

# POLARIS

THE WORKPLACE FOR CONNECTION







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

|                     |                    |                         |                          |
|---------------------|--------------------|-------------------------|--------------------------|
| 36,200              | 3,800 <sup>+</sup> | 2,550                   | 1,500                    |
| sqm office<br>space | daily<br>users     | sqm shared<br>amenities | private<br>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

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# 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.

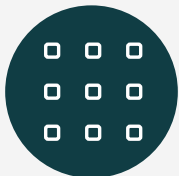
## Come for work, stay for everything else



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





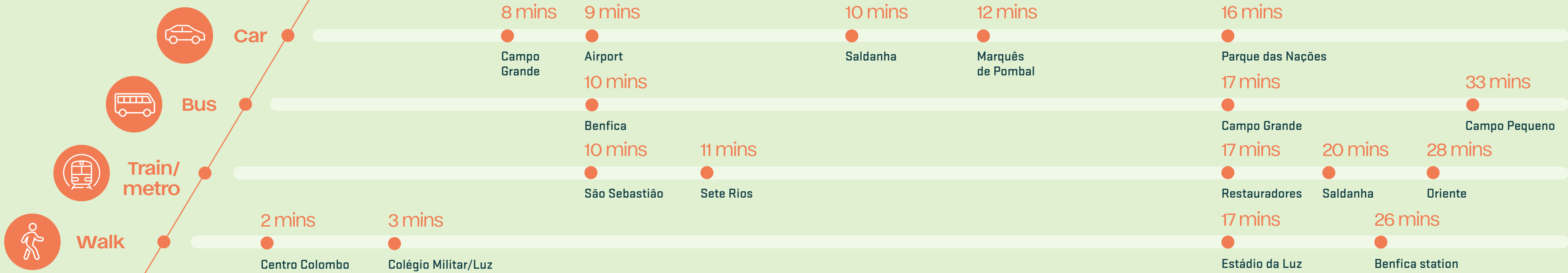


Connectivity

# 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.

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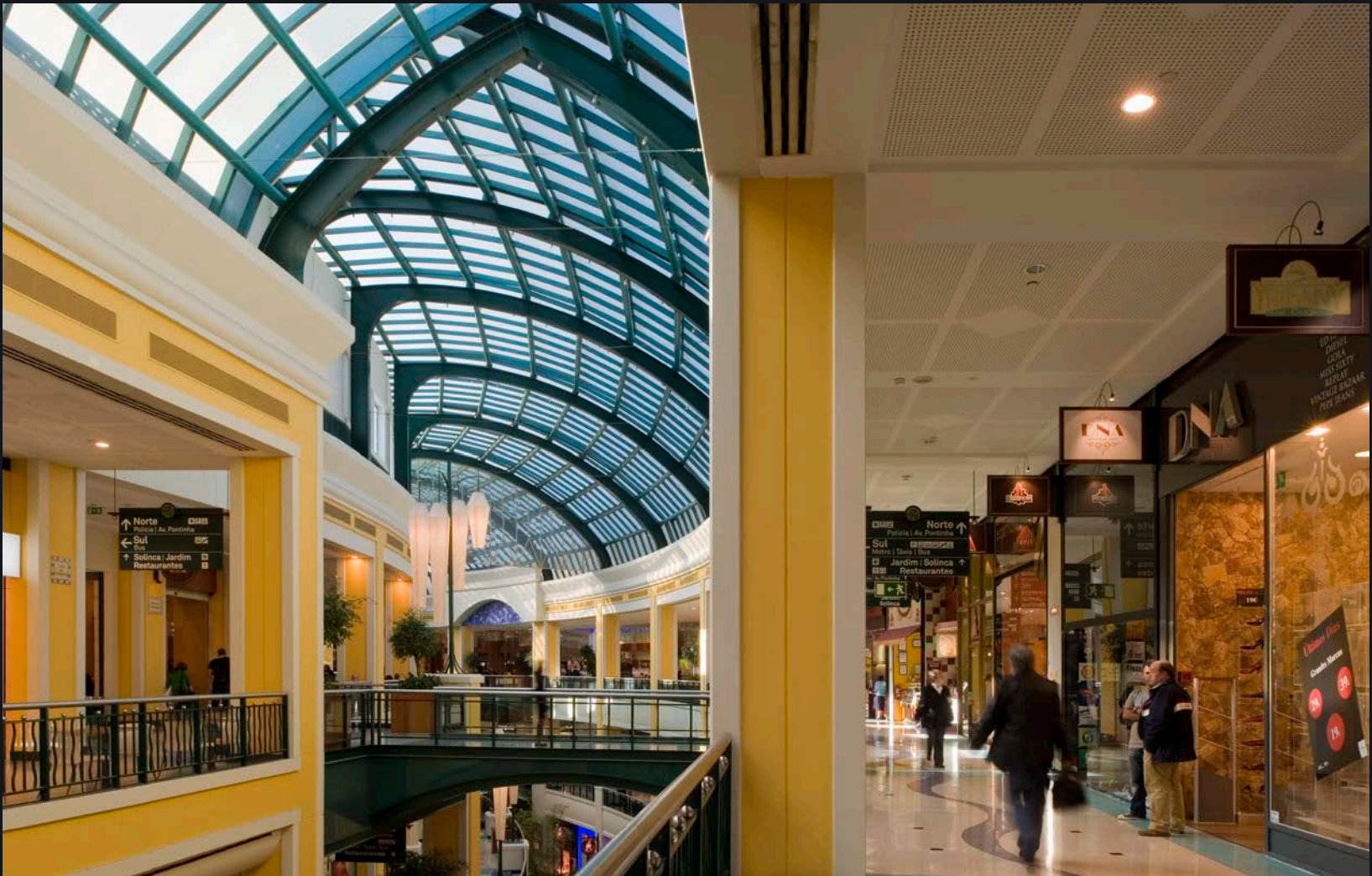


Easy access to main road axes  
2ª Circular + Avenida Lusitana  
495 dedicated parking spaces

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 Ocidente.

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

OVERVIEW

• LOCATION

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

1 hypermarket & 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

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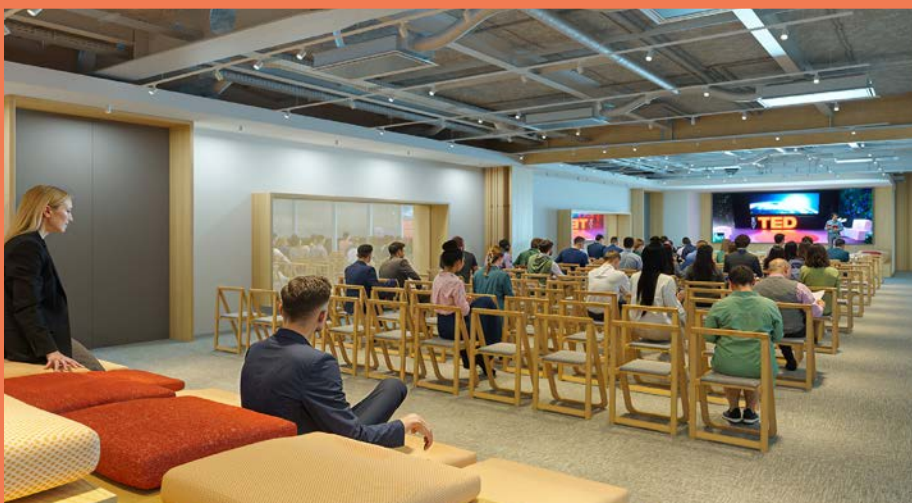
Rooftops



Social Hub and Cafeteria



Terraces



Business Hub



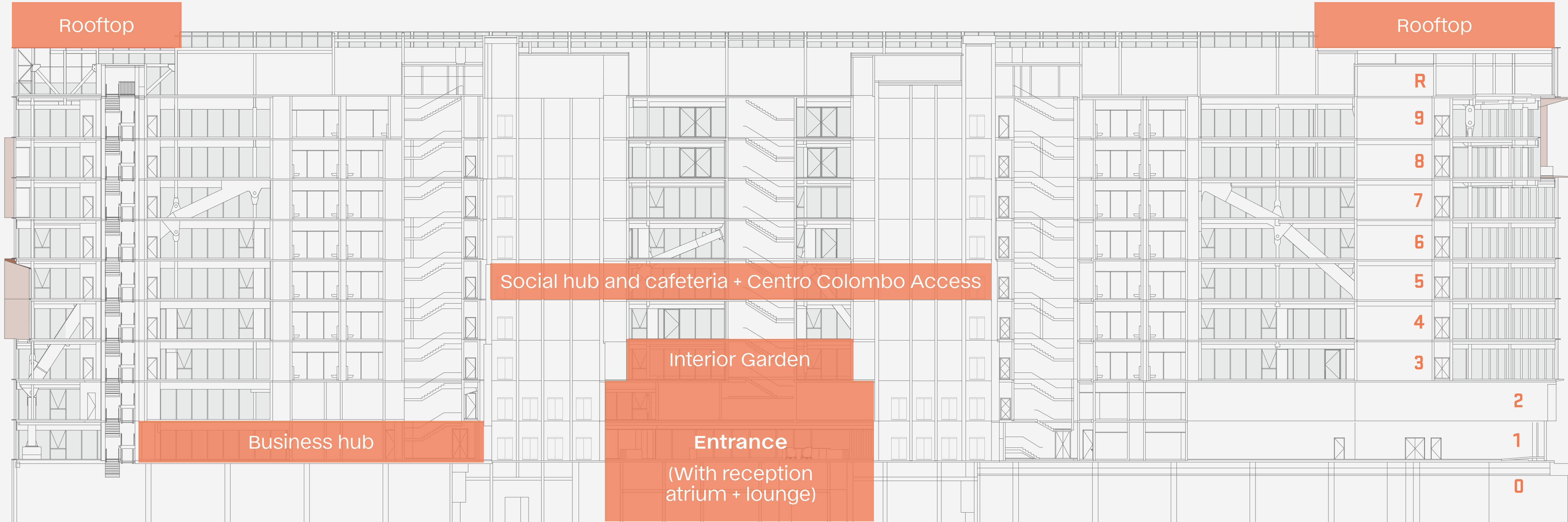
Entrance with reception, atrium + lounge







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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.



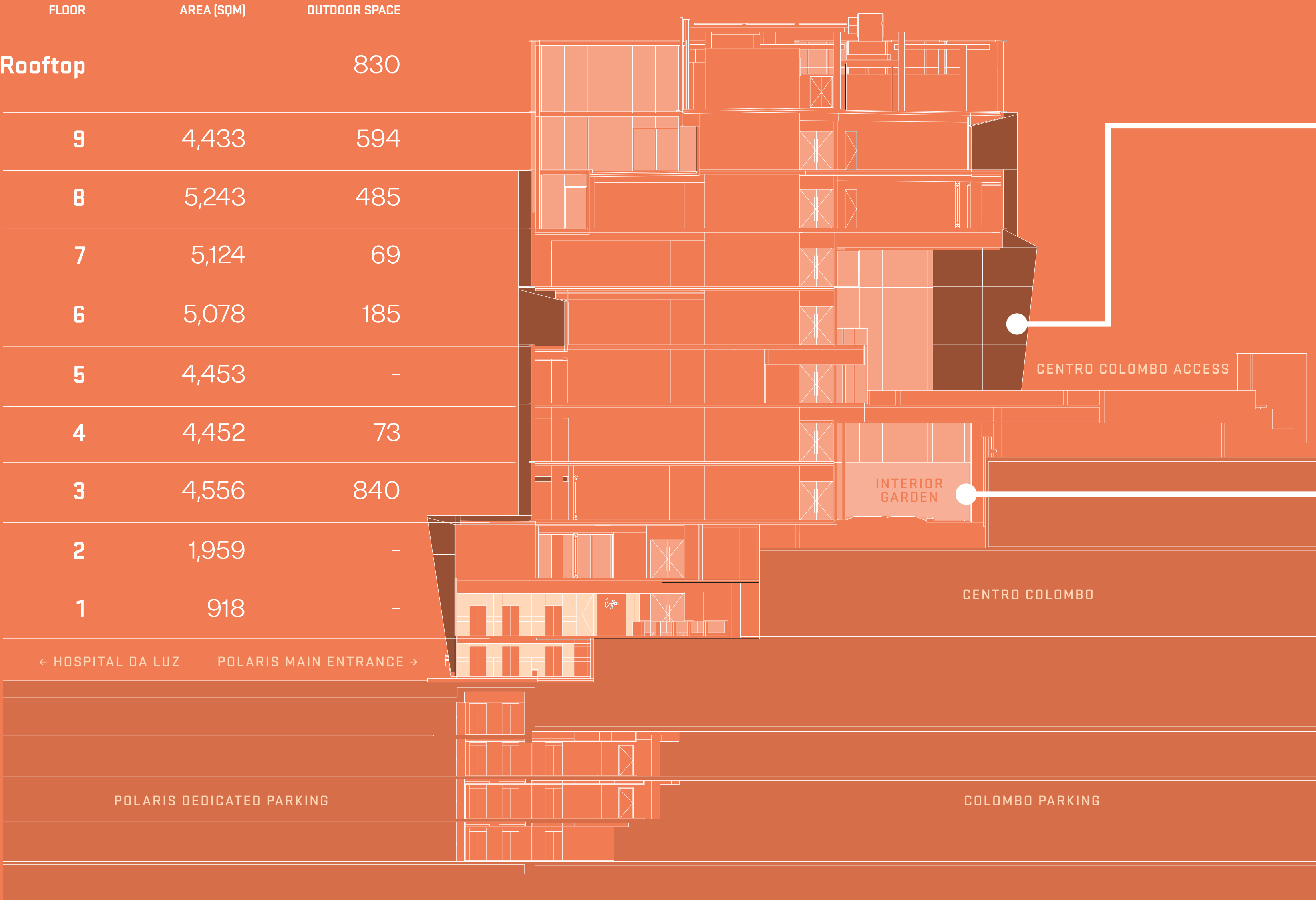
The spaces range from **630 sqm to 5,243 sqm**, making them perfect for any type of arrangement.





Building  
Accommodation

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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

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11:00hrs  
Focused minds,  
bold ambitions







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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.



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

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# 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.

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# Designed for success, curated for life

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





Business Hub

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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

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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.





Rooftop

# Open skies

# Open minds

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





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# 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.

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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.



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## 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

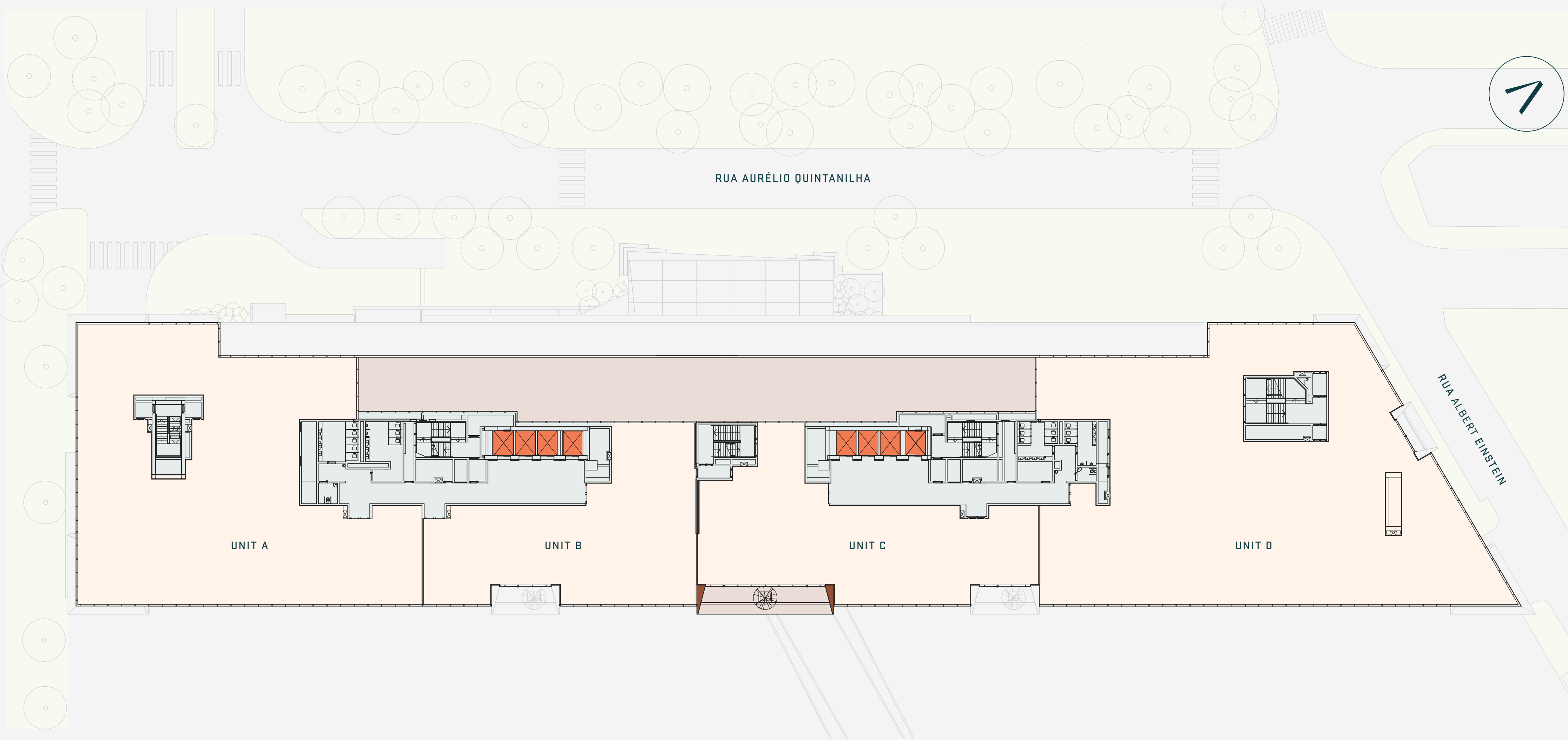
AREA  
4,433 sqm

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

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# 9th Floor

Space Plan

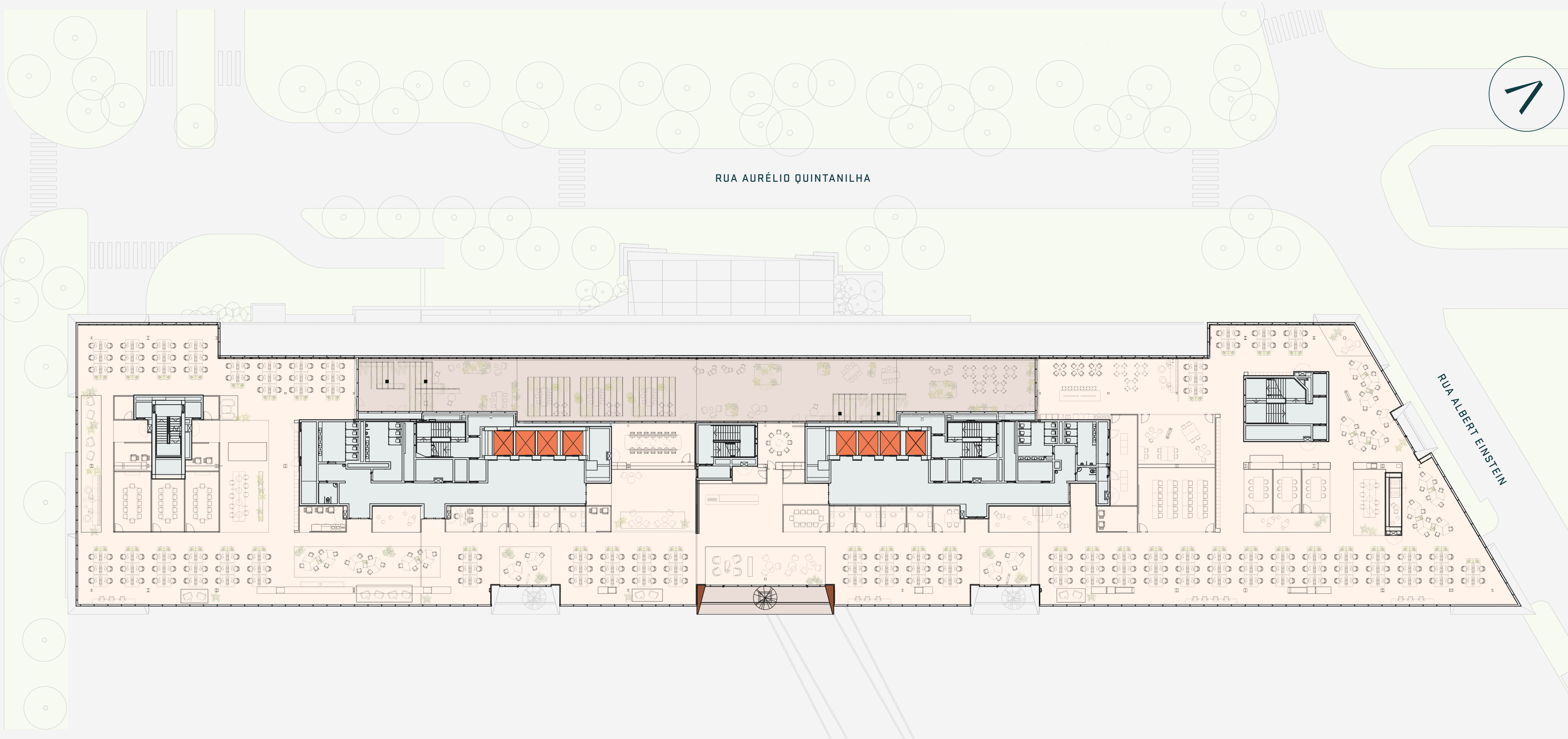
AREA  
4,433 sqm

OUTDOOR SPACE  
594 sqm

ALL UNITS 4,433.01 sqm

- Terrace
- Lifts
- Landscaping
- Core

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# 8th Floor

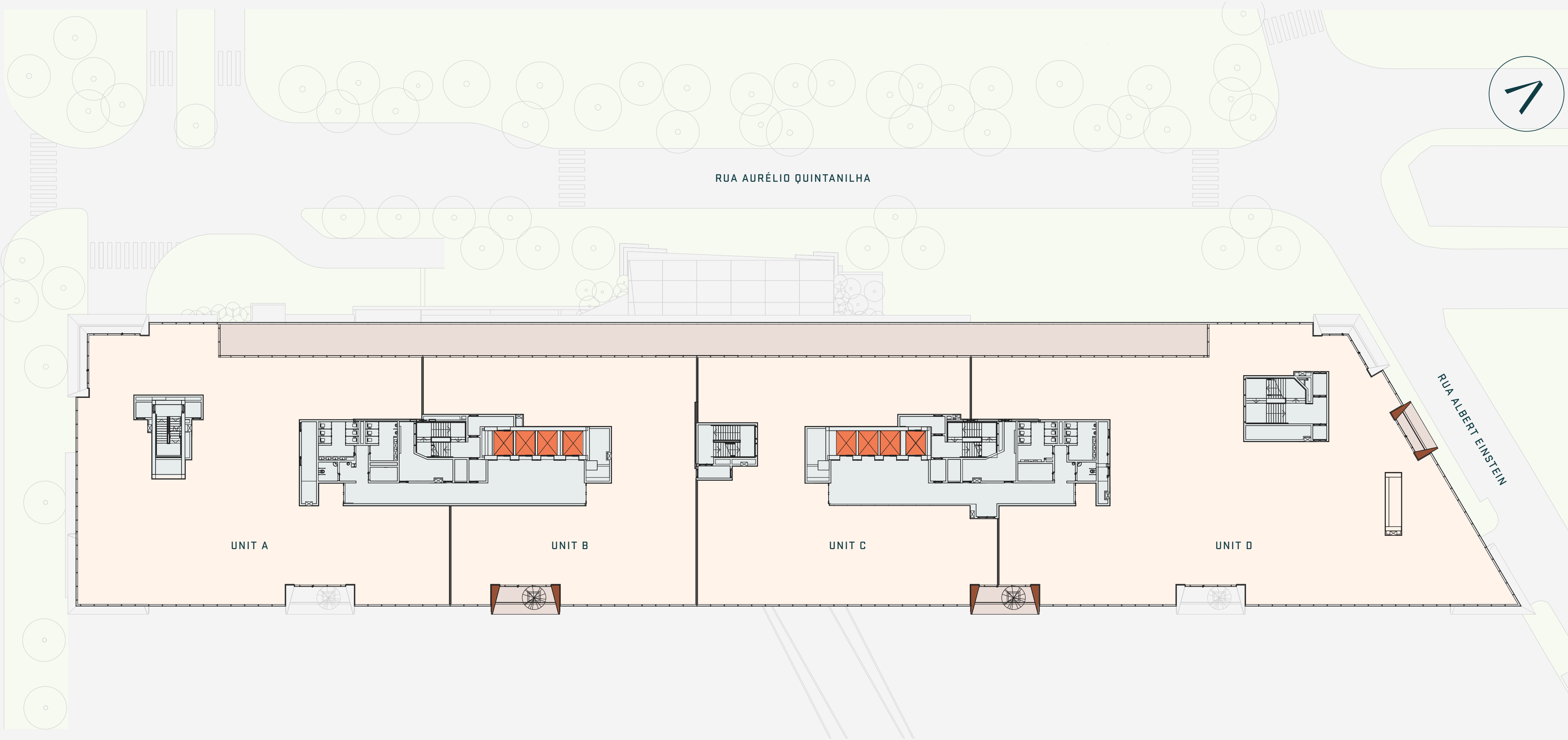
AREA  
5,243 sqm

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

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# 5th Floor

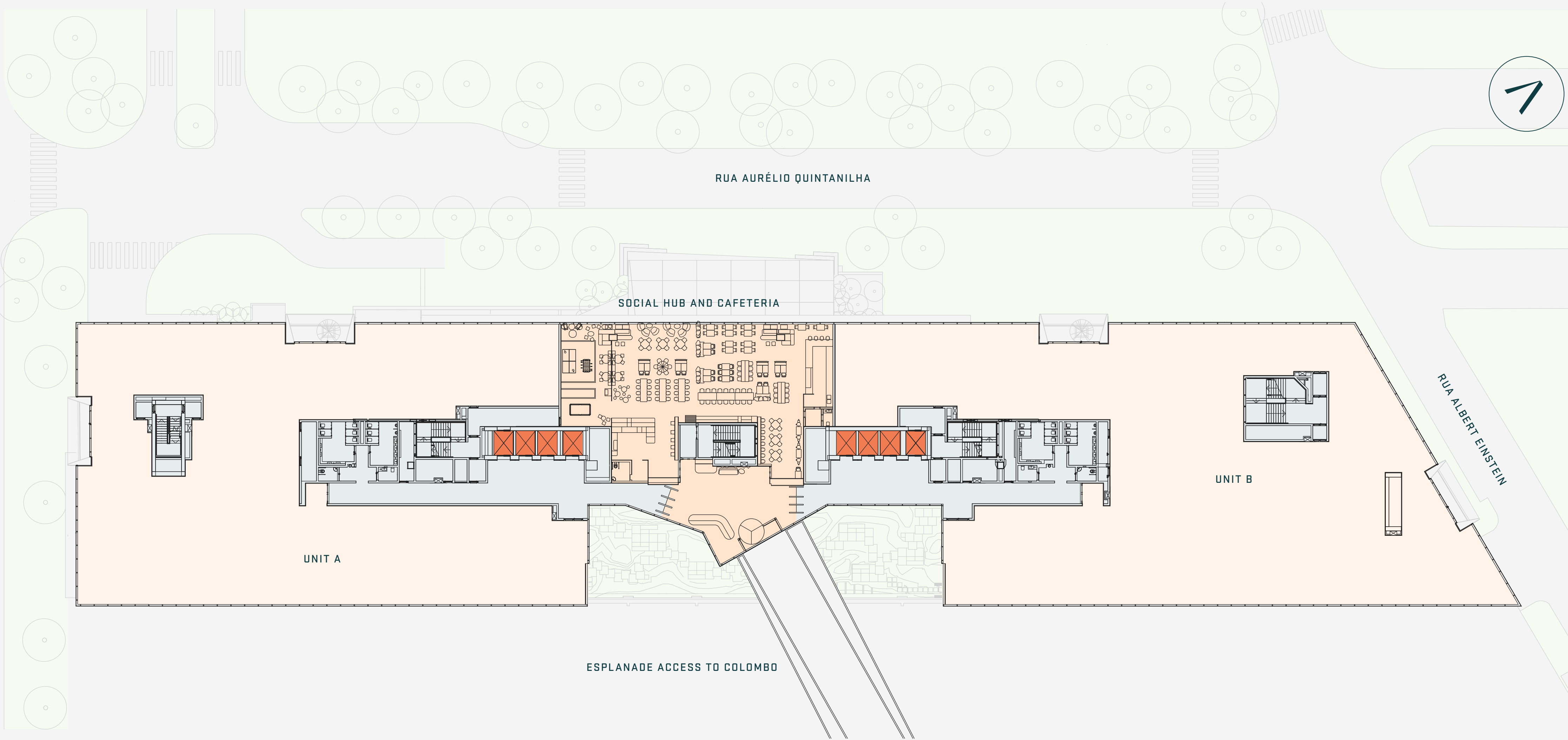
Amenities

AREA  
4,453 sqm

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

- Office
- Lifts
- Landscaping
- Core

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# 3rd Floor

AREA  
4,556 sqm

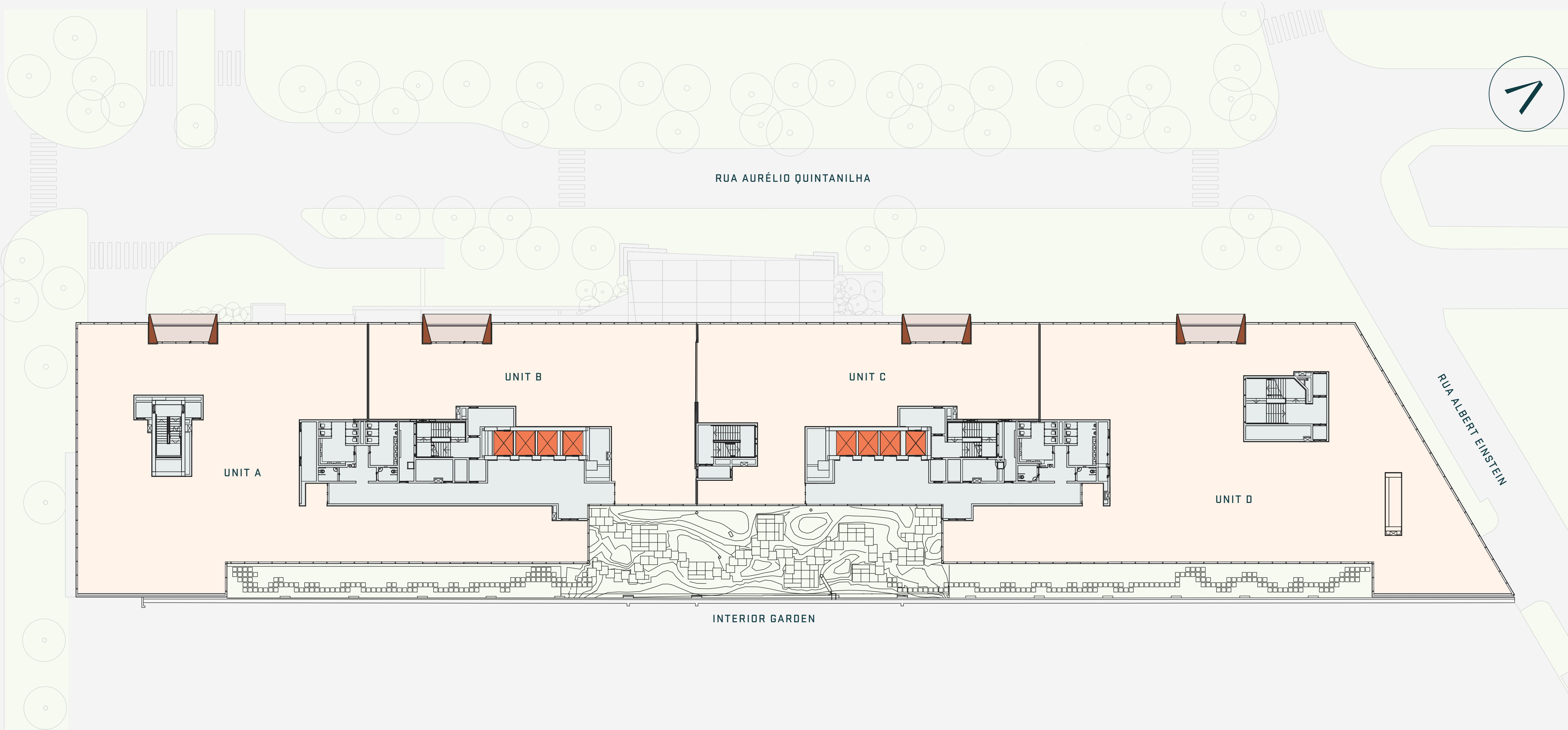
OUTDOOR SPACE  
53 sqm

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

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# 3rd Floor

Space Plan

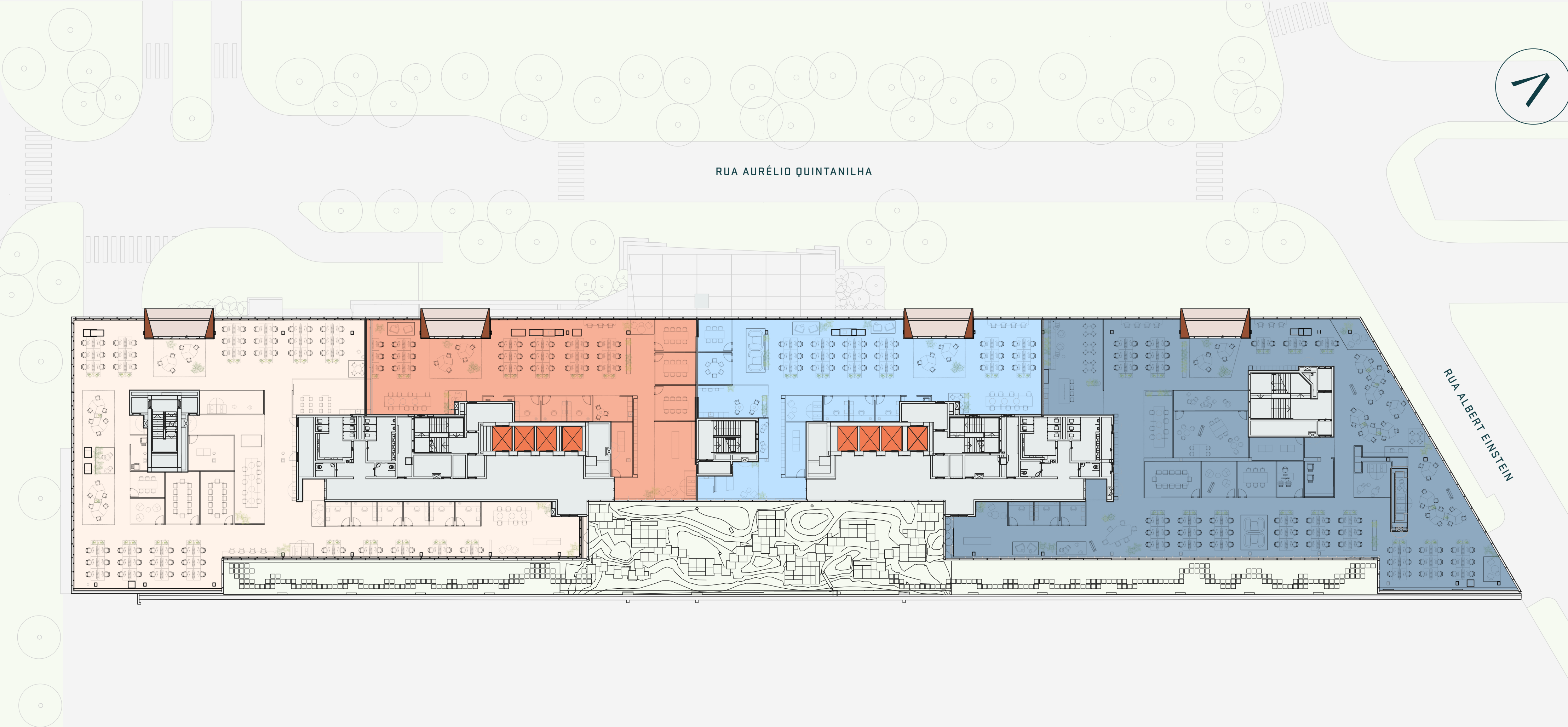
AREA  
4,556 sqm

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



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# 1st Floor

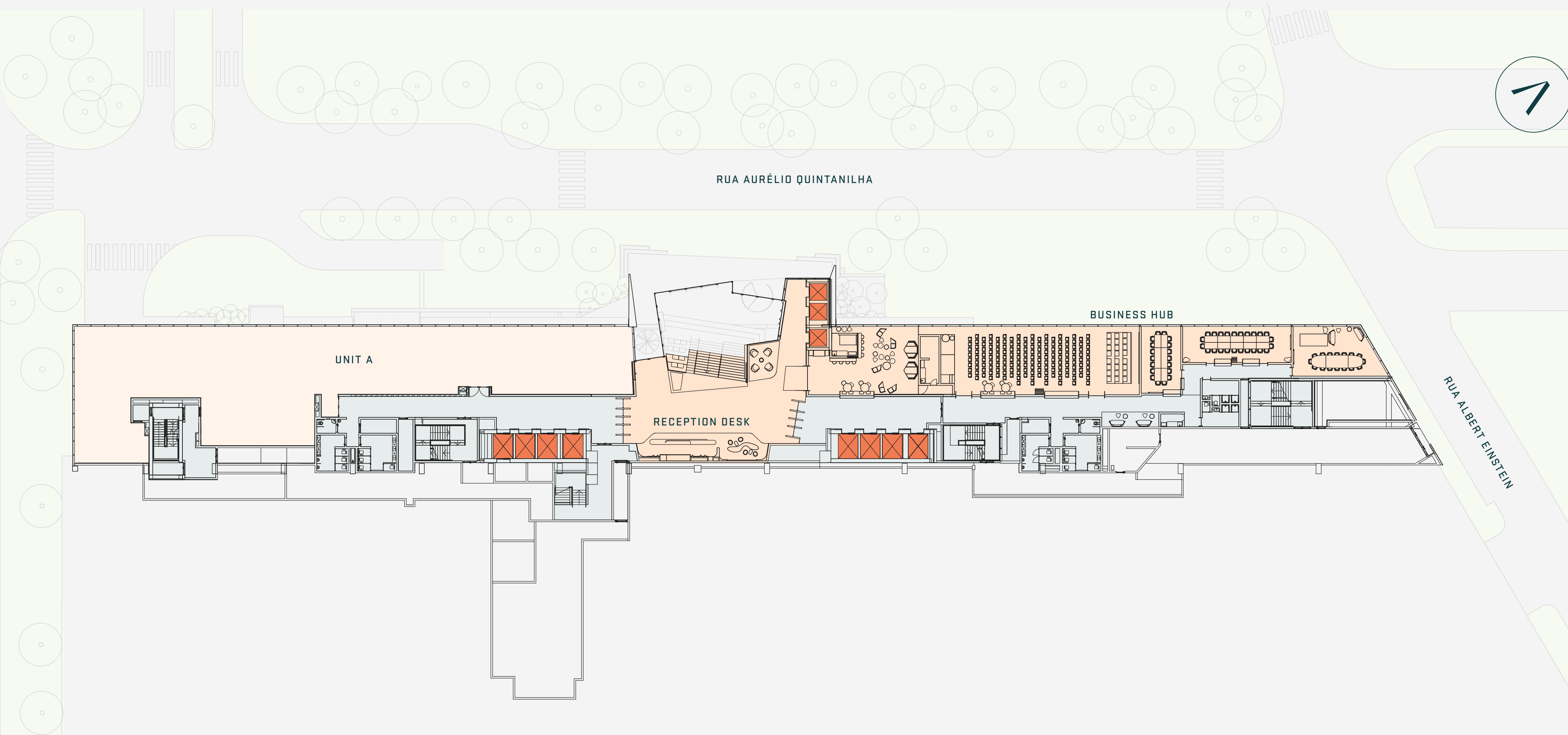
Amenities

AREA  
918 sqm

UNIT A 917.66 sqm

- Office
- Lifts
- Landscaping
- Core

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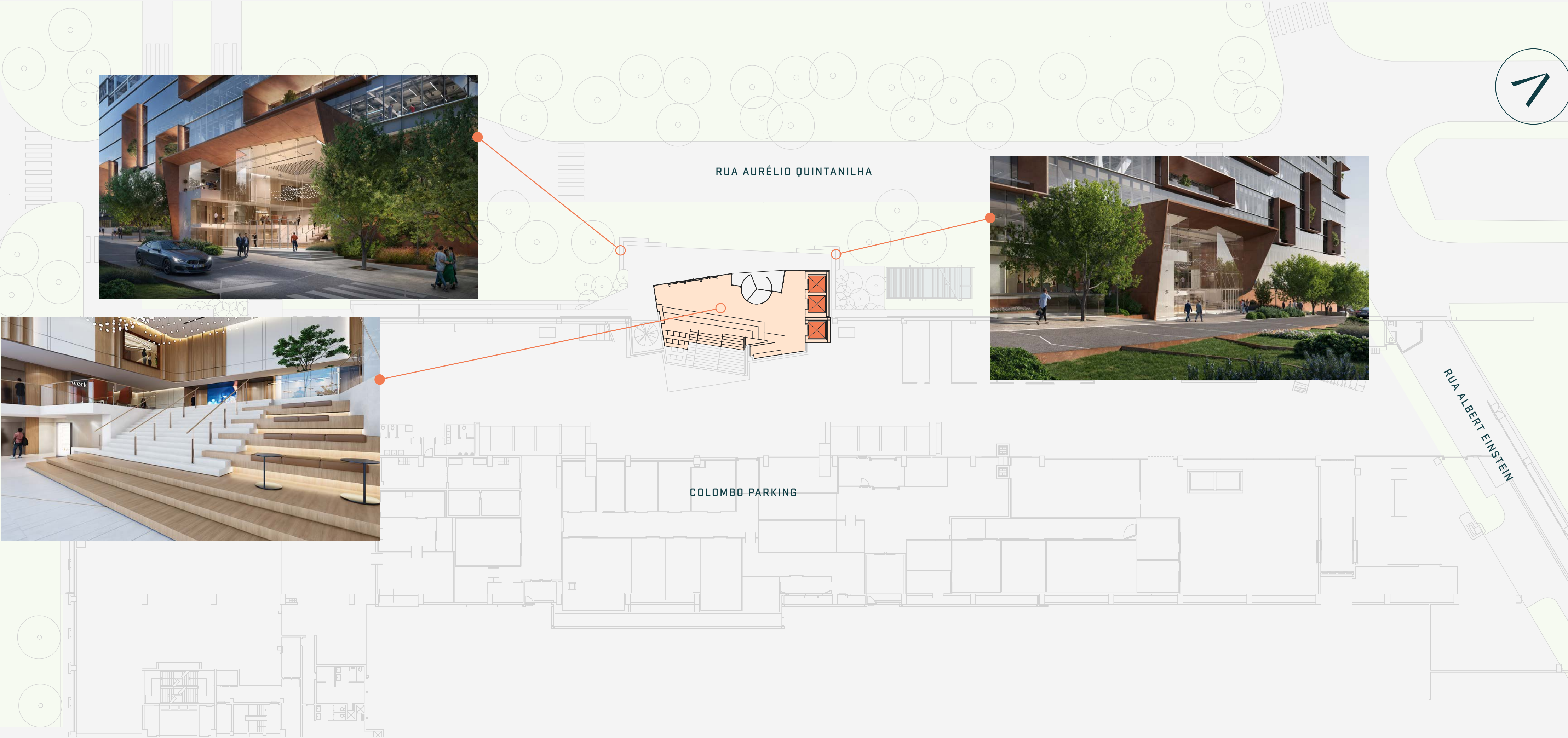
# Ground Floor

Entrance

AREA  
66.61 sqm

- Lifts
- Landscaping
- Core

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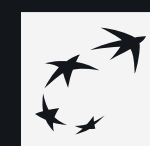






# The team

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



**BNP PARIBAS**

BNP Paribas Asset Management Alts (BNPP AM Alts) is the alternative investments platform of BNP Paribas Asset Management. It is the largest alternatives asset manager in Europe and a global leader [1], with approximately €300 billion in assets under management across Real Estate, Infrastructure, Alternative Credit and Private Equity.

With more than 30-year track record, BNPP AM Alts has built a reputation as a pioneering and innovative asset manager, combining an entrepreneurial investment culture with strategic discipline. BNPP AM Alts finances the real economy by providing equity and debt to help companies to expand by developing, managing, and financing infrastructure and buildings essential to economic growth. BNP PARIBAS Asset Management 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]. ESG is fully integrated into our investment decision making processes with our responsible investment approach anchored by the three key pillars of decarbonization, resilience and building tomorrow.

Source for combined AUM: BNPP AM, as of 30 September 2025.

1 Based on BNPP AM internal data analysis.

2 Based on Assets under Management ranking as published by major Asset Managers in 2024 - IPE Report 2025.



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

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