via a landscaped esplanade.



Informal seating and playful design, alongside high-quality finishes and greenery.

As part of the Polaris community you will also have access to the Building App, where you can book meeting rooms, control your access and stay up to date with all the events and activities that the building will offer.



Open skies

Open minds

- OVERVIEW
- LOCATION
- THE BUILDING
- OFFICES
- AMENITIES
- ESG
- SPECIFICATION
- PLANS
- THE TEAM
- CONTACT



14:30hrs
Rooftop meeting,
talents thriving

From focused work and outdoor meetings to group lunch and parties, the South Rooftop is the place to come together.

If you prefer to relax in the sunshine or simply contemplate the view, then the Orient Rooftop will be your favorite spot.



Relaxing landscapes, paved areas and shaded spaces all work in symbiosis to promote wellbeing, and are fully equipped with formal workbenches, comfortable lounging seating, and even a small kitchen.

16:00hrs
Sun's high,
time to unwind



Interior Garden

- OVERVIEW
- LOCATION
- THE BUILDING
- OFFICES
- AMENITIES
- ESG
- SPECIFICATION
- PLANS
- THE TEAM
- CONTACT



On the 3rd floor, a 787 sqm shaded landscaped garden offers a quiet oasis for outdoor work or relaxation.



Smooth commutes, fresh days

Enjoy dedicated parking spaces with direct access to the building, EV charging points, bicycle parking, plus showers and changing rooms, so you can start every day afresh.

495

Parking spaces

60

Bicycle Parking



18:30hrs
Journey light,
mindset bright



05 ESG





Navigating for tomorrow

Polaris combines the best sustainability principles to ensure ongoing efficiency, wellbeing and future-proof flexibility.

- OVERVIEW
- LOCATION
- THE BUILDING
- OFFICES
- AMENITIES
- ESG
- SPECIFICATION
- PLANS
- THE TEAM
- CONTACT



LEED
Platinum



WELL
Platinum



Wired Score
Certified



Class A Energy
Certification



Full disabled access
within the whole
building



Outdoor spaces on
almost every floor
Courtyard, terraces,
balconies or rooftop



Energy efficient
700MWh/year of
photovoltaic production,
providing 40% of
consumption of the
common areas

06 Specification



Guided by purpose, driven by sustainability

Here efficiency and wellbeing come together: natural light, controlled temperature, ventilation, noise reduction, outdoor space and greenery, as well as plenty of spaces that encourage collaboration, socialising and relaxing.



OVERVIEW

LOCATION

THE BUILDING

OFFICES

AMENITIES

ESG

● SPECIFICATION

PLANS

THE TEAM

CONTACT



Circulation

- Controlled access from reception
- 2 separate lift lobbies, each one with 4 lifts (each lift with 23+ people capacity), plus 3 lifts dedicated to parking access.
- Floor to ceiling height: above 3.50m



Light

- Lighting systems with exclusive LED solutions



Ventilation

- Openable windows every 20 meters along the façade



Energy

- Net energy consumption of 70kWh/sqm
- No gas usage
- Water usage: Reuse of grey and rainwater for the landscaping areas
- Low emissivity glass, with very low Solar Factor (0,20)
- Four-pipe HVAC with induction system for silent cooling and increased fresh air circulation



Cat A Delivery Finishes

- Raised floor, acoustic projection on the ceiling, HVAC and lighting infrastructures, plus power and communication supply
- Smart Building Management System with energy tracking and automatic light control
- High thermal and acoustic insulation
- Excellent acoustic comfort, reverberation time nearly 50% below limits
- Made for open space layouts with occupancy of up to 1 person / 8 sqm



9th Floor

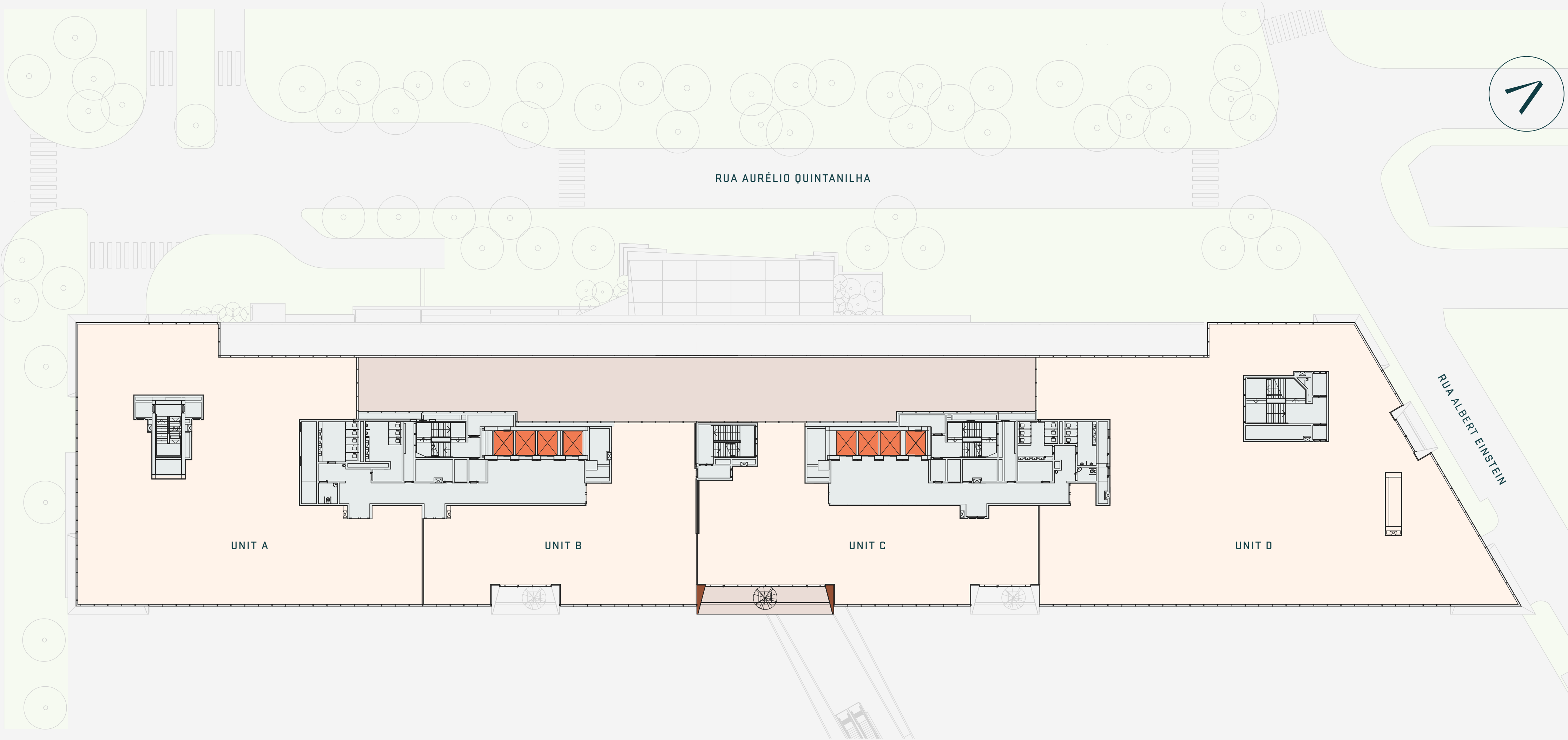
AREA
4,433 sqm

OUTDOOR SPACE
594 sqm

UNIT A	1,338.48 sqm
UNIT B	631.15 sqm
UNIT C	691.07 sqm
UNIT D	1,772.31 sqm

- Office
- Outdoor Space
- Lifts
- Landscaping
- Core

- OVERVIEW
- LOCATION
- THE BUILDING
- OFFICES
- AMENITIES
- ESG
- SPECIFICATION
- PLANS
- THE TEAM
- CONTACT





9th Floor

Space Plan

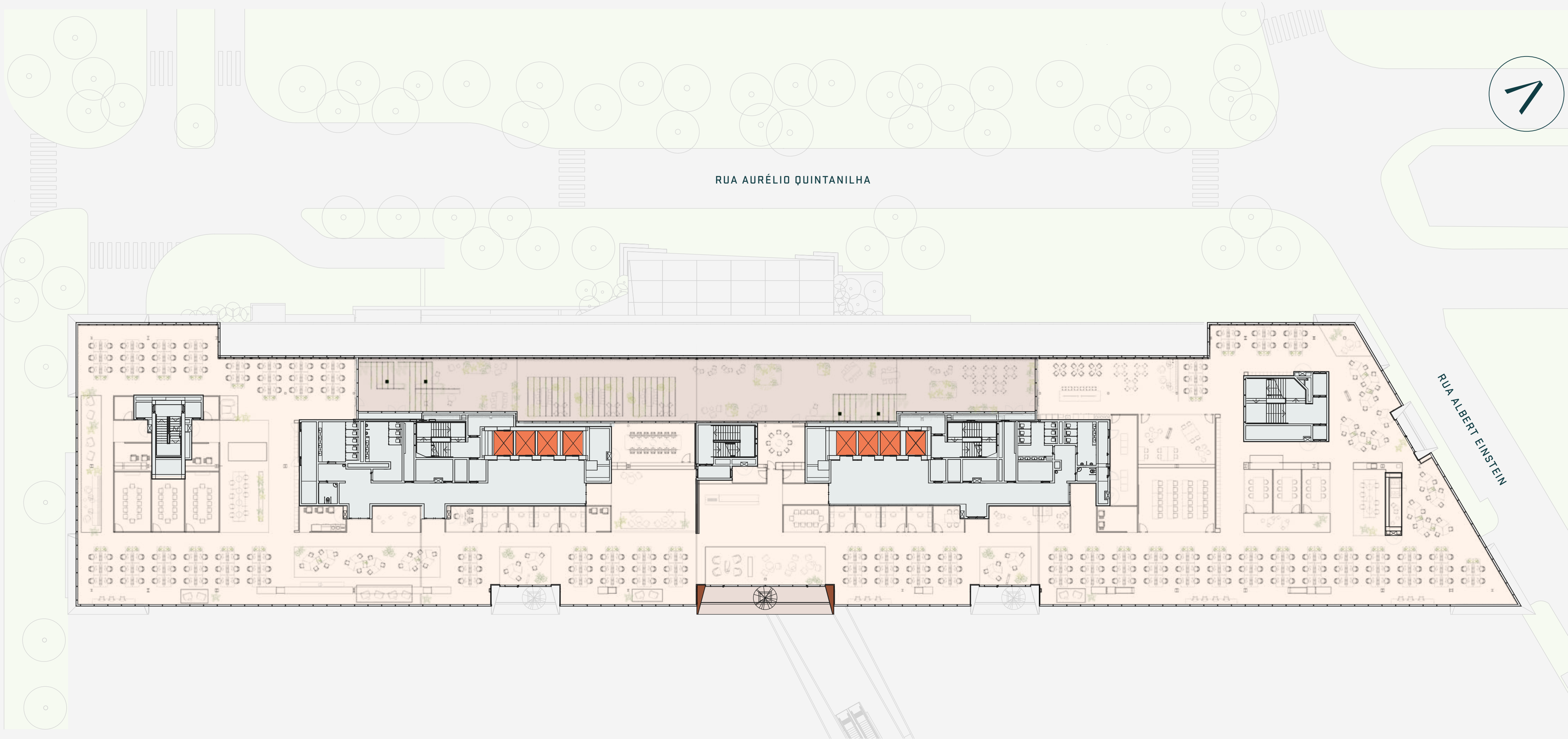
AREA
4,433 sqm

OUTDOOR SPACE
594 sqm

ALL UNITS 4,433.01 sqm

- Terrace
- Lifts
- Landscaping
- Core

- OVERVIEW
- LOCATION
- THE BUILDING
- OFFICES
- AMENITIES
- ESG
- SPECIFICATION
- PLANS
- THE TEAM
- CONTACT





8th Floor

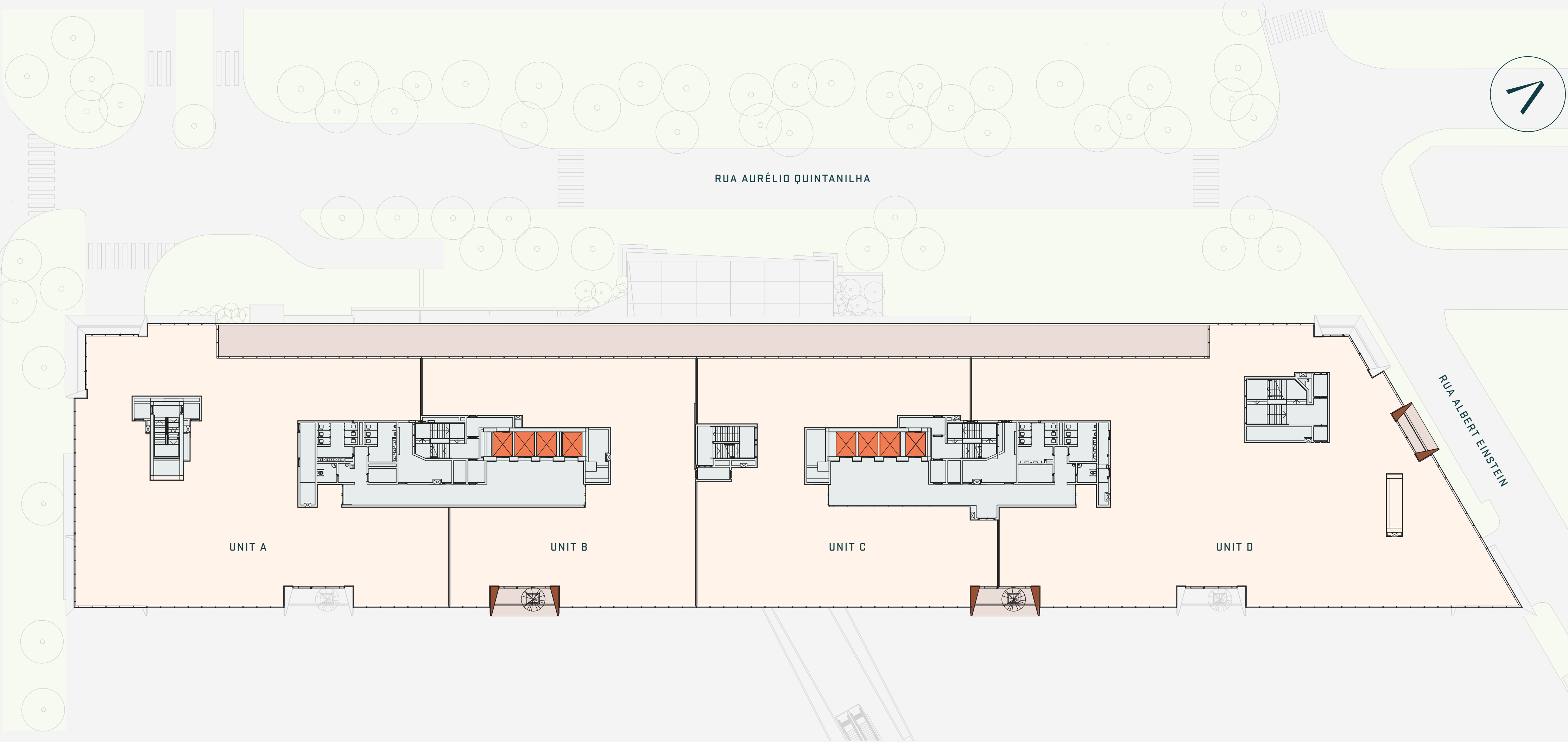
AREA
5,243 sqm

OUTDOOR SPACE
485 sqm

UNIT A	1,439.60 sqm
UNIT B	912.49 sqm
UNIT C	1,011.77 sqm
UNIT D	1,878.67 sqm

- Office
- Outdoor Space
- Lifts
- Landscaping
- Core

- OVERVIEW
- LOCATION
- THE BUILDING
- OFFICES
- AMENITIES
- ESG
- SPECIFICATION
- PLANS
- THE TEAM
- CONTACT





5th Floor

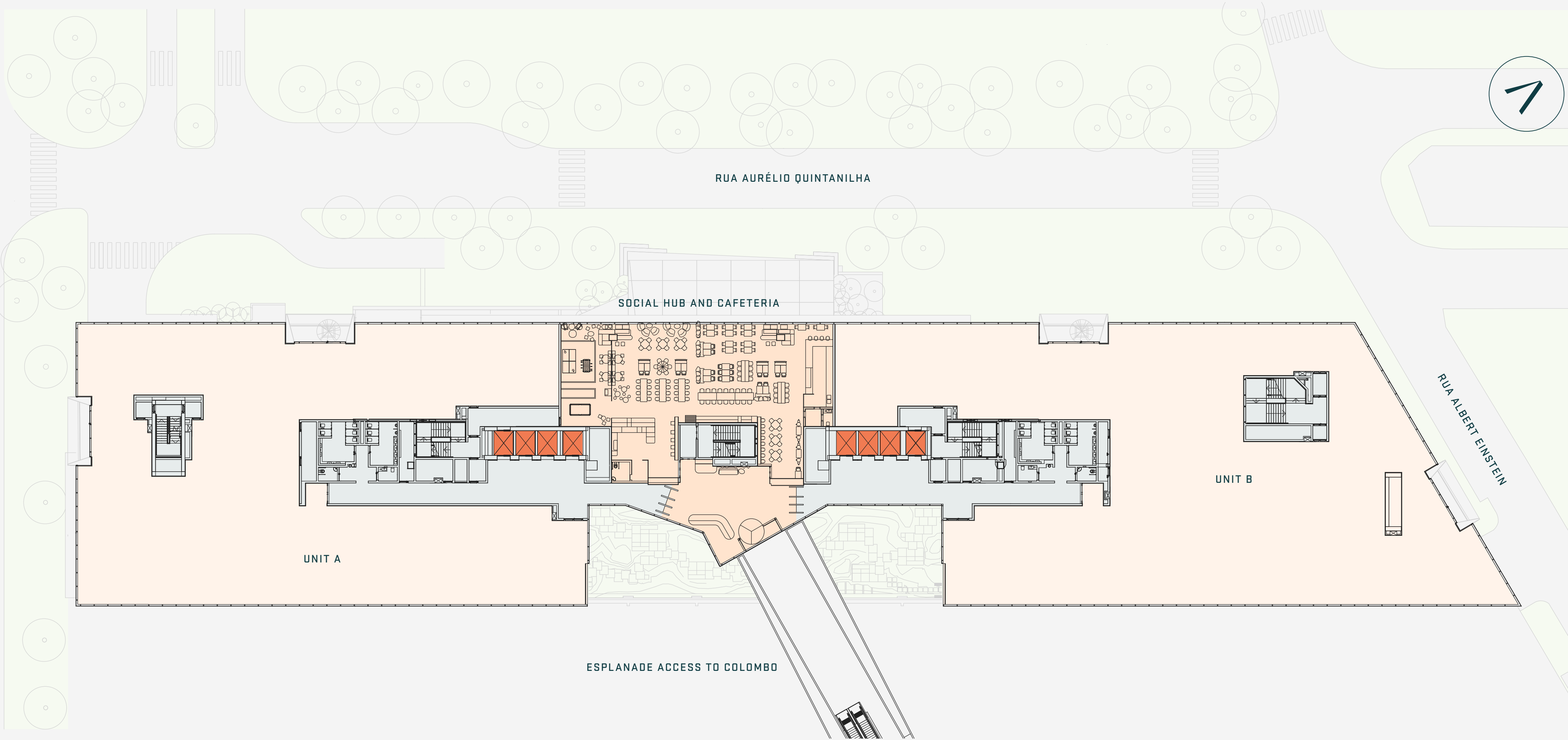
Amenities

AREA
4,453 sqm

UNIT A	2,068.08 sqm
UNIT D	2,384.77 sqm

- Office
- Lifts
- Landscaping
- Core

- OVERVIEW
- LOCATION
- THE BUILDING
- OFFICES
- AMENITIES
- ESG
- SPECIFICATION
- PLANS
- THE TEAM
- CONTACT





3rd Floor

AREA
4,556 sqm

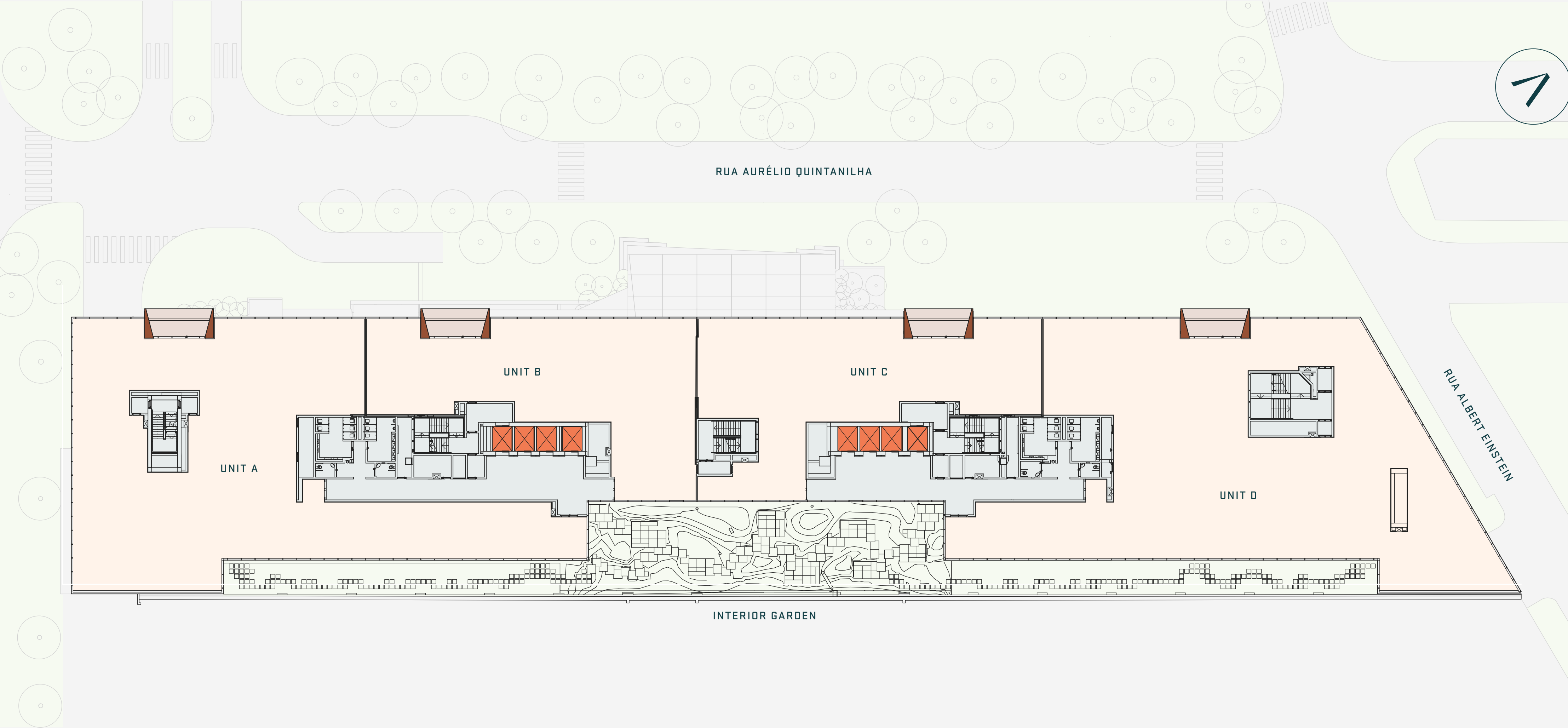
OUTDOOR SPACE
53 sqm

INTERIOR GARDEN
787 sqm

UNIT A	1,436.80 sqm
UNIT B	711.82 sqm
UNIT C	740.51 sqm
UNIT D	1,667.08 sqm

- Office
- Outdoor Space
- Lifts
- Landscaping
- Core

- OVERVIEW
- LOCATION
- THE BUILDING
- OFFICES
- AMENITIES
- ESG
- SPECIFICATION
- PLANS
- THE TEAM
- CONTACT



3rd Floor

Space Plan

AREA
4,556 sqm

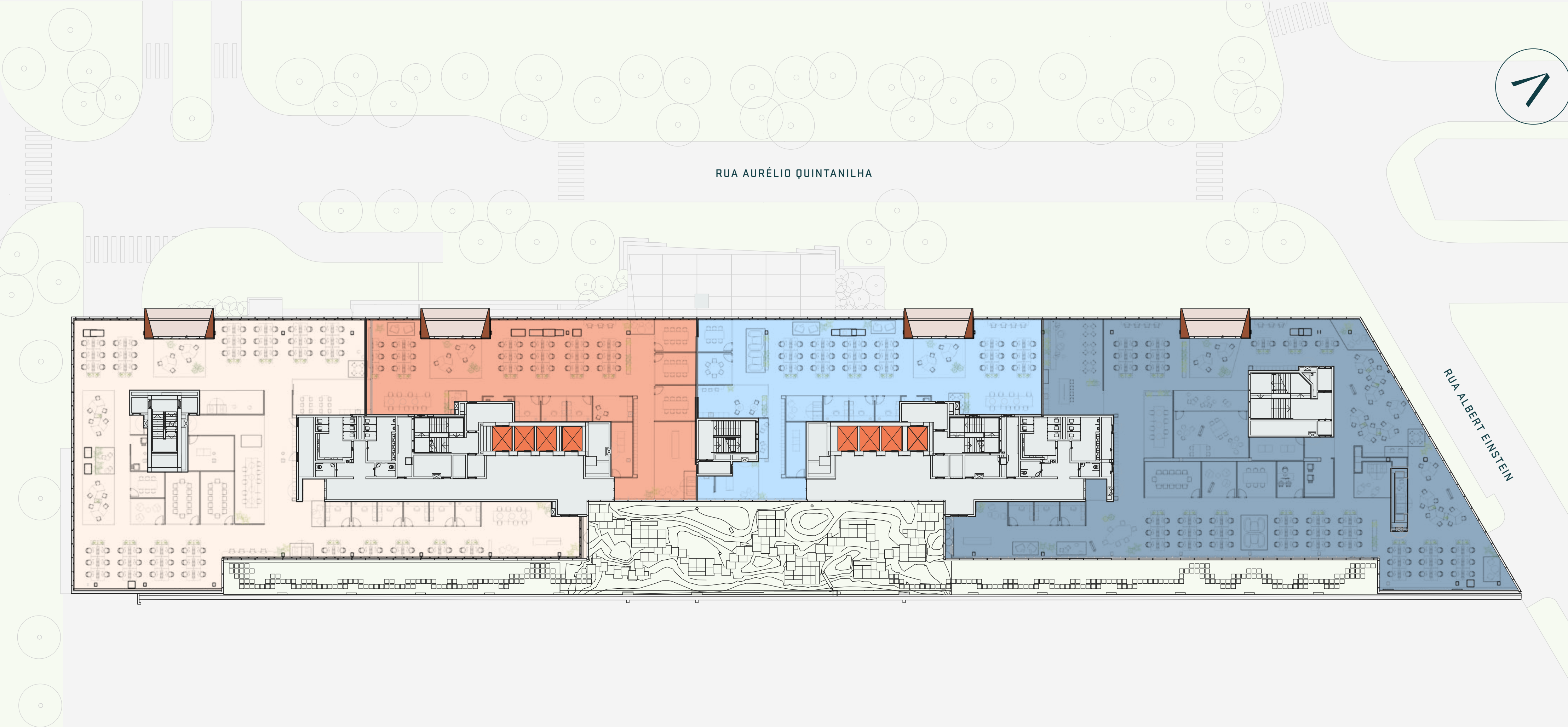
OUTDOOR SPACE
53 sqm

INTERIOR GARDEN
787 sqm

UNIT A	1,436.80 sqm
UNIT B	711.82 sqm
UNIT C	740.51 sqm
UNIT D	1,667.08 sqm

Terrace	
Lifts	
Landscaping	
Core	

- OVERVIEW
- LOCATION
- THE BUILDING
- OFFICES
- AMENITIES
- ESG
- SPECIFICATION
- PLANS
- THE TEAM
- CONTACT





1st Floor

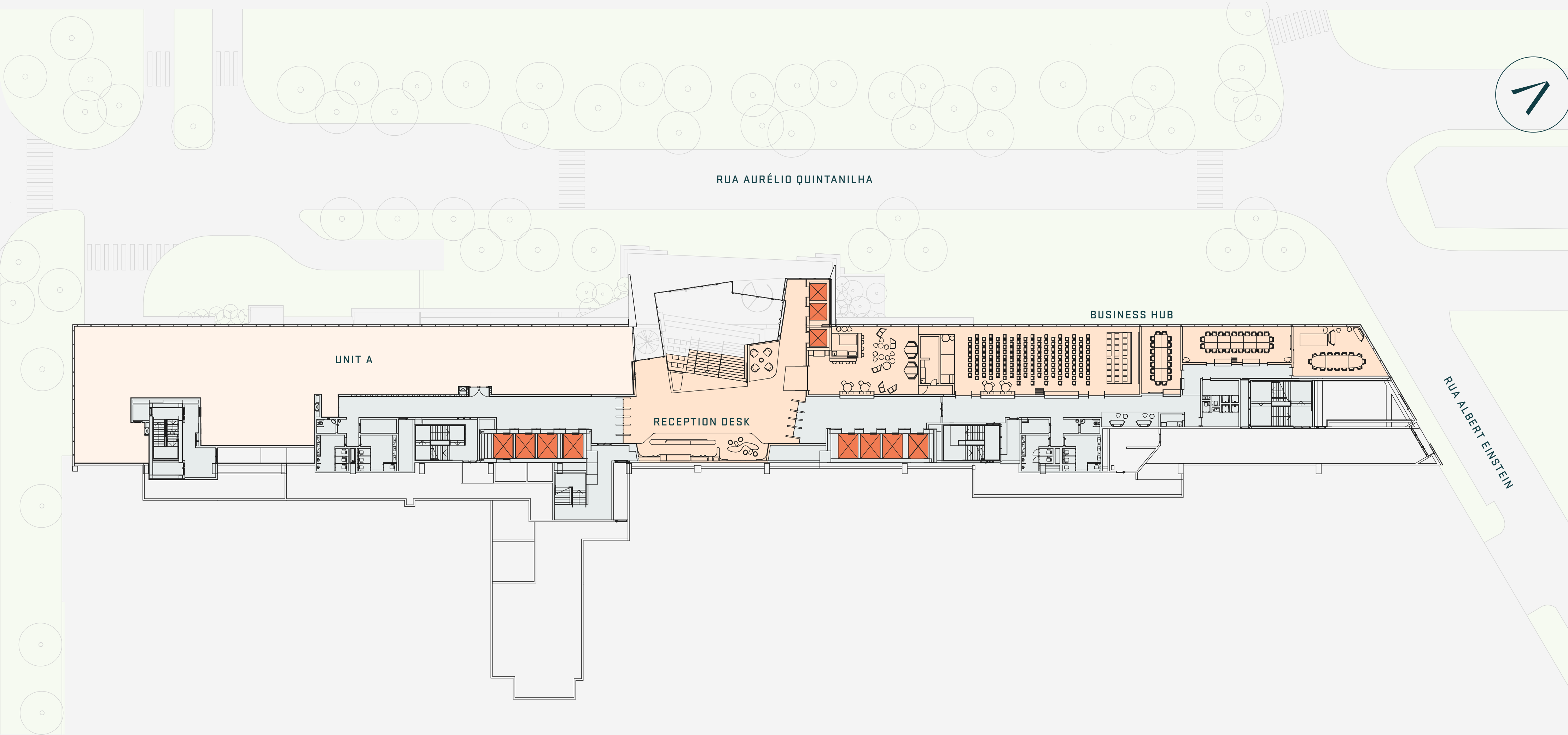
Amenities

AREA
918 sqm

UNIT A 917.66 sqm

- Office
- Lifts
- Landscaping
- Core

- OVERVIEW
- LOCATION
- THE BUILDING
- OFFICES
- AMENITIES
- ESG
- SPECIFICATION
- PLANS
- THE TEAM
- CONTACT





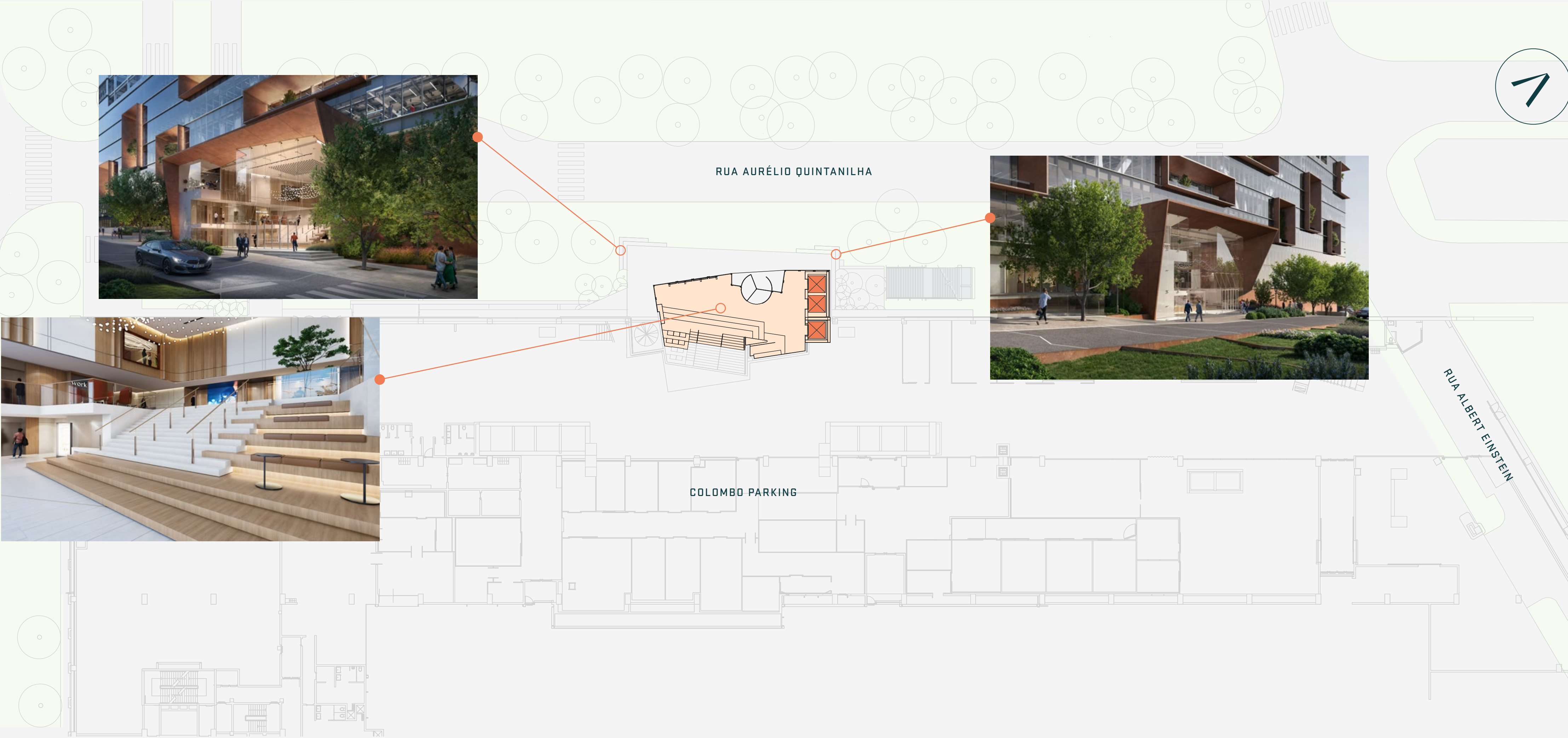
Ground Floor

Entrance

AREA
66.61 sqm

- Lifts
- Landscaping
- Core

- OVERVIEW
- LOCATION
- THE BUILDING
- OFFICES
- AMENITIES
- ESG
- SPECIFICATION
- PLANS**
- THE TEAM
- CONTACT





The team

Polaris is a project envisioned, designed and developed in collaboration by two trusted developers with vast proven experience on the national and international markets.



**Investment
Managers**

PART OF
**BNP PARIBAS
GROUP**



AXA IM Alts is a global leader in alternative investments with €186 billion of assets under management [1] comprising c.€81 billions of primarily private real estate, over €93 billion of private debt and alternative credit, as well as c.€12 billion in Infrastructure and private equity. We take a 360° approach to real estate & infrastructure investing with €126 billion of assets under management in direct opportunities, held indirectly through debt and listed equities and via long term private equity investments into operating platforms.

ESG is fully integrated into our investment decision making processes with our responsible investment approach anchored by the three key pillars of decarbonisation, resilience and building tomorrow. AXA IM Alts employs over 980 people located in 17 offices around the world and serves the needs of over 640 clients from Europe, North America, Asia Pacific and Middle East. We are the number one property portfolio and asset manager in Europe, and one of the largest worldwide [2]. AXA IM Alts is a business unit of AXA Investment Managers.

1 Source: AXA IM Alts data (unaudited) as at 31 December 2024.

2 Highest-ranked Real Estate Manager in the European Union according to IPE's Global Top 150 Real Estate Investment Managers, based on total value of real estate assets under management, November/December 2024.

Sonae Sierra is a multinational real estate company operating in 36 countries, managing €7 billion in assets. Renowned for its focus on innovation, sustainability, and urban transformation, Sierra delivers market-leading solutions across retail, office, residential, and leisure spaces. Sierra develops high-quality, sustainable real estate solutions that reflect new ways of living, working, and playing, minimizing environmental impact while generating positive economic and social outcomes for local communities.

Sonae Sierra developments lead in quality and innovation, enhancing lives and shaping more sustainable, future-ready urban environments. At Polaris, Sonae Sierra serves as both developer and project manager, guiding the entire process from vision to completion. The project's architectural concept and licensing were crafted by Reify, and together, they're delivering a landmark office project defined by its scale, sustainability, design excellence, and user well-being. Backed by deep local expertise and a proven global track record, Sierra is committed to making Polaris a benchmark for modern workplace development and a smart, long-term investment.

POLARIS

THE WORKPLACE FOR CONNECTION

CBRE

António Ortigão Ramos
antonio.ortigaoramos@cbre.com
+351 910 375 773

António Almeida Ribeiro
antonio.ribeiro@cbre.com
+351 912 340 090

JLL

Bernardo Vasconcelos
Bernardo.vasconcelos@jll.com
+351 915 421 647

polarislisbon.com

This document consists of a presentation of the general characteristics of the project "POLARIS", regarding its architectural and commercial features. Any graphic or written information presented in this document refers to the current stage of the project, and may be changed due to licensing matters or development issues that may come up during the following phase. AXA, Sonae Sierra and directly or indirectly related entities shall not be held liable, by any means and in any context, for any differences between the final outcome of the project and the elements presented in this document that the recipients may accept and recognize.

Brochure designed by SAENTYS +44 (0)20 7407 8717 | info@saentys.com | saentys.com