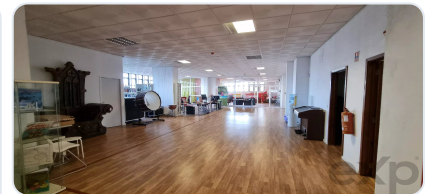
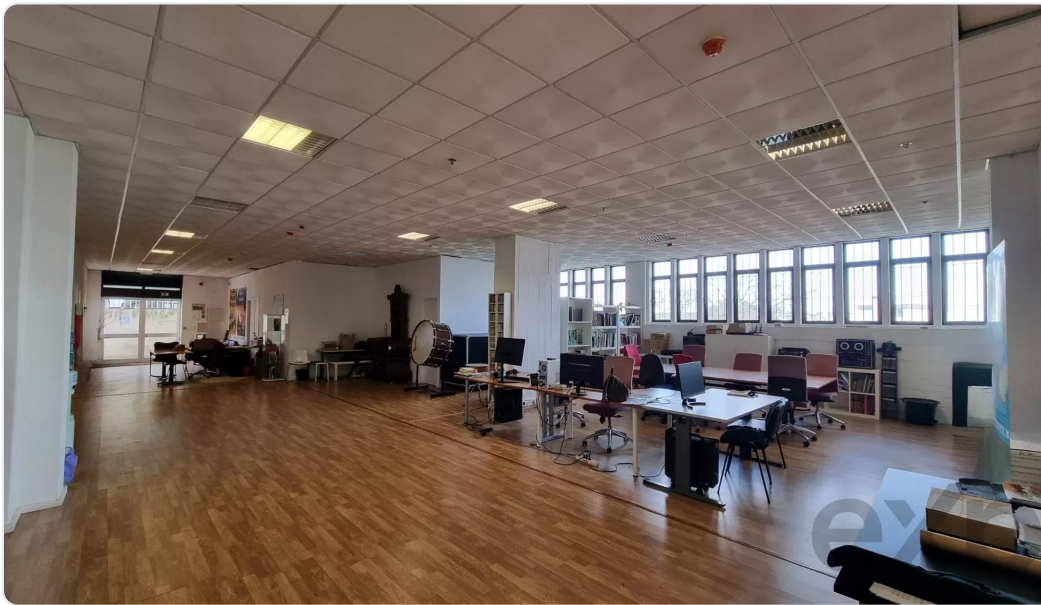


At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

## Space with Service License, Large Area and High Ceiling - Ideal for Contact Center, Gym/Box or Tech Hub - Greater Lisbon

Ref: 86656713 | Lisboa > Lisboa > Lisboa



**€650.000**

<b>Business type</b>	Sale	<b>Property type</b>	Office
<b>Bedrooms</b>	7	<b>Bathrooms</b>	-
<b>Area</b>	410 m2		

## Description

Are you looking for the ideal space to install or expand your operation in Greater Lisbon? We present this magnificent open-space business space, with high ceiling and professional sound studio, ready to host your business. Legally designated for Services, this property eliminates bureaucracy and is fully equipped to immediately accommodate large teams, technological operations, wellness centers or urban logistics.

Main Features:

- Large Usable Area (Open Space): versatile layout without visual barriers, ideal for multiple workstations, free training zones or technical storage.
- High Ceiling: Excellent volumetry ensuring spaciousness, thermal comfort, and vertical space for training structures (CrossFit/functional), mezzanine or vertical storage.
- Integrated Sound Studio: Space with professional acoustic insulation, perfect for content producers, media agencies, Pilates/Yoga studios that require sound control, or for your company's training and multimedia department.
- Privacy: Positioned on the lower floor and separated from a large-scale residential building, guaranteeing excellent privacy, corporate security, and ideal acoustic isolation (for activities requiring silence or those generating impact).

High-Performance Utilization Potential:

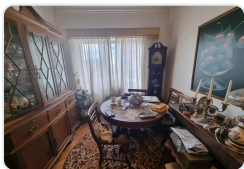
- Contact Centers and BPO Companies: Perfectly sized space for dozens of operators with full infrastructural comfort.
- Boutique Gyms, Studios or Training Boxes or Wellness Clinics: The service license and high ceiling are ideal for the fitness sector. The corporate building guarantees an immediate customer market just steps away (lunchtime and late afternoon hours). Profitability - Located in a high-density collective housing area, the immediate surroundings are characterized by tall residential buildings (between 8 to 14 floors). Within a 500-meter radius, the property benefits from a critical mass of thousands of residents and potential customers within walking distance. This strategic location is ideal for daily recurrence businesses relying on local flow.
- Tech Headquarters and E-commerce Hubs: Excellent for brands seeking to centralize offices, technical support, creative studio, and last-mile distribution in one strategic location.

Access and Logistics: The location outside the historic center results in lower fixed costs and easier road access.

- Public Transport: Area served by nearby transportation, a critical factor for the daily commute of customer support teams.
- Connectivity: Quick access to major highways linking to Lisbon and national axes, ideal for commercial fleets and merchandise distribution.

Book your visit now and secure the strategic space that will expand your operation in Greater Lisbon.

## Related Properties



Lisboa > Lisboa > São Domingos de Benfica

### T1 apartment in São Domingos de Benfica, Lisbon

Ref: 87014700

€279.000



Lisboa > Lisboa > Lisboa

### LOJA Avenidas Muito Central - INVESTIMENTO

Ref: 85966656

€290.000



Lisboa > Lisboa > São Vicente

**Charming 1-Bedroom Furnished Apartment in Lisboa**

Ref: 86902045

€305.000



Lisboa > Lisboa > Lisboa

**Apartment with 2 bedrooms in downtown Lisbon of Lisbon**

Ref: 85507002

€340.000

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**Real Estate Solutions**

This brochure was prepared by RealKasa® for property presentation.

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<https://www.test.realkasa.pt/en/listings/86656713>