



mutual Campo Alegre Offices

10,000 sqm of highly sustainable,
refurbished Grade A office space.

mutual Campo Alegre
Offices



mutualporto.com

AVAILABLE TO LET Q1 2025

OSBORNE
+ CO

ADRIPARTE

Rebuilding the past,
embracing the future.

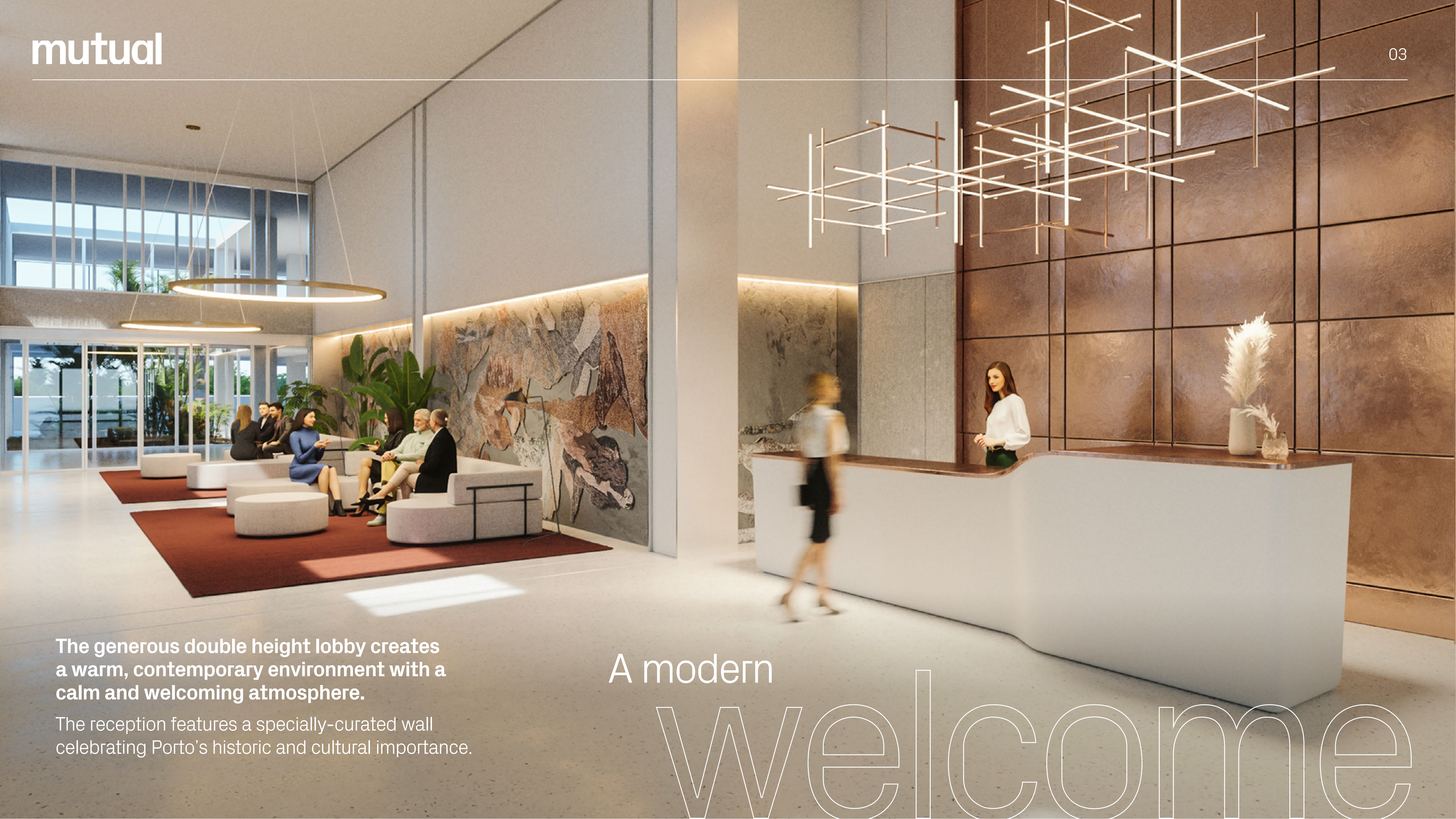
This iconic, landmark property in the city of Porto is being fully transformed to an exceptional standard with a focus on sustainability and attaining excellent ESG credentials.

This prominent location allows for amazing views over Douro River and the ocean.

iconic



views



The generous double height lobby creates a warm, contemporary environment with a calm and welcoming atmosphere.

The reception features a specially-curated wall celebrating Porto's historic and cultural importance.

A modern

welcome

A place that focuses on the health and wellbeing of its occupiers with enhanced surroundings.

This unique property includes private terraces on three floors, gardens and a communal sunset rooftop with panoramic views, the ideal environment to breakout and socialise.

Terrace area guide

LEVEL	TERRACE M ²
8 Rooftop	108
6	426
3	708
2	209

Outside areas to

socialise





Transformation property over floors

Striving for sustainable excellence.

Mutual is set to deliver on sustainability and ESG goals, namely the certification with LEED and WELL standards.

These core attributes guide the design development oriented to energy and water efficiency, improving indoor conditions, promotes health and wellbeing and green mobility.

- A+
- A** ———
- B-
- B
- C
- D
- E
- F



 TERRACES AND ROOFTOP

 PRIVATE GARDENS

 SOLAR/ PV PANELS

 BIKE RACKS

 MULTI-PURPOSE ROOM

 SHOWERS

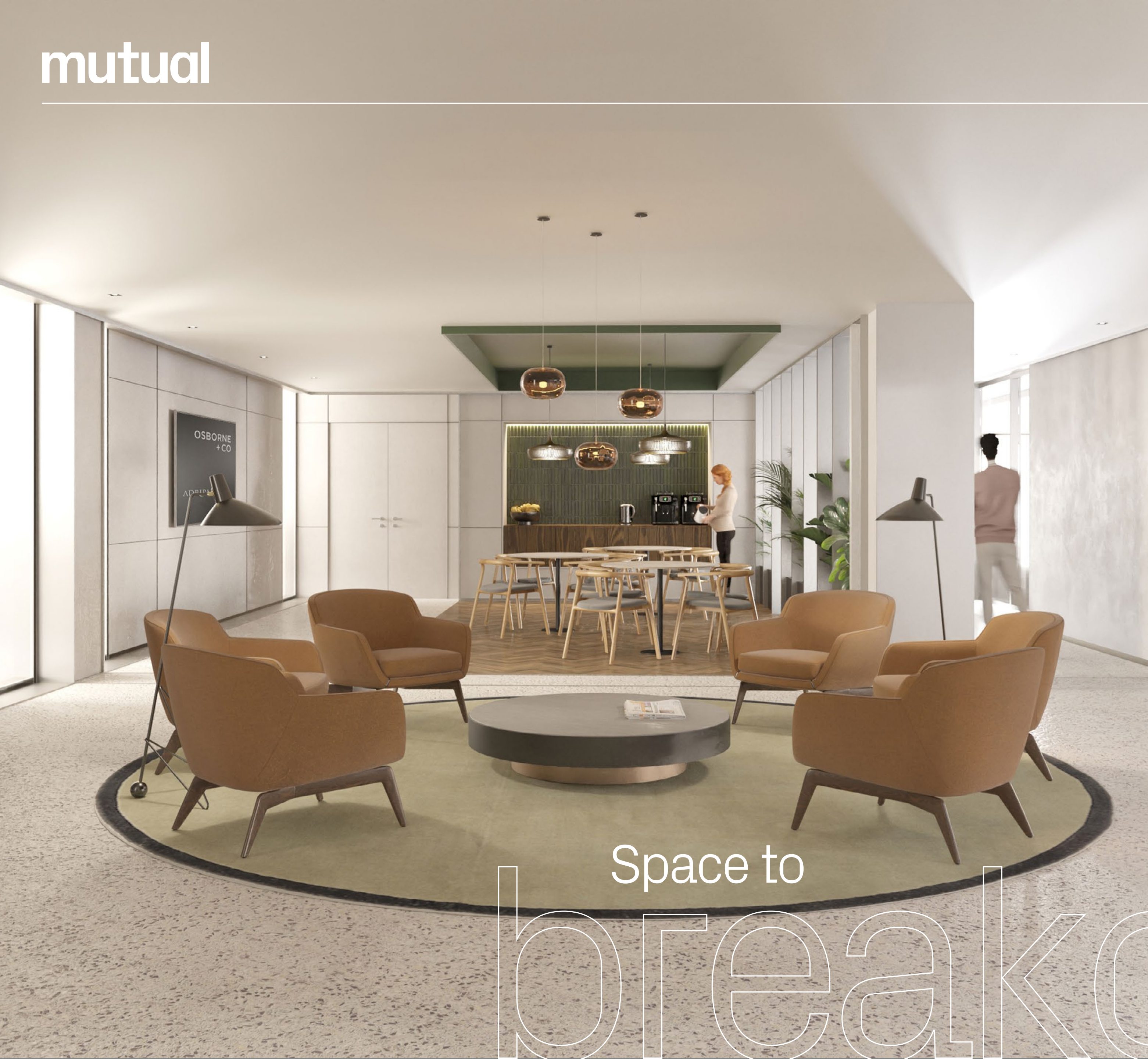
 CHANGING ROOMS & LOCKERS

 EV CHARGING POINTS

 CONCIERGE SERVICES

 INTERACTIVE BUILDING SMART APP

Complete
wellness



Inspiring and convenient flexible areas.

The property offers a modern and distinctive environment for its tenants to connect for the best occupier experience.

Well located social hubs offer informal areas to collaborate, with high speed WiFi connectivity throughout the space.

Space to

breakout



flexible floorplates

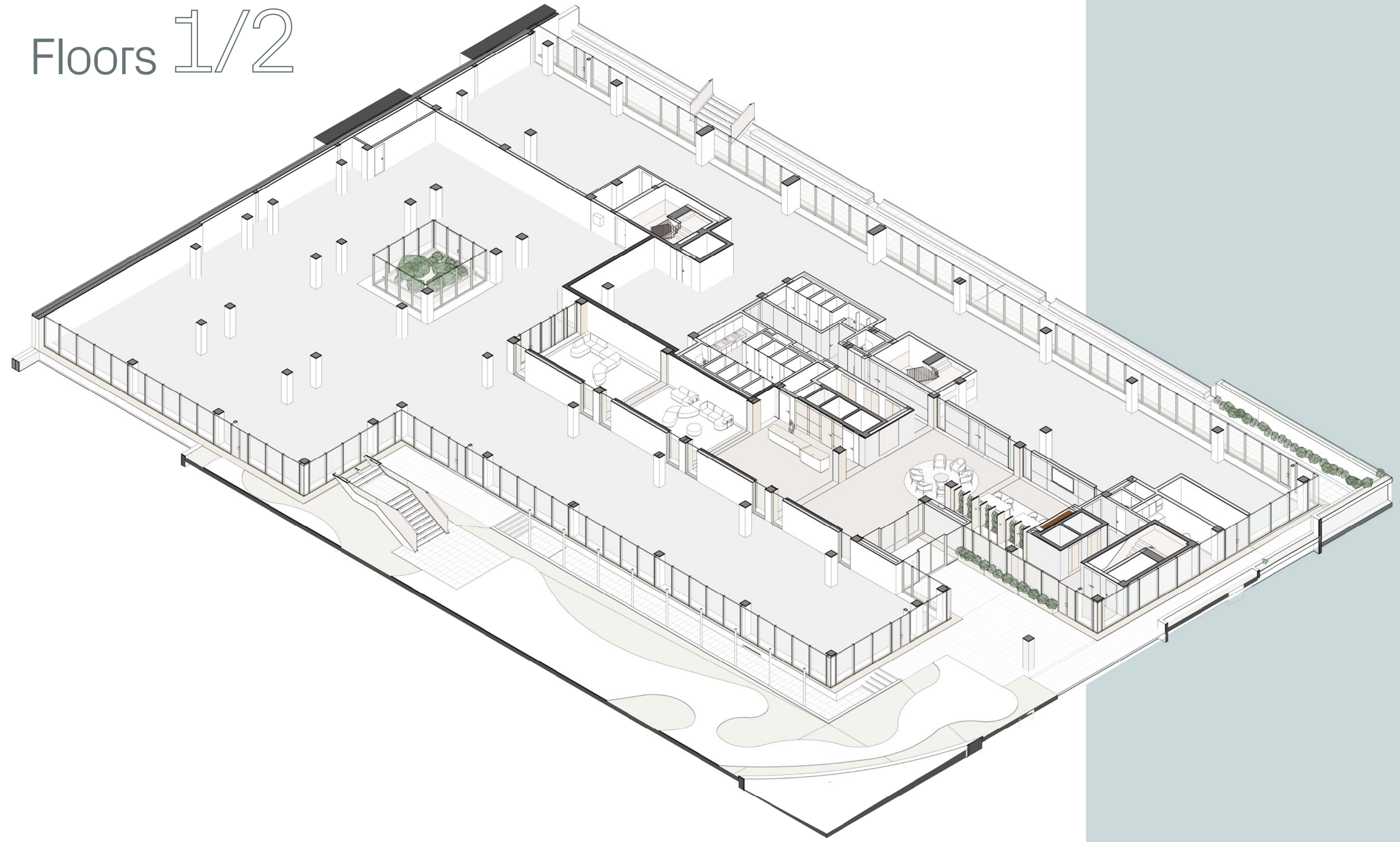
Availability

LEVEL	AREA M ²	TERRACE M ²
8 Rooftop	—	108
7	915	—
6	914	426
5	1.415	—
4	1.415	—
3	1.403	708
2	2.291	209
1 Ground	2.018	—
TOTAL	10.372	1.451

Parking 144 spaces



Floors 1/2

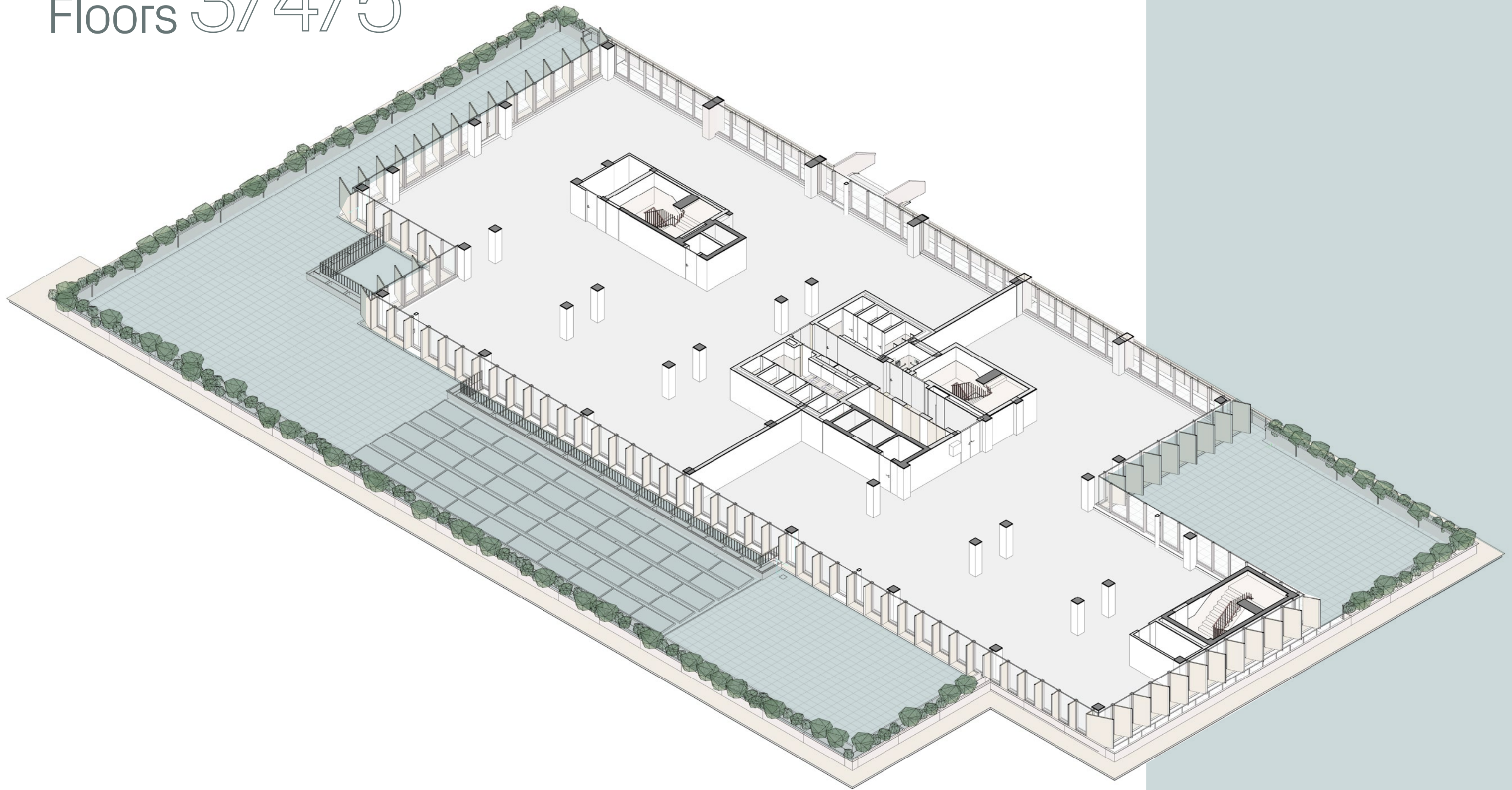


Availability

Floors 3/4/5

LEVEL	AREA M ²	TERRACE M ²
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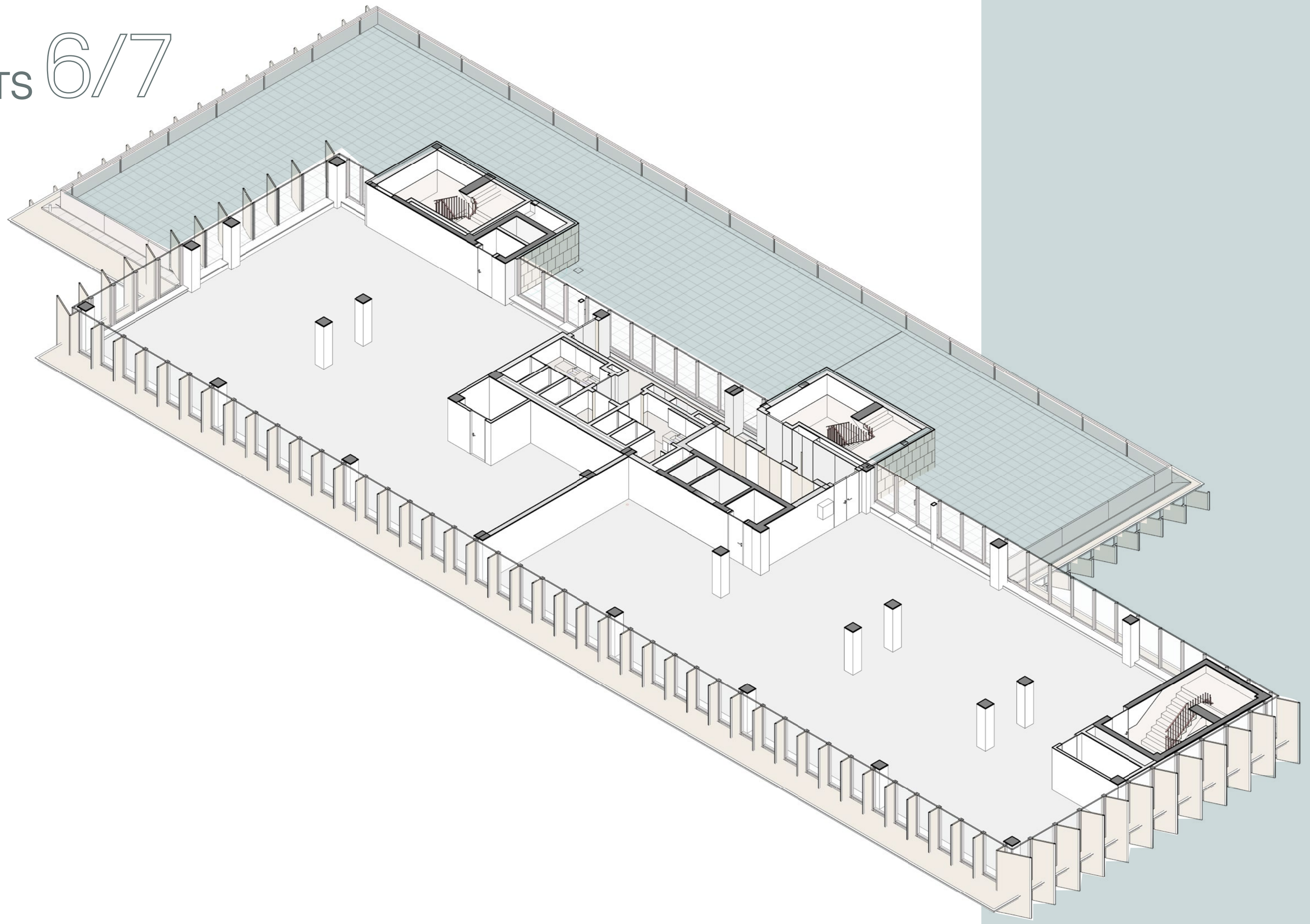
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Floors 6/7



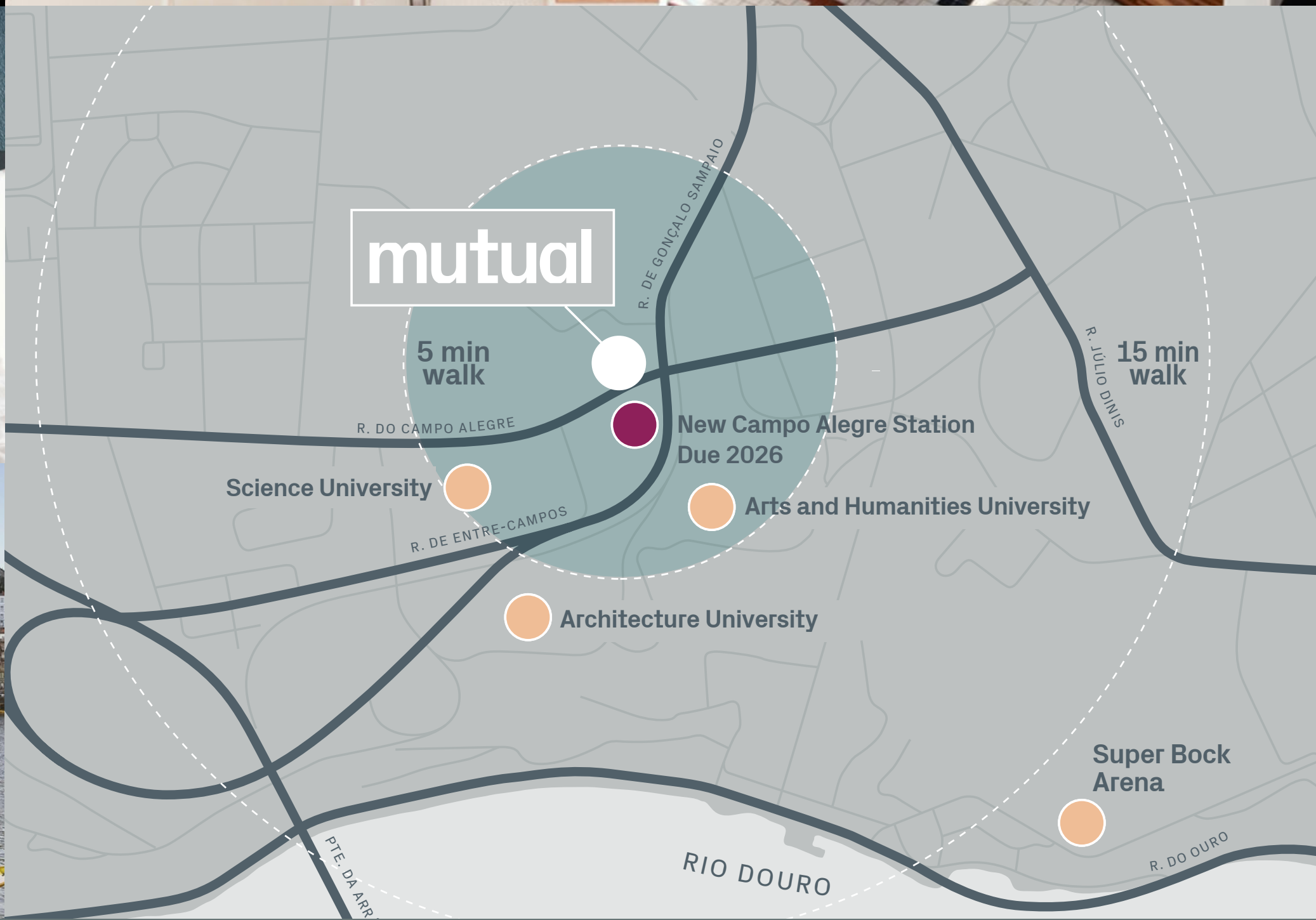
Portugal's second largest city, Porto runs alongside the Douro River.

Porto is known as a European hub for knowledge and digital tech businesses.

The city offers authentic culinary delights and a vibrant and thriving social scene. Riverside walks and an eclectic mix of retail options are all just a short distance away.

Ideal
location





Amenities nearby



06 mins

F&B

Bom Sucesso Food Market

AMENITIES

- 05 mins Cidade do Porto Shopping | Centre Fitness
- 06 mins Península Shopping Centre
- 10 mins Casa da Música
- 16 mins Palacio de Cristal Gardens
- 19 mins Super Bock Arena
- 19 mins Boavista Stadium

HOTELS

- 05 mins HF Ipanema Porto Hotel
- 05 mins HF Fénix Porto Hotel
- 05 mins HF Tuela Porto Hotel
- 06 mins Casa da Música Hotel
- 14 mins Porto Palace Hotel by The Editory
- 17 mins Crowne Plaza Porto Hotel
- 19 mins Sheraton Porto Hotel & Spa

EDUCATION

- 03 mins Arts and Humanities University
- 05 mins Science University
- 07 mins Architecture University

NEW METRO STATION

- 02 mins Campo Alegre - Due 2026

Travel



Walking

03 minutes to Faculdade de Letras da Universidade do Porto
 05 minutes to Galiza Metro
 10 minutes to Casa da Música Metro



By bike

06 minutes to Douro River
 13 minutes to Porto City Hall
 14 minutes to Bolsa Palace



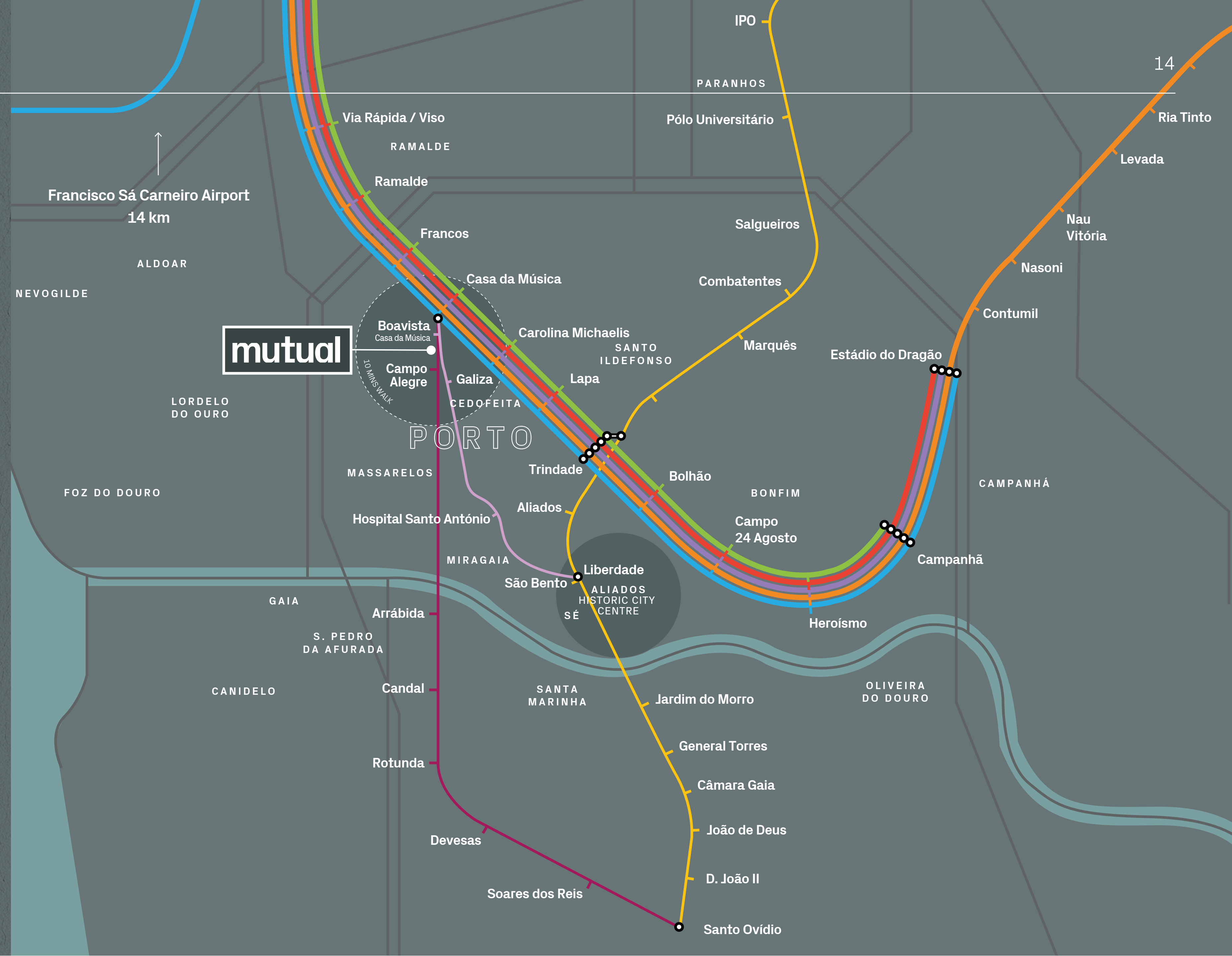
Public transport

17 minutes to Praça da Liberdade
 18 minutes to Porto City Hall
 30 minutes to Porto Airport



Flight times from Francisco Sá Carneiro Airport

to Lisbon: 1 hour 5 minutes
 to London: 2 hours 20 minutes
 to Paris: 2 hours 14 minutes



Developers

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