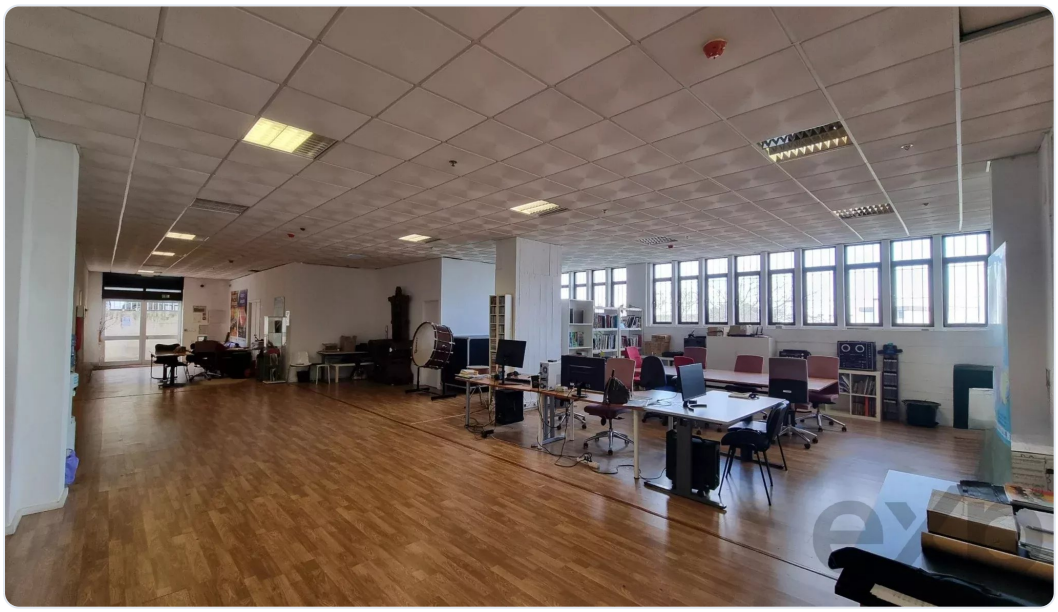
RealKasa® eXp®

Real Estate Solutions

At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

Service-Licensed Space, Large Area and High Ceilings – Ideal for Contact Center, Gym/Box or Tech Hub – Greater Lisbon

Ref: 86656713 | Lisboa > Lisboa









€650.000

Business type	Sale	**Property type**	Office
Bedrooms	7	**Bathrooms**	2
Area	410 m2	**Total rooms**	7
Building area	410 m2		

Description

Looking for the ideal space to install or expand your operation in Greater Lisbon? We present this magnificent open-space commercial space, with high ceilings and professional sound studio, ready to welcome your business. With legal allocation for Services, this property eliminates bureaucratic hurdles and is fully equipped to immediately accommodate large teams, technological operations, wellness centers or urban logistics.

Key Features:
• Spacious Usable Area (Open-Space): Versatile layout with no visual barriers, ideal for arranging multiple workstations simultaneously, free training areas or technical storage.
• High Ceilings: Excellent volume that guarantees spaciousness, thermal comfort and vertical space for training structures (CrossFit/functional), mezzanine or verticalized storage.
• Integrated Sound Studio: Space with professional acoustic insulation, perfect for content production companies, media agencies, Pilates/Yoga studios requiring sound control, or for your company's training and multimedia department.
• Privacy: Positioned on the lower floor and set apart from a large-scale residential building, guaranteeing excellent privacy, corporate security and ideal acoustic isolation (for both activities requiring silence and those with high impact).

High-Performance Usage Potential:
• Contact Centers and BPO Companies: Area and volume perfect for accommodating dozens of operators with complete infrastructural comfort.
• Boutique Gyms, Studios or Training Boxes or Wellness Clinic: The service license and high ceilings are ideal for the fitness sector. The commercial building guarantees an immediate customer market just steps away (lunch hours and late afternoons). Profitability - Located in a high-density collective housing area, the direct surroundings are characterized by residential buildings in height (between 8 to 14 floors). Within a catchment radius of only 500 meters, the property benefits from a critical mass of thousands of residents and potential customers at a short walking distance. This strategic location is ideal for recurring daily businesses that depend on local flow.
• Technology Headquarters and E-commerce Hubs: Perfect for brands seeking to centralize offices, technical support, creative studio and last-mile distribution in a single strategic location.

Access and Logistics: The location outside the historic center translates into lower fixed costs and greater ease of road access.
• Public Transport: Area served by public transportation in the vicinity, a critical factor for the daily movement of customer support teams.
• Connectivity: Quick access to main expressways linking to Lisbon and national axes, ideal for commercial fleets and merchandise distribution.

Schedule your visit now and secure the strategic space that will make your operation grow in Greater Lisbon.

Related Properties

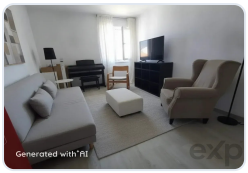


Lisboa > Lisboa

SHOP Avenues Very Central - INVESTMENT

Ref: 85966656

€290.000



Lisboa > Lisboa

3 Bedroom + 1 Apartment with Attic near the Ajuda University Campus

Ref: 87438293

€299.000

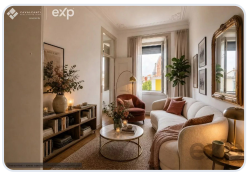


Lisboa > Lisboa

Excellent New 1-Bedroom Apartment in Lisbon Centre

Ref: 86968970

€335.000



Lisboa > Lisboa

T2 WITH TAGUS VIEW IN GRAÇA | AUTHENTIC CHARM IN THE HEART OF LISBON

Ref: 87114945

€338.000

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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