



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.

views
i
c
o
n
i
c



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 M²
8 Rooftop	108
6	426
3	708
2	209

Outside areas to

socialise



Transformation property over floors

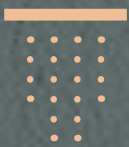
Striving for sustainable excellence.

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.



TERRACES AND ROOFTOP



SHOWERS



PRIVATE GARDENS



CHANGING ROOMS & LOCKERS



SOLAR/ PV PANELS



EV CHARGING POINTS



BIKE RACKS



CONCIERGE SERVICES



MULTI-PURPOSE ROOM



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 M²	TERRACE M²
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



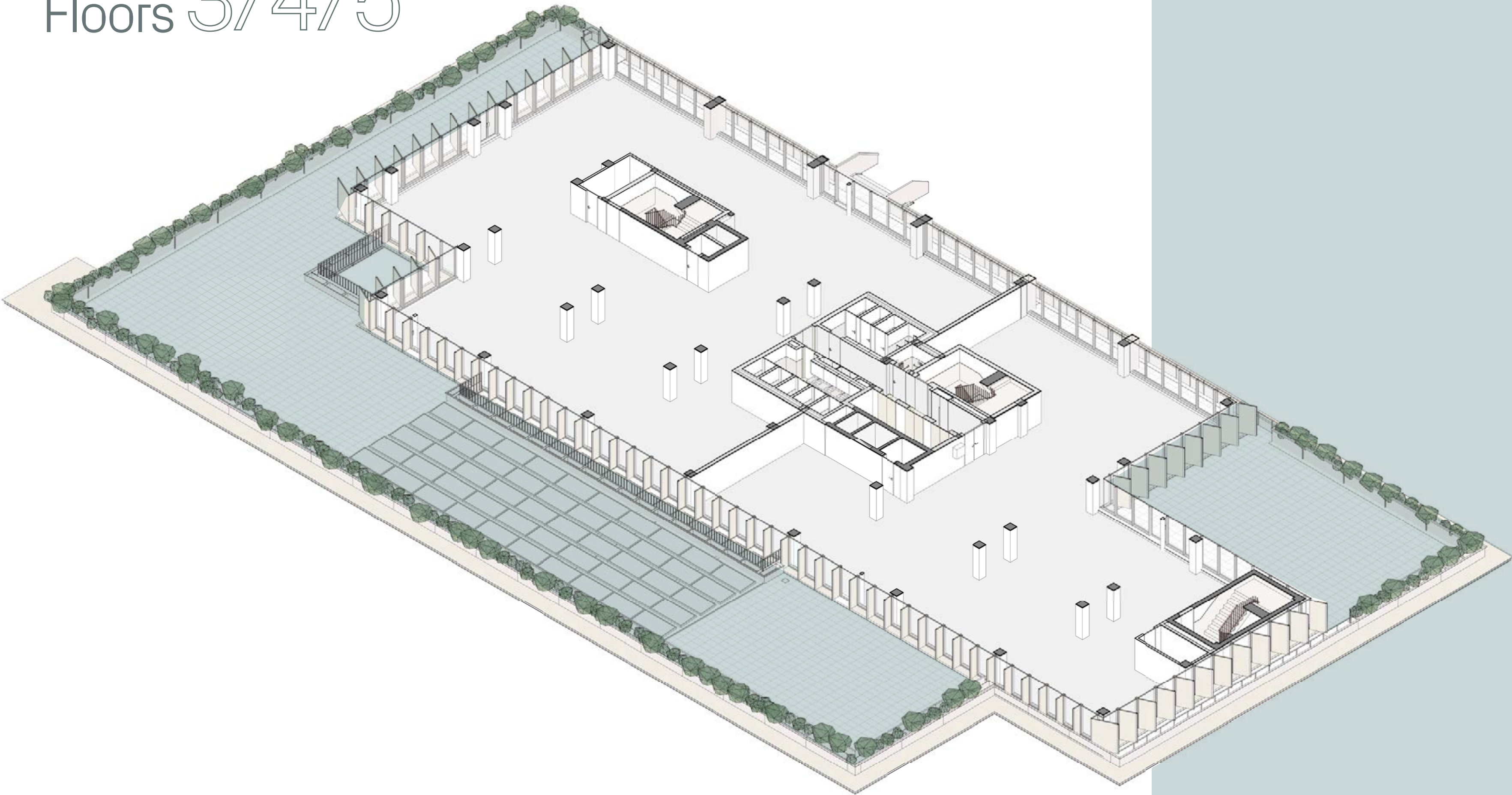
Availability

LEVEL		AREA M²	TERRACE M²
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 3/4/5



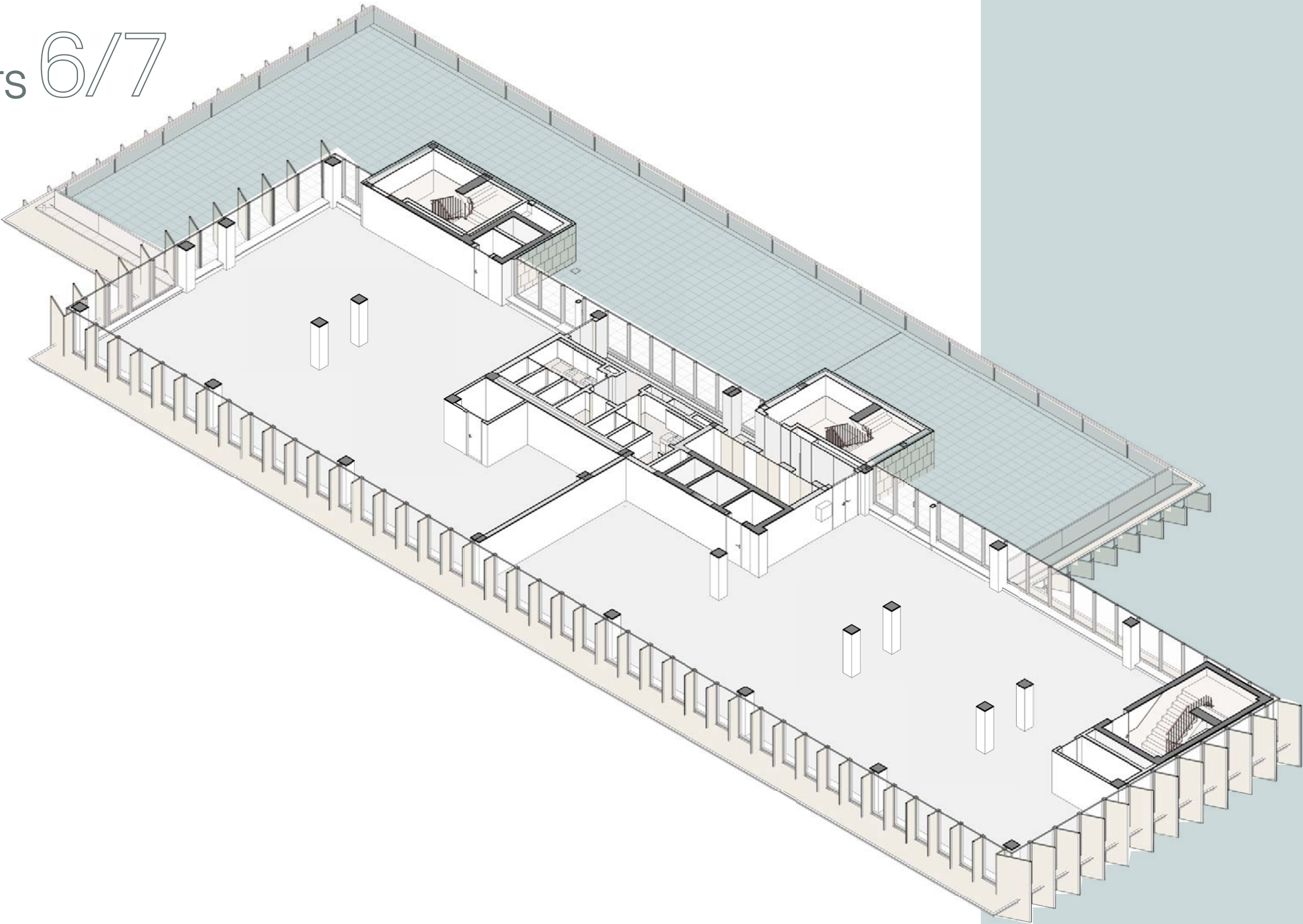
Availability

LEVEL		AREA M²	TERRACE M²
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 6/7



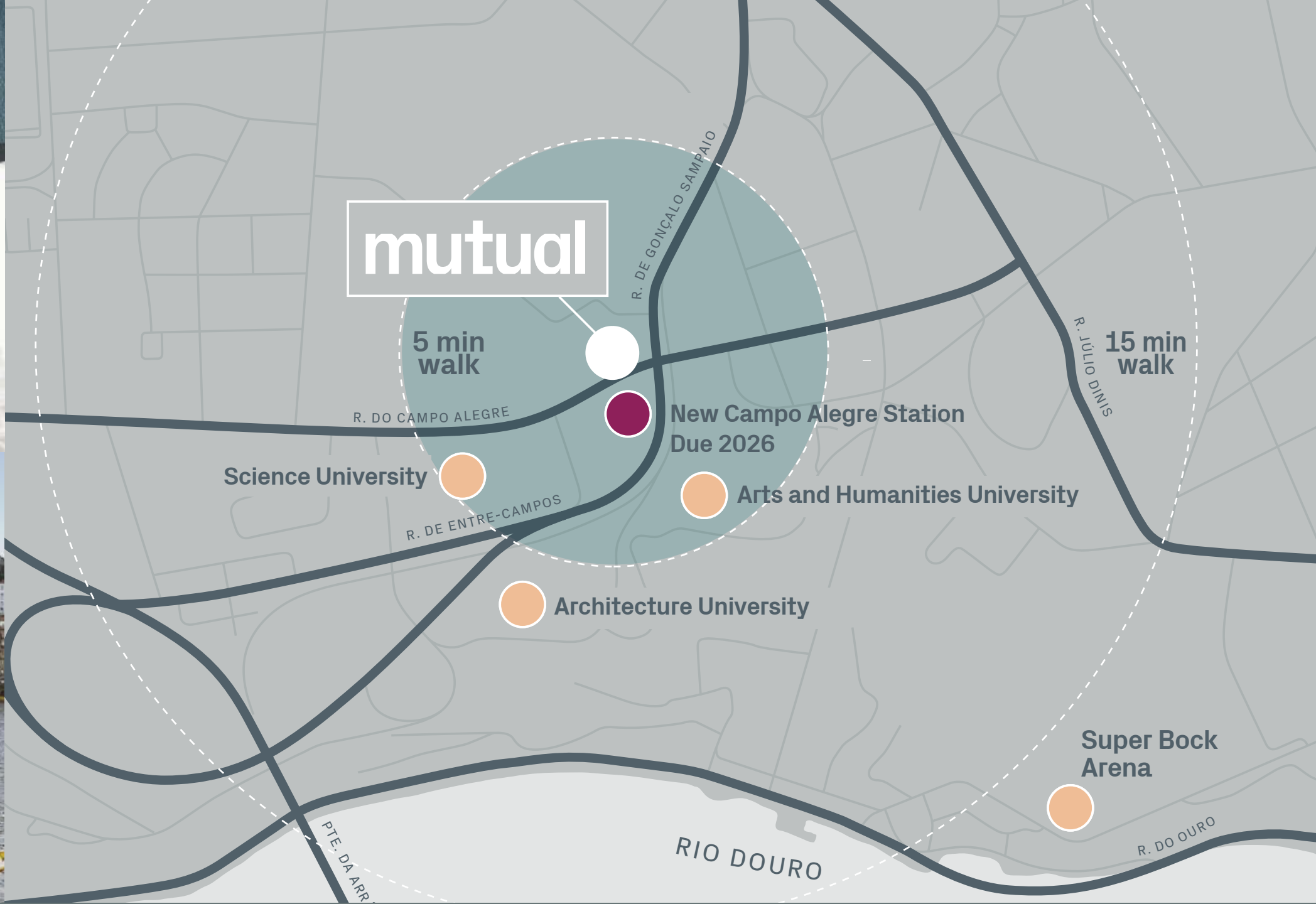
Portugal's second largest city, Porto runs alongside the Douro River.

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

**OSBORNE
+ CO**

Edifício Atrium Saldanha Piso 9 C
Praça Duque de Saldanha 1
1050-094 Lisboa, Portugal

osborneandcompany.com

ADRIPARTE

Avenida da Boavista 3265, sala 2.3
4100-137 Porto, Portugal

Joint agents

CBRE

Ana Moura

Senior Consultant
+351 91 539 82 46
ana.moura@cbre.com

JLL

Cristina Almeida

Markets & Capital Markets Director
+351 916 160 404
cristinar.almeida@jll.com

Building

OPENBOOK

Architecture

www.openbook.pt

ALPHALINK

Project Management

www.alphalink.pt



Engineering

www.mapengenharia.pt

mutualporto.com