



MD4

LISBON
2021

savills

MIGUEL BOMBARDA 4

Located on Avenida Miguel Bombarda, the building is 200m away from Saldanha Square and Avenida da República, one of Lisbon's most central locations.

With a total of 10 office floors, it has a Total Gross Lettable Area of 7.477 sqm, offering net internal office areas between 519 and 739 sqm per floor. It also has 4 floors of parking, with capacity for 91 vehicles, 70 of which belong to the office properties.

Dating from 1981, this building is composed by several facade types, where paintings and the glass were the main actores. Whilst the 90's image was intentionally conserved, by cleaning up all the glasses and paintings, a sensitive enhancement of the interior plan on all floors was held, regarding the infrastructures (electricity, HVAC, water and sewage systems, etc.) and the aesthetic of the toilets.

As the office's spaces should be adapted to each tenant, the spaces were converted into "naked" spaces ready to receive the new tenants' workspace and image/brand.

The entrance hall (in the ground floor) as well as the lift halls in each floor, have been optimised for 21st century business with a contemporary aesthetic. The three lifts in the hall have seen their image modernized.

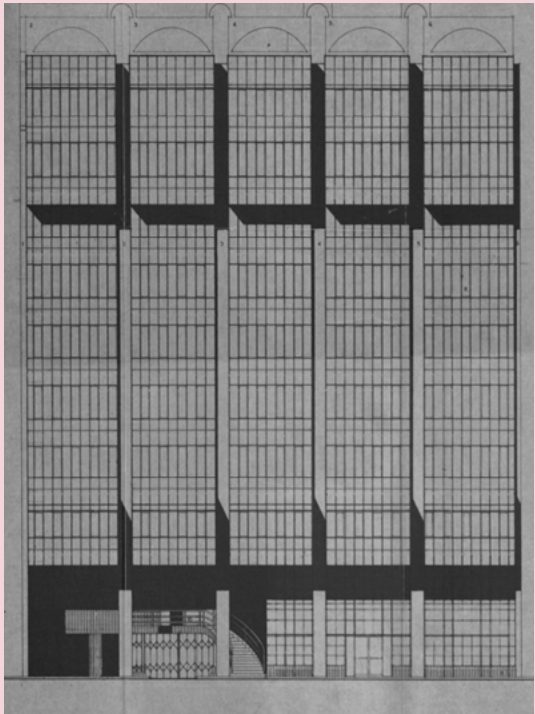


MB4

A renewed image of the building is created by a new light design on the facades. Those are enhanced by the indirect lighting on the volumes made by the squared windows. The building is reinvented by introducing a new vertical line defined by light.

THE
BUILDING

Originally designed in the 1980s for housing, the Miguel Bombarda building evolved over time to become one of the most emblematic office buildings in central Lisbon, not only because of its volume but also because of the contemporary lines of its architecture that characterised the early 80's.



THE
BUILDING

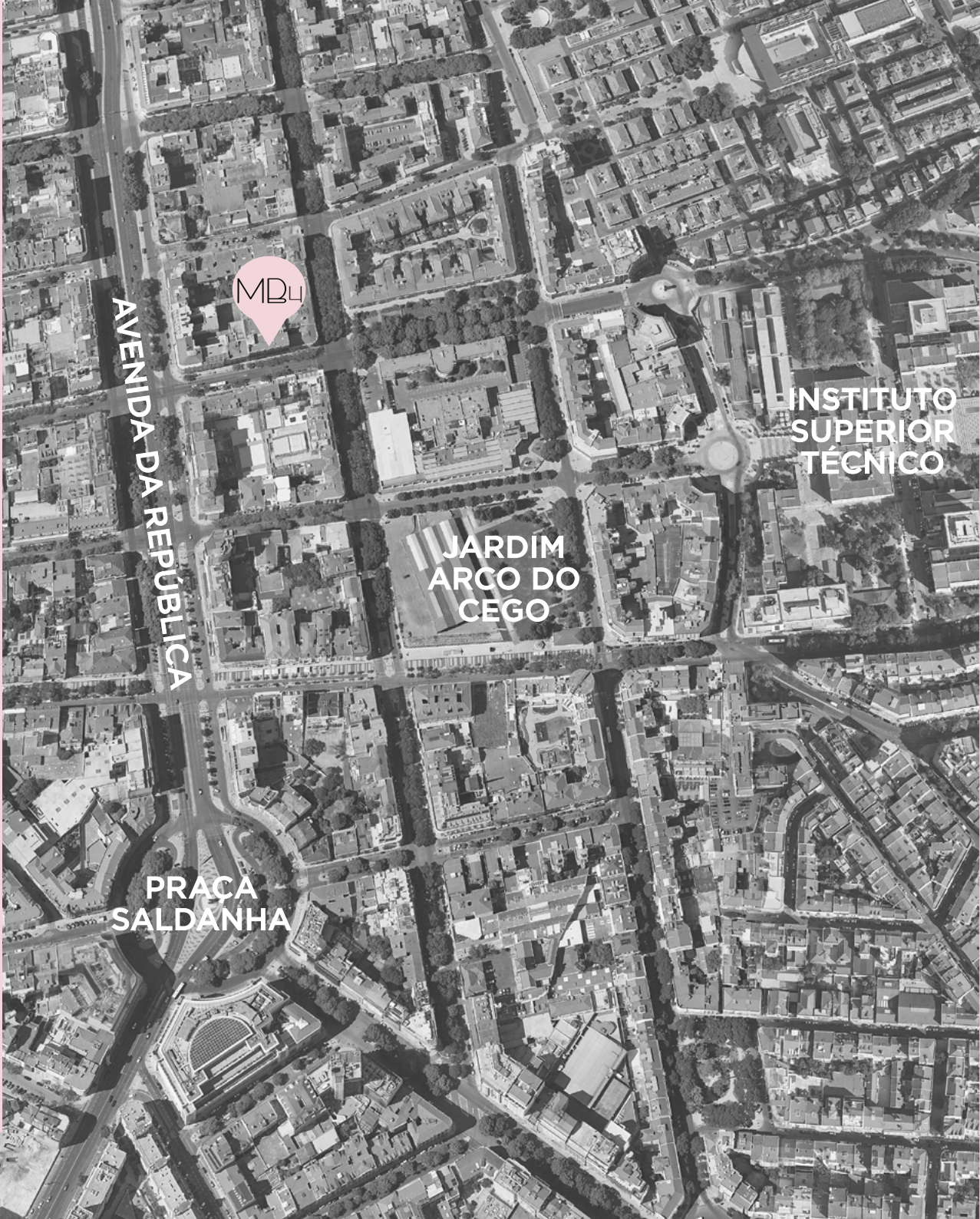
The building was born out of the fascination for London's pop culture of the 70's. It is assumed to be postmodern, based on the idea that cities should communicate through visual signals, and richer and more cinematic these were, the better. The diversity of materials and textures that characterise it today reflect an era of Portuguese architecture.



SURROUNDINGS

Saldanha and Avenida da República and its surroundings, are recognised as one of the main business addresses in Lisbon. It enjoys excellent transport links within Lisbon and beyond. The airport is within easy reach through proximity to numerous Underground and bus stations.

Avenida Miguel Bombarda is located between Avenida da República and Instituto Superior Técnico. This area is the epicentre of Lisbon’s business and one of Lisbon’s most prestigious addresses, being situated next to the most emblematic buildings like Casa Nacional da Moeda. Being surrounded by public squares, parks, restaurants, shops, business and public transportation, this location has the advantage of being in the center of Lisbon while enjoying the serenity of a peaceful area.



STREET VIEW

The proposed renovation concept in the Miguel Bombarda building took into account 3 main guidelines: **materiality, sustainability** and **identity**.

More than ignoring the identity of the building, we seek to give it a new character, being many elements that are present in him today, the inspiration for the new proposal. The earth tones, from cream to light pink, colors that characterize Lisbon in its city landscape, the arches that divide spaces without interrupting them like it happens in so many portuguese squares, the natural light that invades the common and work spaces mixed with the evocation of the pop culture that saw it born, reflection of this is the new art neon created exclusively for MB4.

Sustainability is imperative seeking to make the building more efficient, lower operational costs and minimum footprint on the planet. From the constructive solutions to the choice of materials, everything was thought as part of a whole, positioning the MB4 building again at the frontline of country's major offices buildings.





OUTDOOR AREA

From being the previous office entrance, an outdoor seating area was created, where employees can take fresh air or simply talk. It was designed to minimize the impact of the underground car park entrance, integrating it into a new elevation reading, that includes a vertical garden.

MAIN LOBBY
GROUND FLOOR



The MB4 main entrance is now through the building's old cafeteria. Where natural light didn't enter before, large windows are now opened that run from floor to ceiling, creating a double height that allows a wider reading of the lobby. In this place, it is intended to be a distribution and reception area for those who come to the building.

The huge Art Neon that runs along the side wall of the main lobby, anticipates the program of first floor with break out areas and informal meetings.

The high and slender arches create a scenario for those arriving at the MB4, containing inside the reception and the volume of the toilets serving the entrance area. The slab will be in sight, perfectly integrated in the reading intended by the general concept, maintain, reinterpret without cancelling its identity.

The chosen materials are inspired by the various materialities and textures that make up the city of Lisbon, which translates into a more serene environment with the help of the lighting projected for this space.



BREAK OUT AREA FIRST FLOOR

Between the entrance of the building and the access to the office floors we find the common work area that allows informal meetings. To this end, a small auditorium is planned to be integrated, making this area more dynamic.



SECONDARY LOBBY
FIRST FLOOR



Where previously the entrance of the building was made, today it becomes an alternative entrance to the main lobby, of exclusive use to the MB4 tenants. It also allows a wider access to the office on floor 1. It also allows a simpler access to the outside area in the main front of the building.



LIFT LOBBY

10 FLOORS

The elevator halls and access to the offices are renewed through a new finishing on the side walls and doors of technical cabinets. The new lighting design, totally in LED, which rips the ceiling and extends to the wall, assigns a new reading to the corridors, marking a different rhythm. A new floor signage is highlighted on the walls, at the exit of the lifts, to help in the navigation of the building, as well as a new WC and office signage language is created.

The office floors have been reseted to its original shape, meaning there are no partition walls or pavement cladding. The existing ceilings have been removed and the structural walls have been repaired and black painted. All infrastructures are new, it includes LED light lamps and VRV/VRF independent units according to the area of each floor, as well as the replacement of the ventilation system for each office property. The UTP existing network was completely removed for a better adaptation of the new tenant.



OPENSPACE

The open plan office spaces are fully flexible and are inline with today's requirements for the modern office. New air conditioning have been installed along with WC facilities on each floor.

It is programmed a renovation of WC's including new toilets, accessories, wall and floor ceramics, ceiling and new light design.

TOILETS



The sanitary facilities undergo a complete renovation, including replacement of toilets and accessories, new wall and ceiling coverings and appropriate lighting design. They have been designed with a neutral language, but adapted to current models of hygiene (independent cabins) and modernity, with a touch of sophistication either by the warmer tone of the floor or by the round mirrors, giving comfort to these spaces.

SPECIFICATIONS

ARCHITECTURAL DESIGN

RECEPTION

The lobby becomes a modern smooth and cosy area, where sophisticated colours were preferred, complimented by a discerning use of contrasting textures (matte vs glossy) and light design. The cream & earth colors and the glint of vegetation evoke an ambience of comfort and refined sophistication.

LIFT LOBBYS + STAIRCASE

The lift lobbys walls and floors change to new finishings, a linear lamp is added, as well as a new signpost for each floor. The aesthetics of the 3 lift cabins are totally renovated with modern materials and new lighting design. Whereas the existing emergency staircase are simply adorned with signpost for each floor, in order to encourage people to walk around the building through the staircase.

VERTICAL TRANSPORTATION

The three main lifts are kept as their condition has proven to be in good shape. A renovation of necessary components is performed.

OFFICE SPACE

Floors 1-9 provide modern open plan office spaces, with an area between 500 and 700 sqm, and capacity up to 90 to 130 pax. These floors have natural light coming from the east facade with great views to the city and glass curtain walls all around.

The 2nd floor has a generous terrace (135 sqm) and the 7th floor profits exclusive terrace (98 sqm) from which you can enjoy the view and the special light of Lisbon.

TOILETS

Renovation of WC's including new toilets, accessories, wall and floor ceramics, ceiling and new light design.

SPECIFICATIONS

MECHANICAL & ELECTRICAL

ELECTRICAL CABINETS

Total equipment renewed from -1 to 9th floor, as new technical boards on each floor and general revision in existing in Main transformer substation;

EMERGENCY LIGHTING

Total renovation in the property;

FIRE PUMPING SYSTEM

Equipment maintenance and general revision;

SEWAGE PUMPING SYSTEM

Equipment maintenance and general revision, new connections to adapt the new layouts;

AIR CONDITIONING SYSTEM

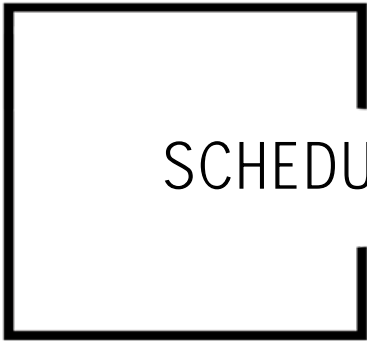
Removal of HVAC equipment from roof and all floors and installation of a new system, based on air conditioning with VRV/VRF units on the roof connected to duct units in the offices interior, one subsystem for each floor (VRF's+interior units);

VENTILATION SYSTEM

Replacement of the ventilation system in the office properties, complying of one supply MV-unit and one exhaust MV-unit for each floor, one central MV-unit for the bathrooms and ducts;

GREEN & RENEWABLE ENERGYS

Fotovoltaic panels to be included on 9th rooftop to provide alternative energy to the building.



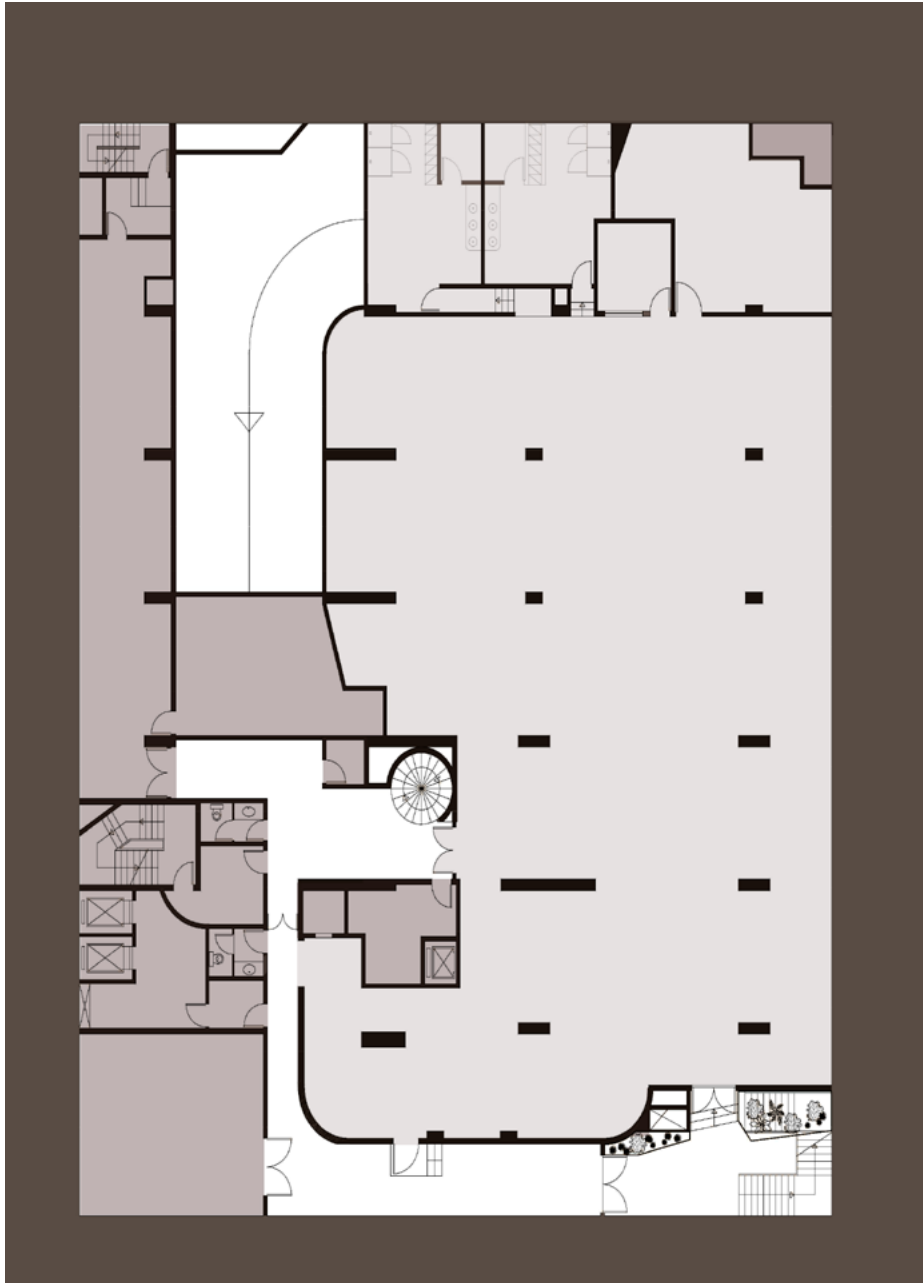
SCHEDULE OF AREAS

- GLA**
GROSS LEASABLE AREA - **SQM**
- NIA**
NET INTERNAL AREA - **SQM**
- TA**
TECHNICAL AREAS (TOILETS + TECHNICAL) - **SQM**
- EA**
EXTERIOR AREAS - **SQM**
- RA**
RECEPTION AREA - **SQM**
- PAX**
AVERAGE NUMBER OF PEOPLE IN EACH OFFICE FLOOR

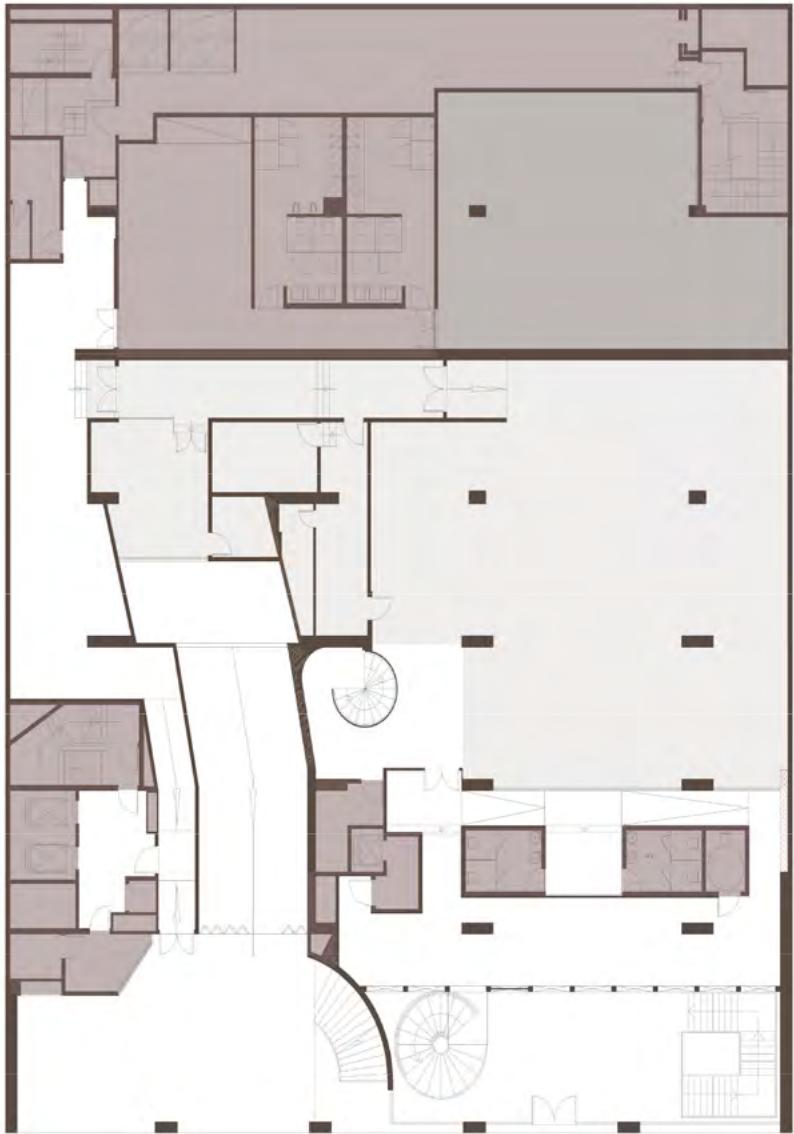
	GLA		PARKING LOTS				
PARKING	2940		91				
	GLA	NIA	TA	EA	MR	RA	PAX
1ST BASEMENT	739	589	62			27	118
GROUND FLOOR	680	370****	118			205*	74
1ST FLOOR	737	631	40		140***	84**	126
2ND FLOOR	768	670	48	135			134
3RD FLOOR	736	647	42				129
4TH FLOOR	736	647	42				129
5TH FLOOR	736	647	42				129
6TH FLOOR	729	647	42	6			129
7TH FLOOR	519	446	42	160			89
8TH FLOOR	549	466	48				93
9TH FLOOR	549	469	48				94
TOTAL	7477	6226					

* Street Lobby area
** Lobby entrance for workers in the building
*** Mezzanine Lobby with multiuse room and auditorium to be used by the building population
**** Net area for retail (cafeteria, gym club etc)

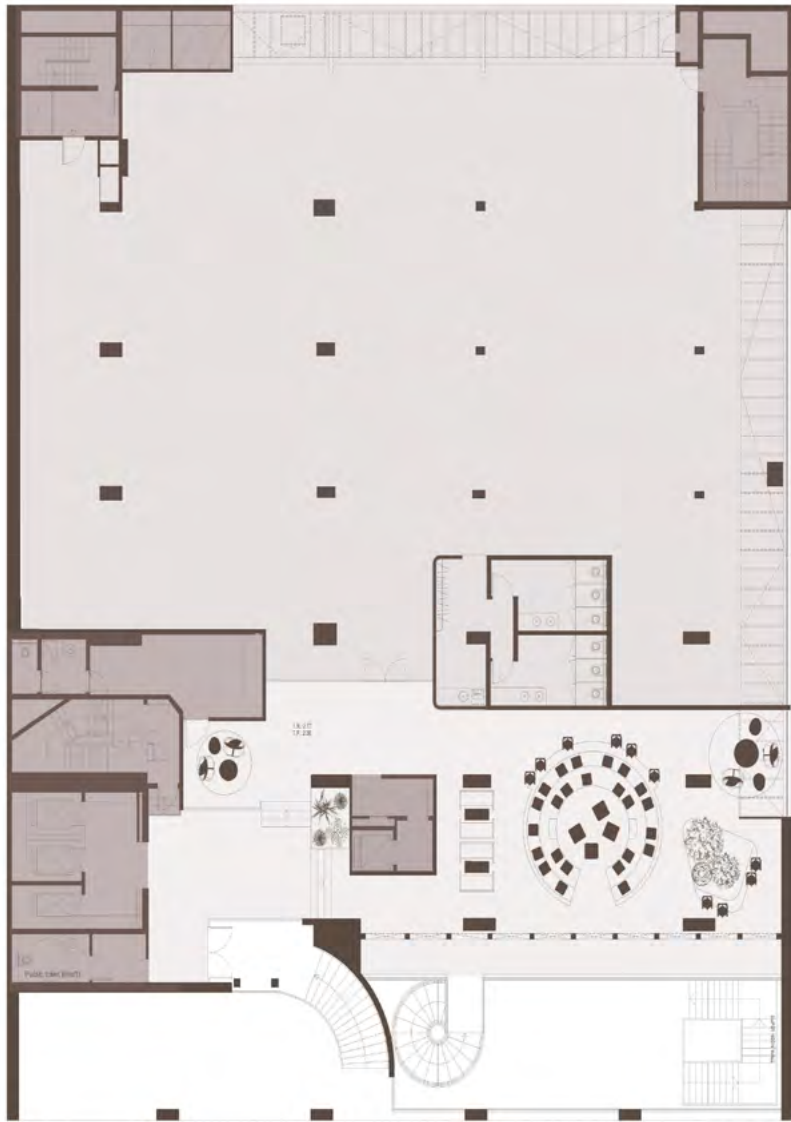
FLOOR PLANS
-1 FLOOR



FLOOR PLANS
GROUND FLOOR

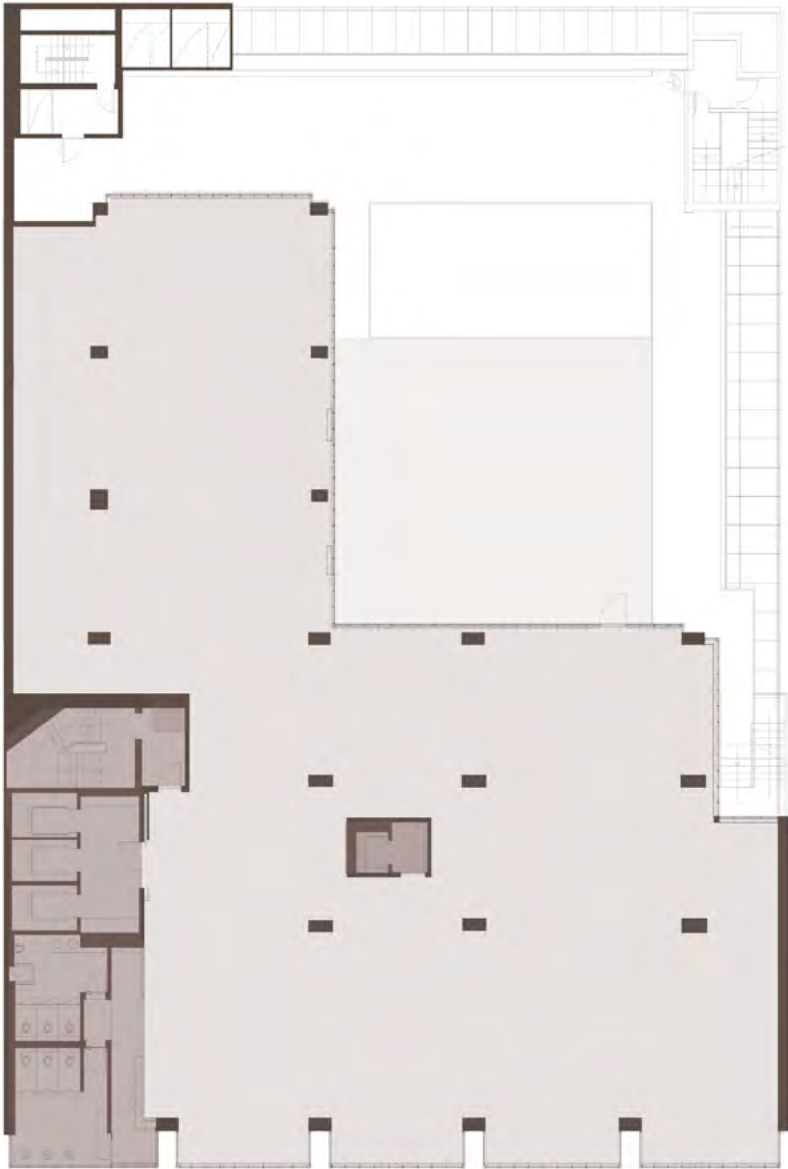


FLOOR PLANS
1ST FLOOR

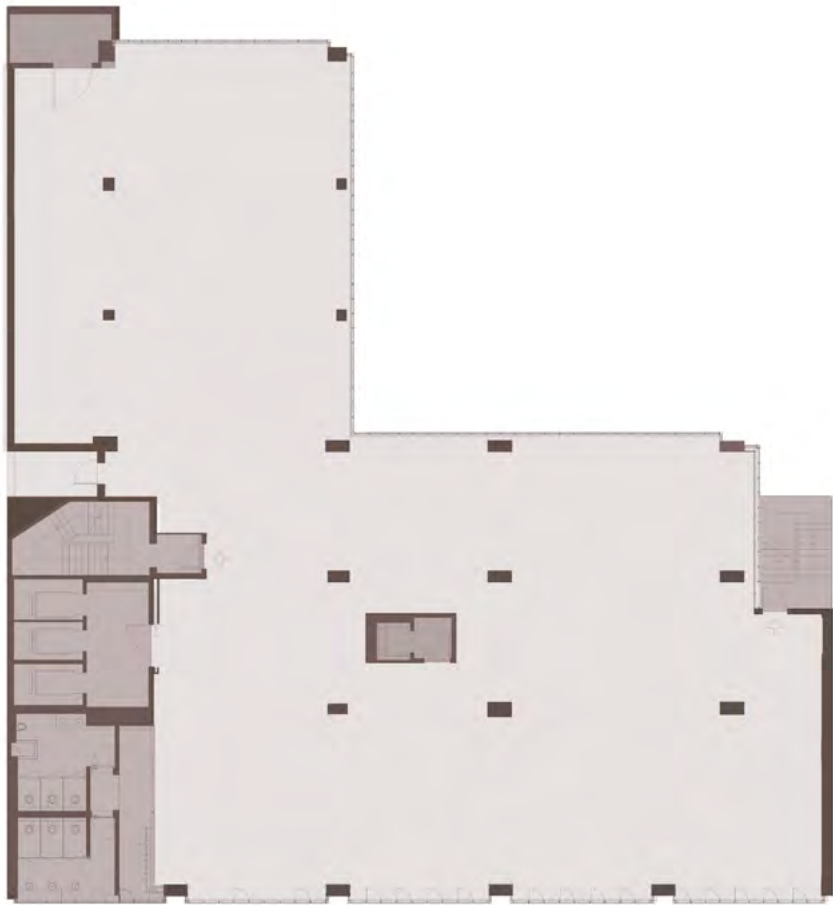


1º PISO

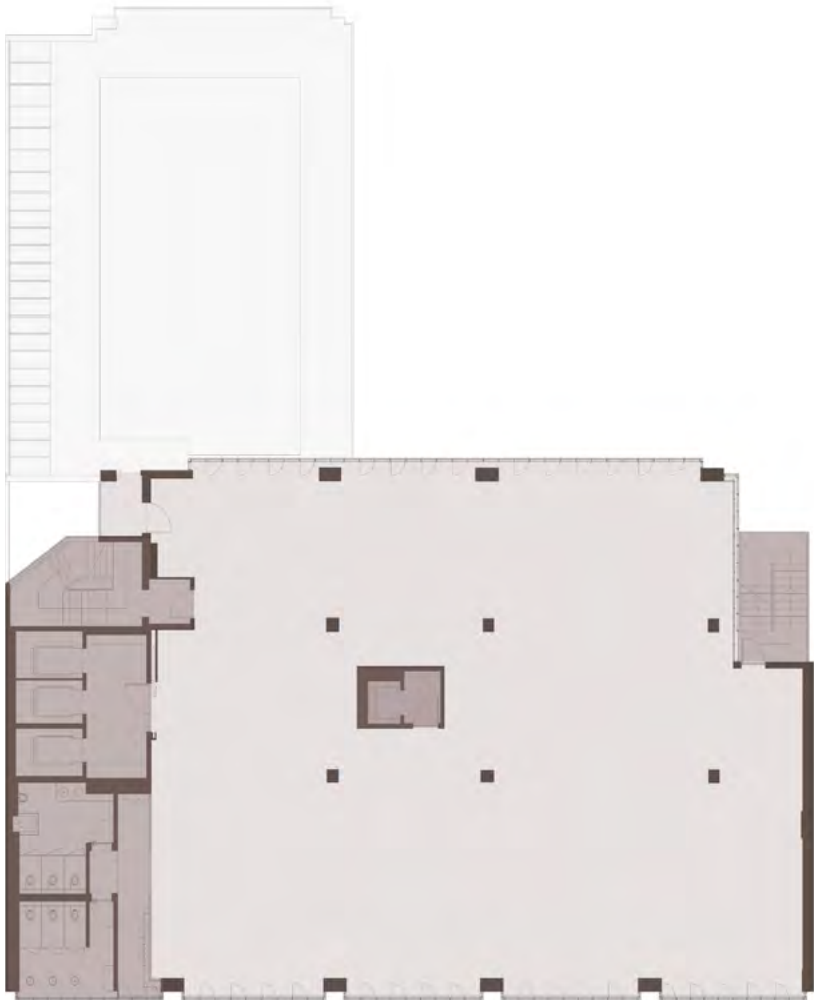
FLOOR PLANS
2ND FLOOR



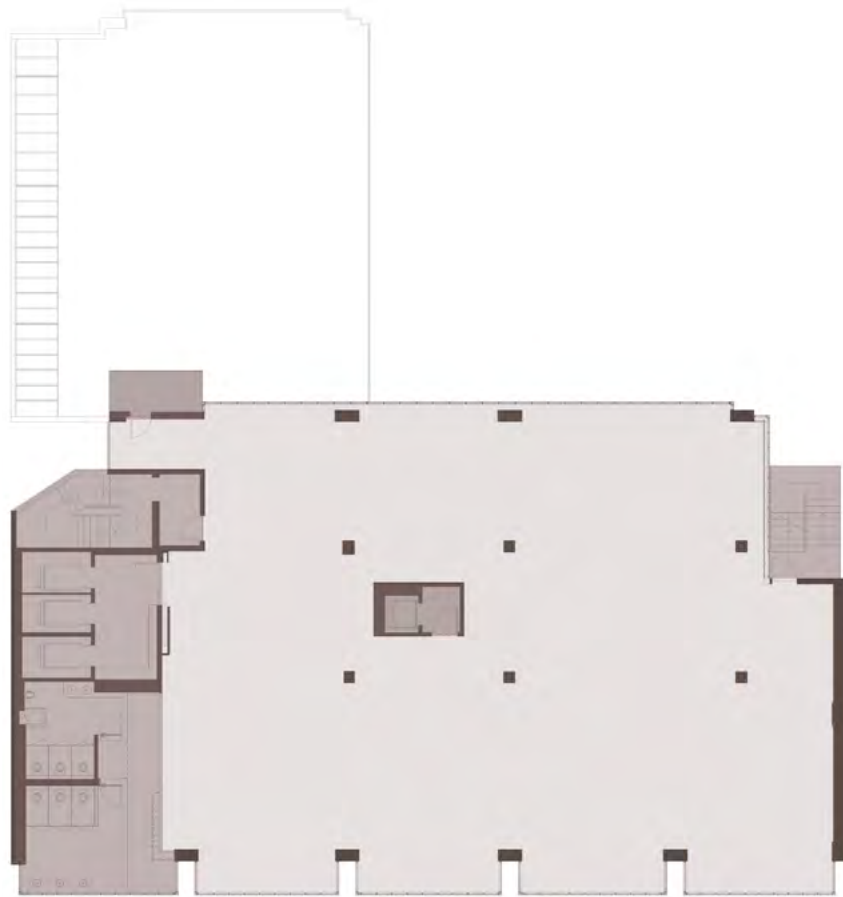
FLOOR PLANS
3RD-6TH FLOOR



FLOOR PLANS
7TH FLOOR



FLOOR PLANS
8TH-9TH FLOOR



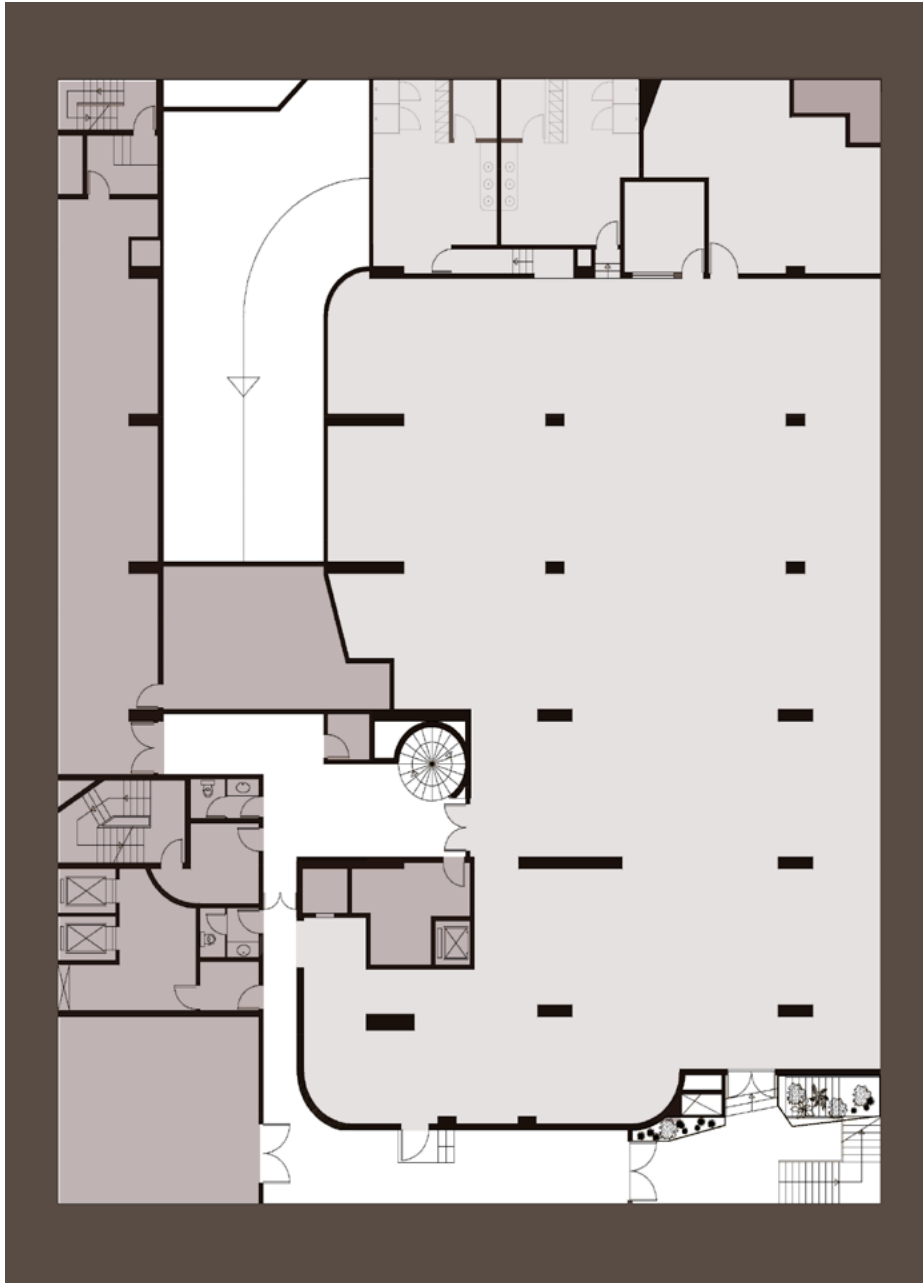
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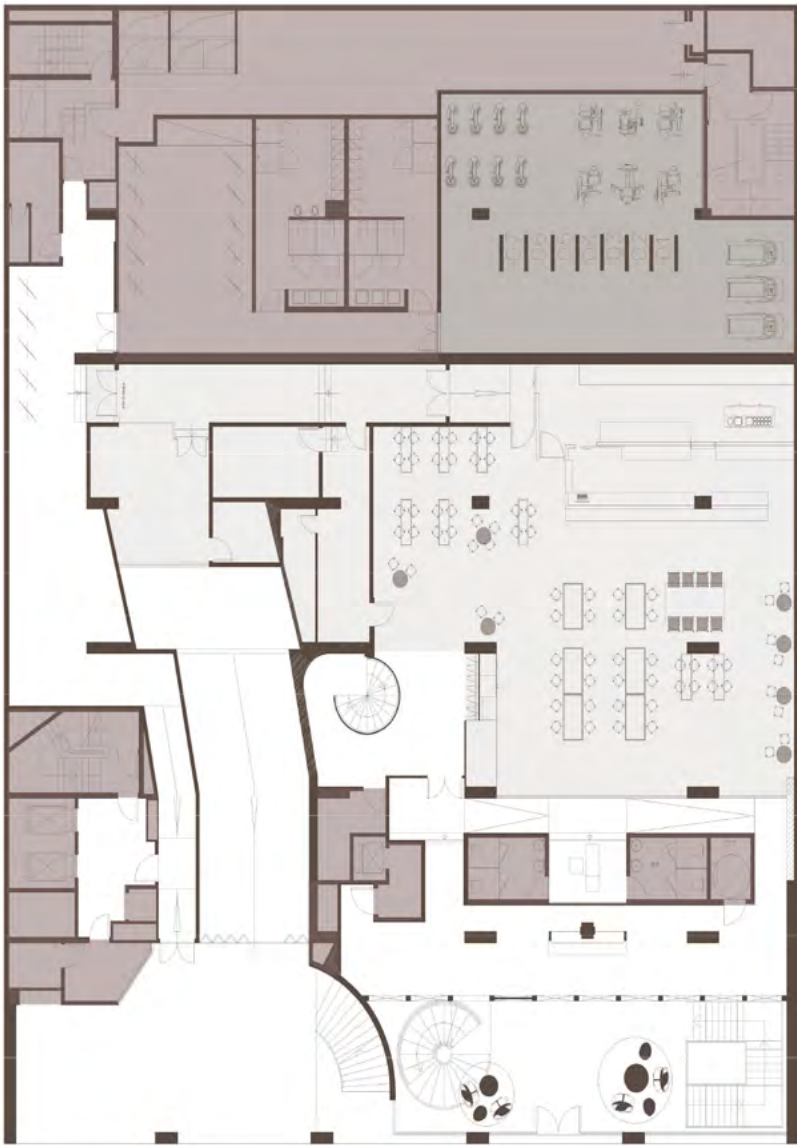
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View to the southeast

SPACE PLANS
-1 FLOOR



SPACE PLANS
GROUND FLOOR

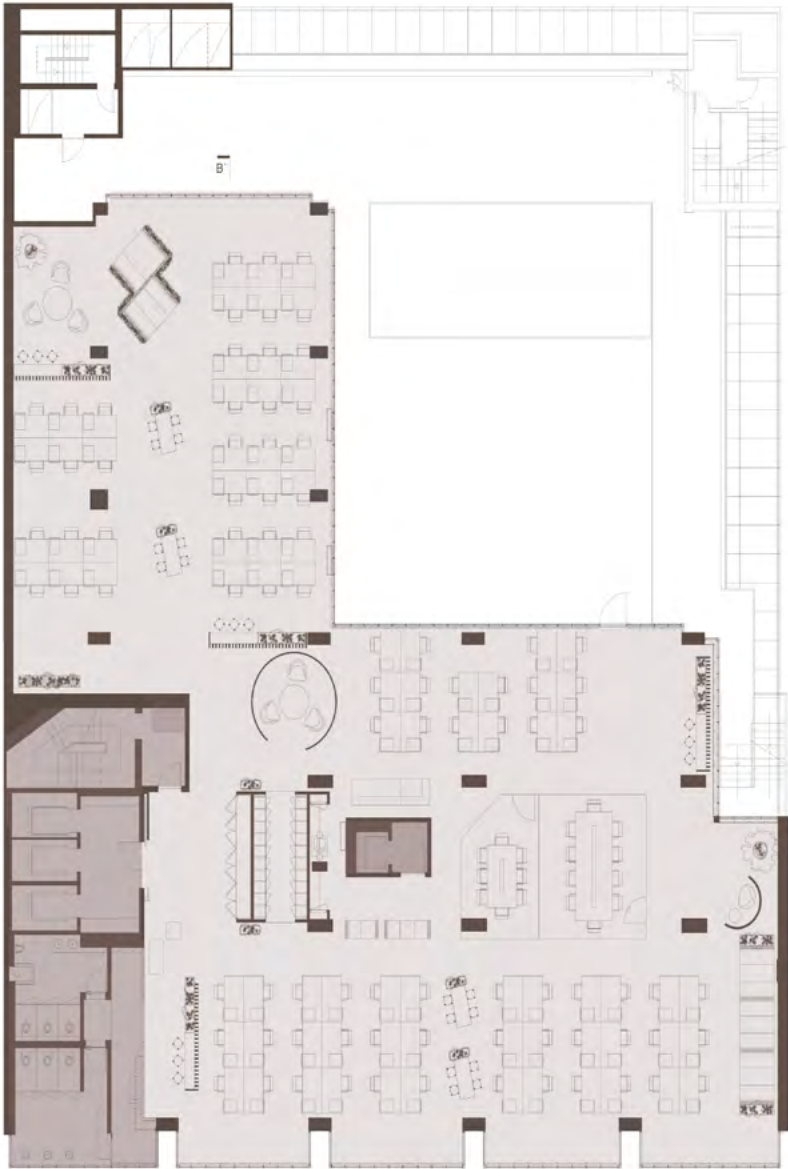


SPACE PLANS
1ST FLOOR



1º PISO

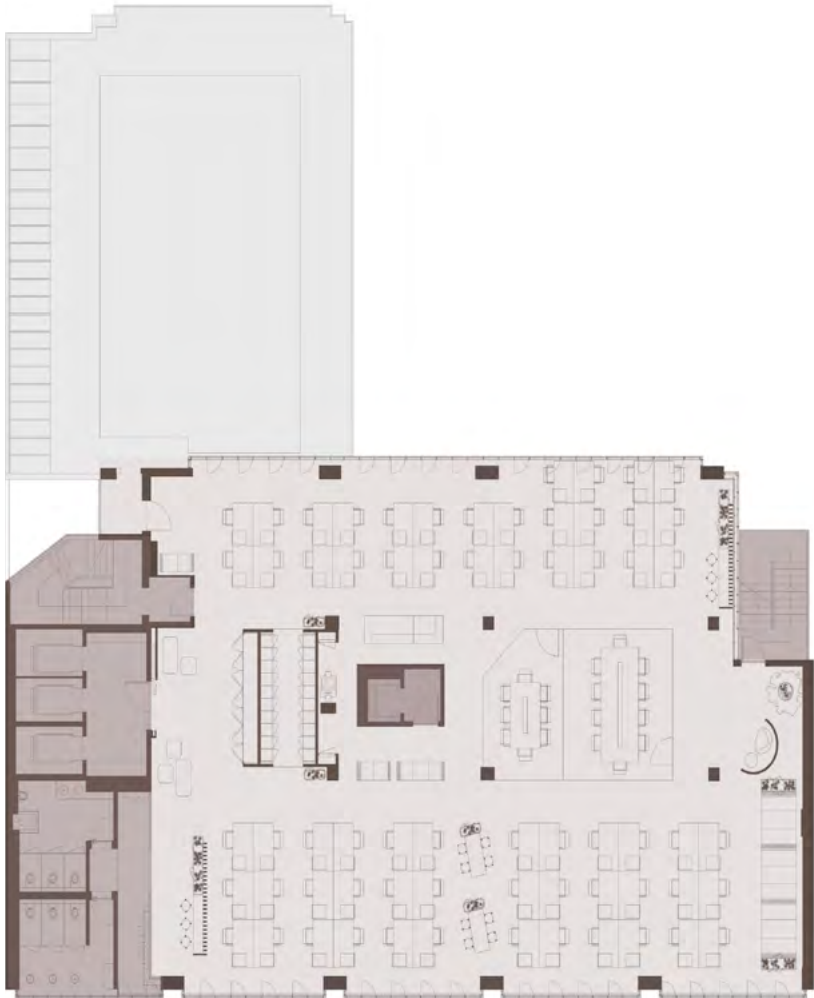
SPACE PLANS
2ND FLOOR



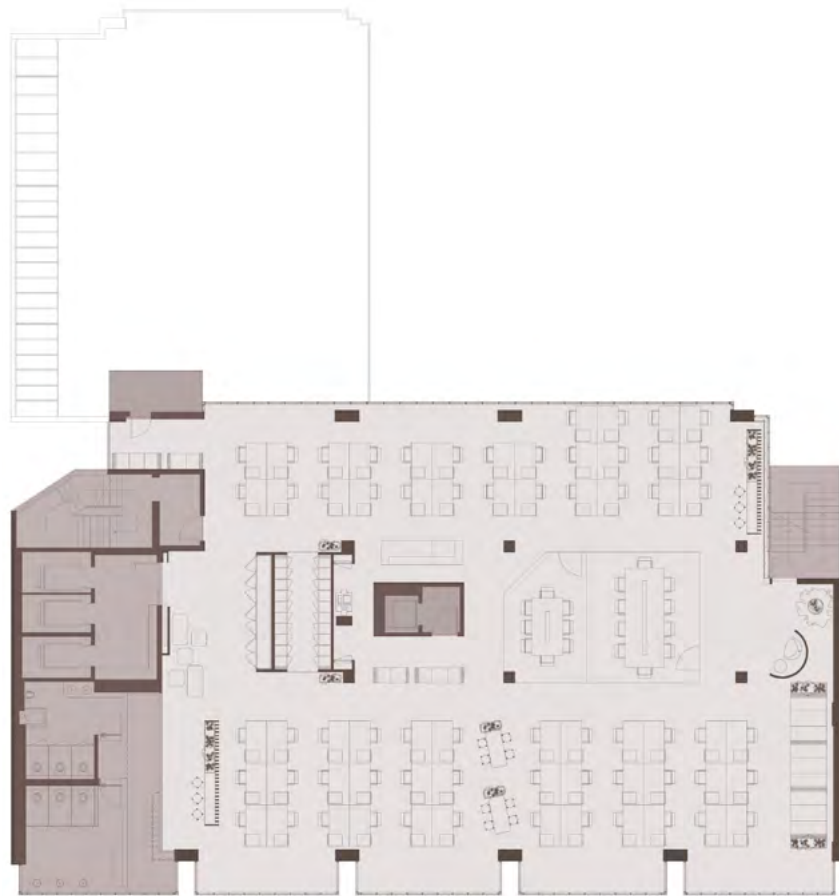
SPACE PLANS
3RD-6TH FLOOR



SPACE PLANS
7TH FLOOR



SPACE PLANS
8TH-9TH FLOOR



View to the northeast

WHO WE ARE



PATRÍCIA MELO E LIZ
Chief Executive office



JOANA RODRIGUES
Arquitecture Director



MARIA LEONOR BOTELHO
Associate | Architect



PEDRO CABRITA
Associate |
Proposal Coordinator



ALEXANDRE COELHO
Architect |
Building Surveyor



JOÃO CABRITO
Senior Architect |
Project Manager



NUNO FIDELES
Architect | Project Manager
| BREAAAM AP



BÁRBARA CLEMENTE
Senior Architect |
WELL AP |WP Strategist



RITA TORRES
Architect |
Project Manager



PEDRO GOMES
Architect |
Project Manager



ANDREIA ANAIA
Architect



JOÃO GOMES
Architect |
Construction Manager



JOANA MATOSO
Architect |WP Strategist



NUNO MAMEDE
Engineer |
Building Surveyor



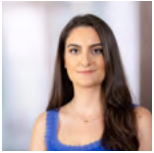
LAURA FRANCO
Architect



FRANCISCO CARRASCO
Architect



MARIANA LUCENA
Architect



JOANA NORINHA
Architect



CÁTIA CLÉRIGO
Architect



MAURO SERRA
Construction Manager



LEONOR RIBEIRO
Engineer |
Construction Manager



NEUSA CARDOSO
Architect |
Finance Assistant

ORGANIZATION CHART

PATRÍCIA MELO E LIZ

CEO

JOANA RODRIGUES

ARCHITECTURE
DIRECTOR

COST CONTROL & TECHNICAL SUPPORT		PROJECT MANAGEMENT & LICENSING		CONSTRUCTION MANAGEMENT		SUSTAINABILITY CONSULTANCY		ARCHITECTURE	
PEDRO CABRITA	ASSOCIATE PROPOSAL COORDINATOR	ALEXANDRE COELHO	ARCHITECT BUILDING SURVEYOR	MAURO SERRA	CONSTRUCTION MANAGER	BÁRBARA CLEMENTE	SÉNIOR ARCHITECT WELL AP WP STRATEGIST	ANDREIA ANAIA	ARCHITECT
NEUSA CARDOSO	ARCHITECT FINANCE ASSISTANCE	MARIA LEONOR BOTELHO	ASSOCIATE ARCHITECT	LEONOR RIBEIRO	CONSTRUCTION MANAGER	NUNO FIDELES	ARCHITECT BREEAM AP PROJECT MANAGER	JOANA MATOSO	ARCHITECT MP STRATEGIST
		JOÃO CABRITO	SÉNIOR ARCHITECT PROJECT MANAGER	JOÃO GOMES	ARCHITECT CONSTRUCTION MANAGER			LAURA FRANCO	ARCHITECT
		NUNO MAMEDE	ENGINEER BUILDING SURVEYOR	RUI OLIVEIRA	SAFETY & SECURITY SUPERVISION			FRANCISCO CARRASCO	ARCHITECT
		PEDRO GOMES	ARCHITECT PROJECT MANAGER					MARIANA LUCENA	ARCHITECT
		RITA TORRES	ARCHITECT PROJECT MANAGER					JOANA NORINHA	ARCHITECT
								CÁTIA CLÉRIGO	ARCHITECT



PRAÇA MARQUÊS DE POMBAL 16, 7º
1250-163 LISBOA
+351 21 313 9000

PRAÇA MOUZINHO DE ALBUQUERQUE 113, 5º
4100-359 PORTO
+351 221 201 387

PORTUGAL@SAVILLS.PT

SAVILLS.PT

THANK YOU