

The image features a background of overlapping geometric shapes in two shades of blue: a lighter sky blue and a darker, muted blue. The shapes are triangles and quadrilaterals of various sizes and orientations, creating a dynamic, abstract pattern. Centered in the darker blue area is the text 'ENERGY PARK' in white, uppercase, sans-serif font. The text is arranged in three lines: 'ENE' on the top line, 'RGY' on the middle line, and 'PARK' on the bottom line. The 'ENE' and 'RGY' lines are bolded, while 'PARK' is in a regular weight.

ENE
RGY
PARK

Index

01 Overview



Pag.03

02 Context



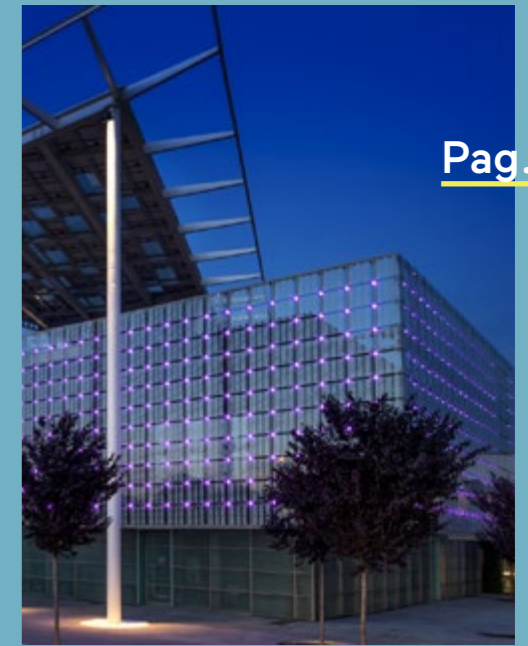
Pag.06

03 Campus



Pag.10

04 Buildings



Pag.15

Overview

Empower your business.





In one word: Energy.

Our approach to worklife

The Energy Park campus represents a driving force for identifying and implementing what is new and owes its name to this concept.

This dynamic, person-friendly context aims at linking the visionary and the tangible, acting as a generator of value and knowledge and as a meeting point for research, technology and innovation. Working in the campus' highly professional environment of sharing, participation and commitment promotes the unleashing of real potential.

Energy Park è un campus propulsivo per pensare e realizzare il nuovo, e a questa funzione e concetto deve il suo nome.

Un contesto dinamico e a misura d'uomo, ideato per far convivere visione e concretezza, un generatore di valore e crocevia di conoscenza, luogo di incontro tra ricerca, tecnologia e innovazione. Lavorare nel campus promuove il dispiegarsi del potenziale reale che si genera in un ambiente altamente professionale di condivisione, partecipazione, coinvolgimento.

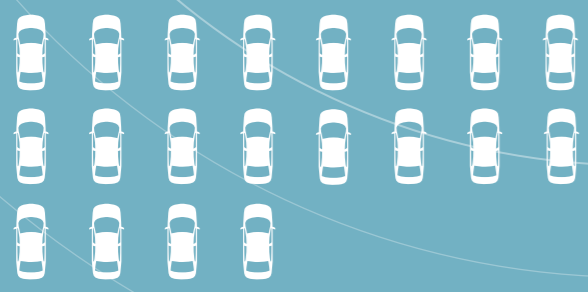
Smart Hub

Become part of the tech community

SQM
60,000
OF GROSS LETTABLE AREA

1,980 PARKING SPACES

+300 PUBLIC PARKING SPACES



LEED PLATINUM
CERTIFIED FOR CORE & SHELL

7 BUILDINGS
FOR BOTH BUSINESS & SERVICE

SQM
16,300



OFFICE SPACE
Building 3

SQM
28,400



OFFICE SPACE
Building 4

SQM
34,200



OFFICE SPACE
New Campus

SQM
1,400



HIGH TECH LABORATORIES
Anechoic Chamber

SQM
3,300



SERVICE SPACE
Canteen

SQM
450



SERVICE SPACE
Nursery

SQM
39,400



SERVICE SPACE
Parking

2 **NEW** PROJECTS
OF OFFICE BUILDINGS

Context

Open view on the Alps,
just a step away from Milan.





Strategically placed.

Between cities, connected to the world

Energy Park lies in the heart of the Brianza Technological Hub, a location of prime importance for visibility and ease of access, about 20 km from Milan, adjacent to important motorways such as the A4 (Turin-Venice) and the Milan East Ring Road.

Its position on the routes to the three main airports (Malpensa, Linate and Orio al Serio) allows Energy Park to exploit the many opportunities offered by the context and play a top-level role within the high-tech market.

In posizione di primaria importanza per visibilità e accessibilità, Energy Park è situato nel cuore del Polo Tecnologico della Brianza, in un'area strategica a circa 20 km da Milano, in prossimità di importanti assi viari come l'autostrada A4 Torino-Venezia e la tangenziale Est di Milano.

Posizionato sulle direttrici dei tre principali aeroporti (Malpensa, Linate e Orio al Serio), Energy Park mette a sistema tutte le opportunità offerte dal contesto, assumendo un ruolo di rilievo all'interno della rete economica del settore high-tech.

AIRPORTS



20 KM

LINATE

38 KM

ORIO AL SERIO

60 KM

MALPENSA

MOTORWAYS



0.2 KM

A51

5 KM

A4

24 KM

CENTER OF MILAN

TORRI BIANCHE SHOPPING-CENTRE

Restaurant

Cafeteria

Medical Center

Cinema

SUPERMARKET

TORRI BIANCHE BUSINESS-DISTRICT

RESIDENCE

FITNESS & SPA

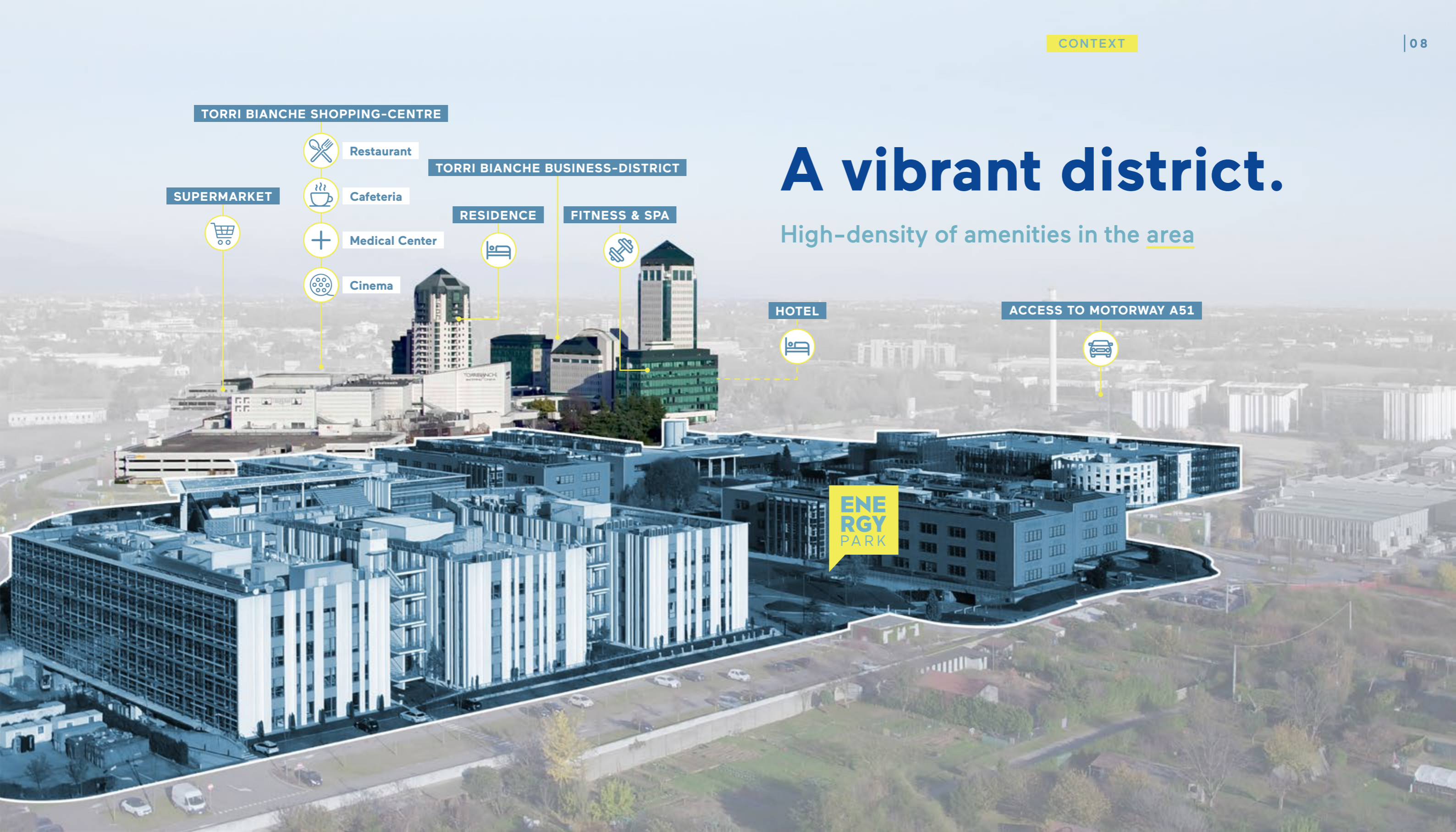
HOTEL

ACCESS TO MOTORWAY A51

A vibrant district.

High-density of amenities in the area

ENERGY
PARK





Open your perspectives.

An environment to increase creativity and wellness

Easily accessible and well connected, Energy Park is immersed in nature and offers a magnificent view of the Alpine range. Here everyone can develop a new rhythm of life, enriching the working life with quiet moments, physical activity and relaxation in the open air. Such a rhythm improves the quality of life, the level of concentration and productivity, and widens perspectives by increasing the possibilities of combining various aspects of life in one place.

The approach to business evolves, synchronizing the timing of humans and nature: a flow of professional and interpersonal activities, meetings and exchanges, within and outside Energy Park. It is the work-life balance of the future, which fosters relationships, fills with energy and sparks creativity.

Un luogo di lavoro accessibile e collegato, ma allo stesso tempo immerso nella natura e con una splendida vista sull'arco alpino. Qui le persone hanno la possibilità di vivere la quotidianità secondo un ritmo nuovo, valorizzando la vita lavorativa con momenti di respiro, attività fisica e relax all'aria aperta. Un ritmo che migliora la qualità della vita, la concentrazione e la produttività, amplia le prospettive aumentando le possibilità di coniugare molteplici dimensioni del vivere nello stesso luogo.

L'approccio al business evolve, sincronizzando i tempi dell'uomo e del suo lavoro con quelli della natura: un fluire di attività professionali e personali, incontri e scambi, all'interno e all'esterno di Energy Park. È il work-life balance del futuro, che favorisce le relazioni, riempie di energia e accende la creatività.



Campus

Urban & tech regeneration.



Business vibes.

Innovation oriented, since the beginning

Always conceived as a conglomeration of office buildings, Energy Park has evolved and grown over time, together with its business, fueled by its bursting, green, and smart energy. The complex is located on an area already adopted for production activities since the first half of the 20th century, as well as for the Alcatel-Lucent industrial site.

The growth of the technological park is an extraordinary example of urban redevelopment capturing and preserving the original spirit of the site.

Every tenant is a part of this active ecosystem which encourages creativity, fosters encounters between people and exchange of ideas, and favours precious professional interconnections.

Da sempre composto da una costellazione di edifici ad uso ufficio, Energy Park evolve nel tempo e cresce con il business, alimentato dalla sua energia prorompente, green e smart. Il complesso si estende sull'area utilizzata per lo svolgimento di attività produttive fin dalla prima metà del XX secolo, e per il sito industriale di Alcatel-Lucent.

Lo sviluppo del parco tecnologico è uno straordinario esempio di riqualificazione urbana, capace di conservare l'attitudine e lo spirito originario.

Ogni tenant è parte di questo ecosistema attivo che risveglia la creatività, dando spazio all'incontro fra le persone e le loro idee, favorendo preziose interconnessioni professionali.

Building 3

2009



Building 4

2012



Parking + Nursery

2013



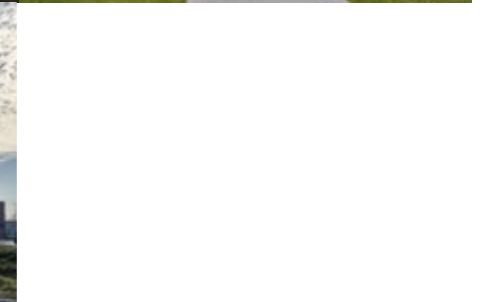
New Campus + Canteen

2014



Anechoic chamber

2018



Tech attitude.

Designed for peculiar companies

Energy Park is a technological and production campus with an ambitious vocation: satisfying the needs of companies operating in high technology, telecommunications and IT fields, and at the same time providing the ideal environmental and working conditions for its workers.

As a platform of synergistic activities at the service of the person, of work and technology, the campus is a point of attraction for tenants in search of high quality spaces and services. It offers the opportunity to work in an environment specifically designed to offer high standards of space quality and efficiency, in the privileged context of a vast park.

Energy Park è un campus tecnologico e produttivo con una vocazione ambiziosa: soddisfare le esigenze delle aziende che operano nei settori dell'alta tecnologia, delle telecomunicazioni e dell'informatica, promuovendo nel contempo condizioni ambientali e lavorative ottimali per i propri collaboratori.

Piattaforma di attività sinergiche al servizio della persona, del lavoro e della tecnologia, il campus è un attrattore per tenant che cercano spazi e servizi di valore. Offre l'opportunità di lavorare in un ambiente appositamente progettato per offrire elevate prestazioni in termini di qualità ed efficienza degli spazi, nel privilegiato contesto di un vasto parco.





OPEN SPACE



OFFICE



MEETING ROOM



AUDITORIUM



CANTEEN



CANTEEN



BREAK AREA

Protecting the future.

Our commitment to sustainability

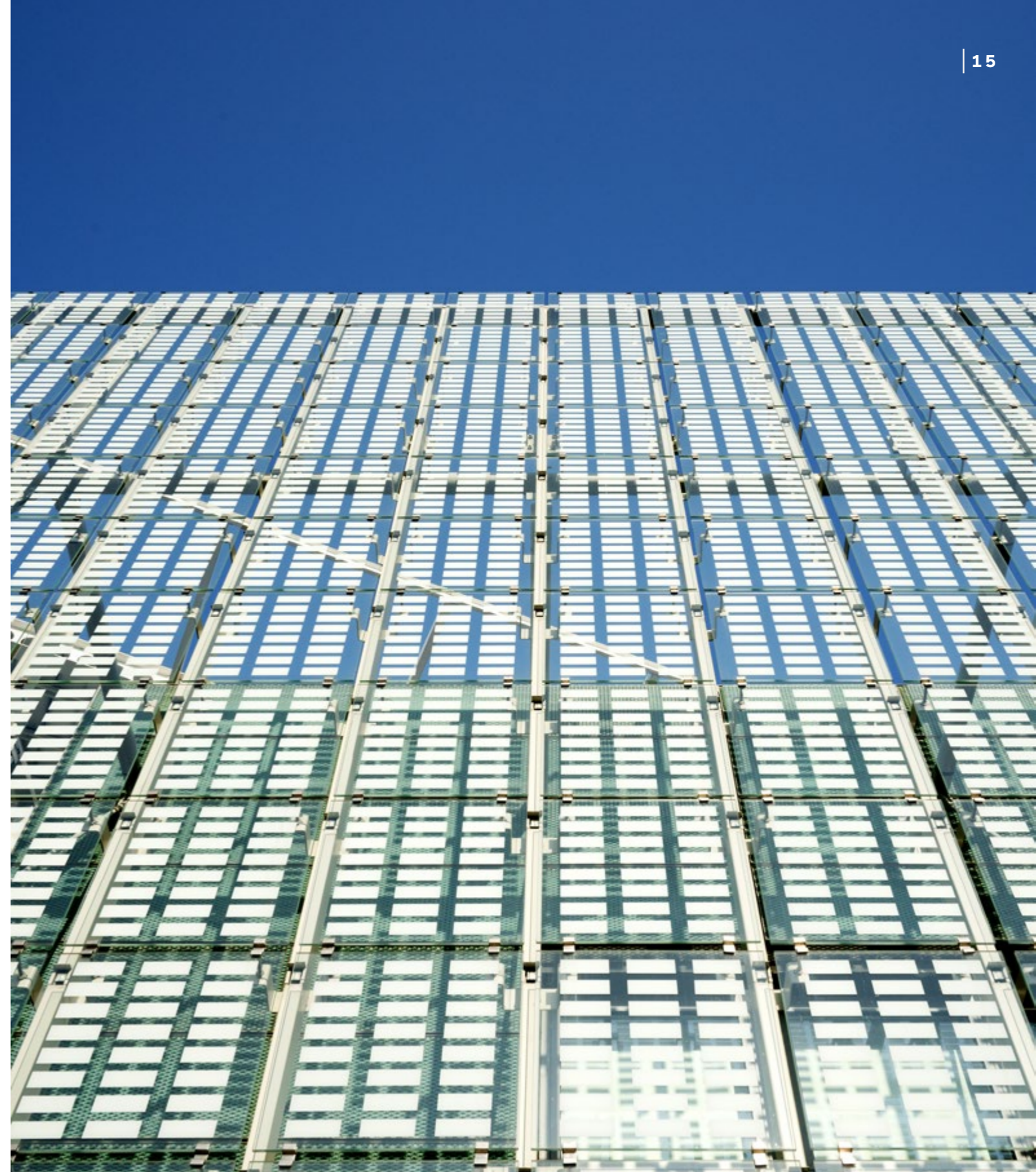


Energy Park was designed following the latest architectural and technological principles, and pursues with the greatest commitment and attention the most ambitious aims regarding environmental sustainability and energy savings. The structure, already registered with the U.S. Green Building Council, has obtained the prestigious LEED Platinum certification.

The American classification system contemplates the whole life cycle of a building, evaluating performance requirements both from the energy efficiency point of view and from that of the environmental resources involved in constructing and managing the buildings.

Energy Park è stato progettato secondo principi architettonici e tecnologici all'avanguardia e persegue con particolare impegno e attenzione gli obiettivi più ambiziosi riguardo la sostenibilità ambientale e la razionalizzazione dei consumi energetici. Il complesso, già registrato presso lo U.S. Green Building Council, ha ottenuto la prestigiosa certificazione LEED Platinum.

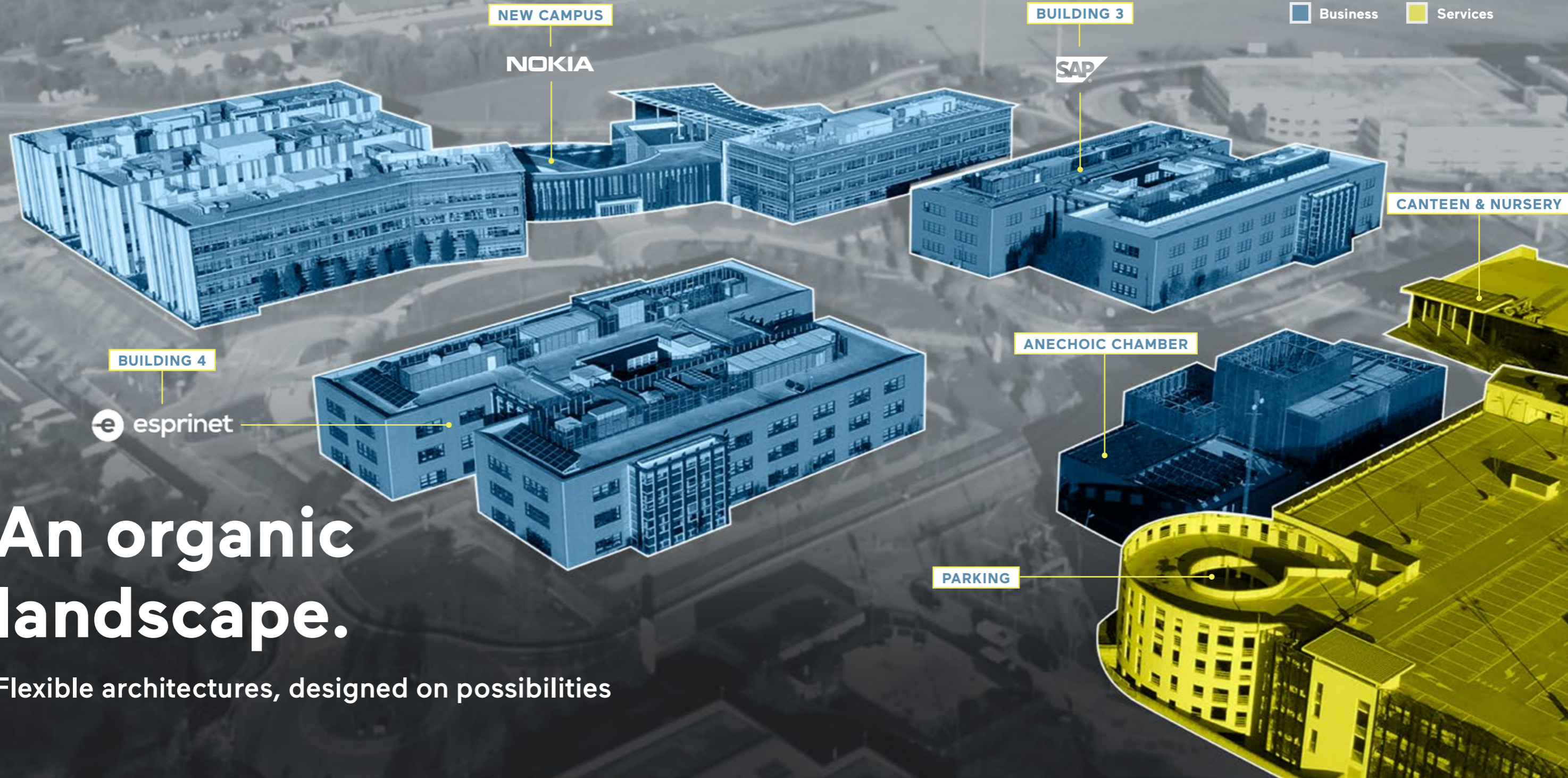
Il sistema statunitense di classificazione concerne tutto il ciclo di vita degli edifici, ne valuta i requisiti prestazionali sia dal punto di vista dell'efficienza energetica sia dal punto di vista del consumo delle risorse ambientali coinvolte nei processi di costruzione e gestione degli edifici.



Buildings

Discover our energy.





An organic landscape.

Flexible architectures, designed on possibilities



Building 3

FLOOR	GROSS SURFACE (SQM)
2	3,900
1	3,900
0	4,000
-1	4,500
TOT.	16,300



Remote control system

- 22m in depth;
- Floating floors;
- Inspectional false-ceiling;
- Minimum clear office height 3m;
- 4 ATU - Air treatment units;
- Continuous high-efficiency linear fluorescent lighting fixtures (500 lux);

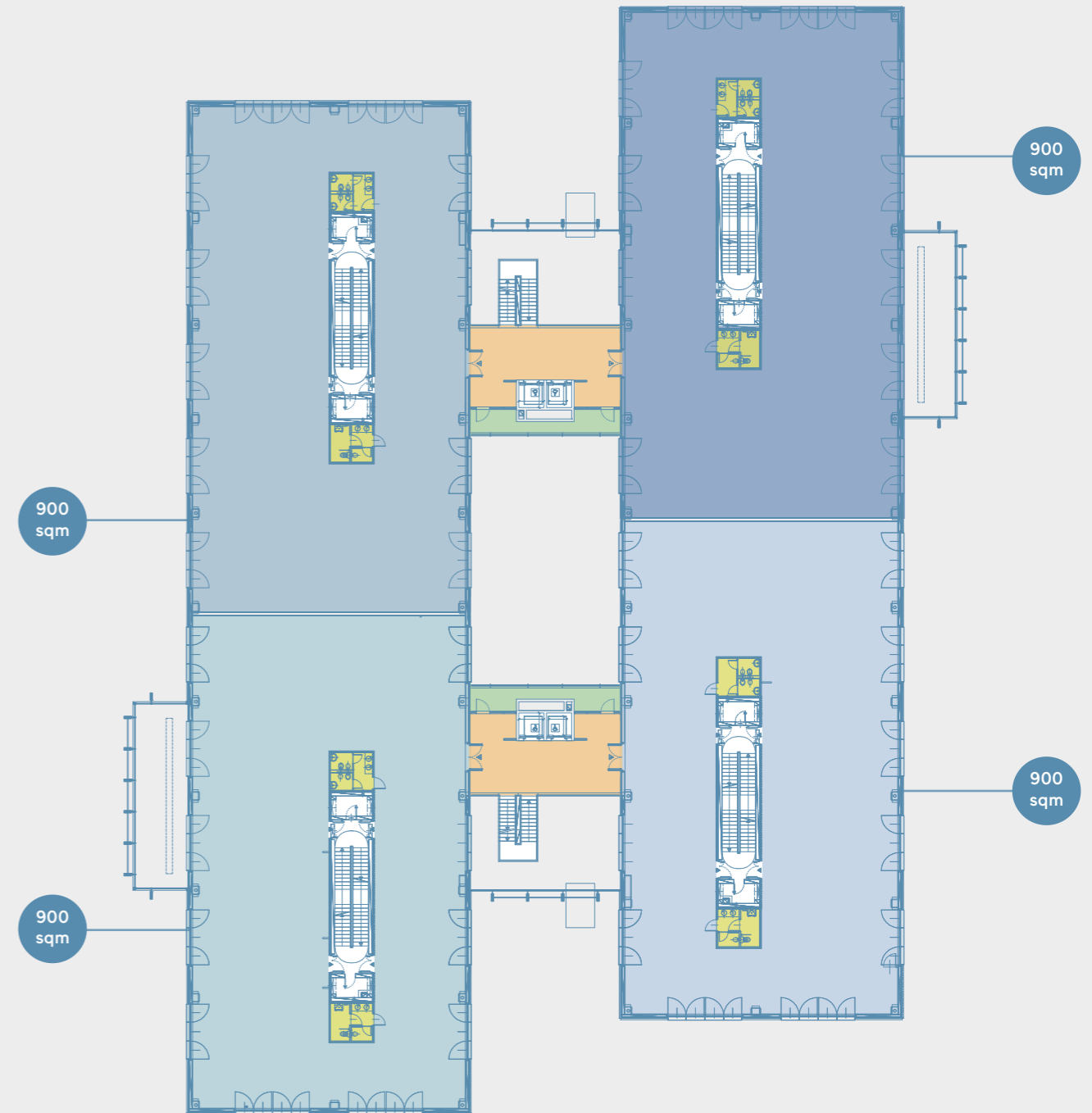
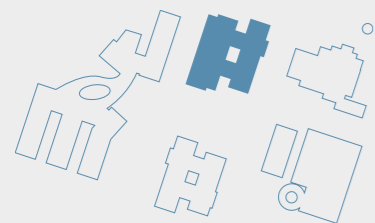


Mixed fan coil/primary air type conditioning system

- Entrance control system;
- HVAC system;
- Triple-height entrance hall;
- Timber certified by PEFC (Programme for the Endorsement of Forest Certification schemes).



N. 2 lifts for each hall (900 kg - 12 persons)



Multi-tenant offices
 Uffici multi-tenant

Stairs & lifts
 Scale e ascensori

WC
 Bagni

Lobby
 Atrio

Terraces
 Terrazze





Building 4

FLOOR	GROSS SURFACE (SQM)
2	3,700
1	3,700
0	3,900
-1	5,500
-2	5,800
-3	5,700
TOT.	28,300



4 ATU - Air treatment units

- 22m in depth;
- Floating floors;
- Inspectional false-ceiling;
- Minimum clear office height 3m;
- HVAC system;
- Continuous high-efficiency linear fluorescent lighting fixtures (500 lux);

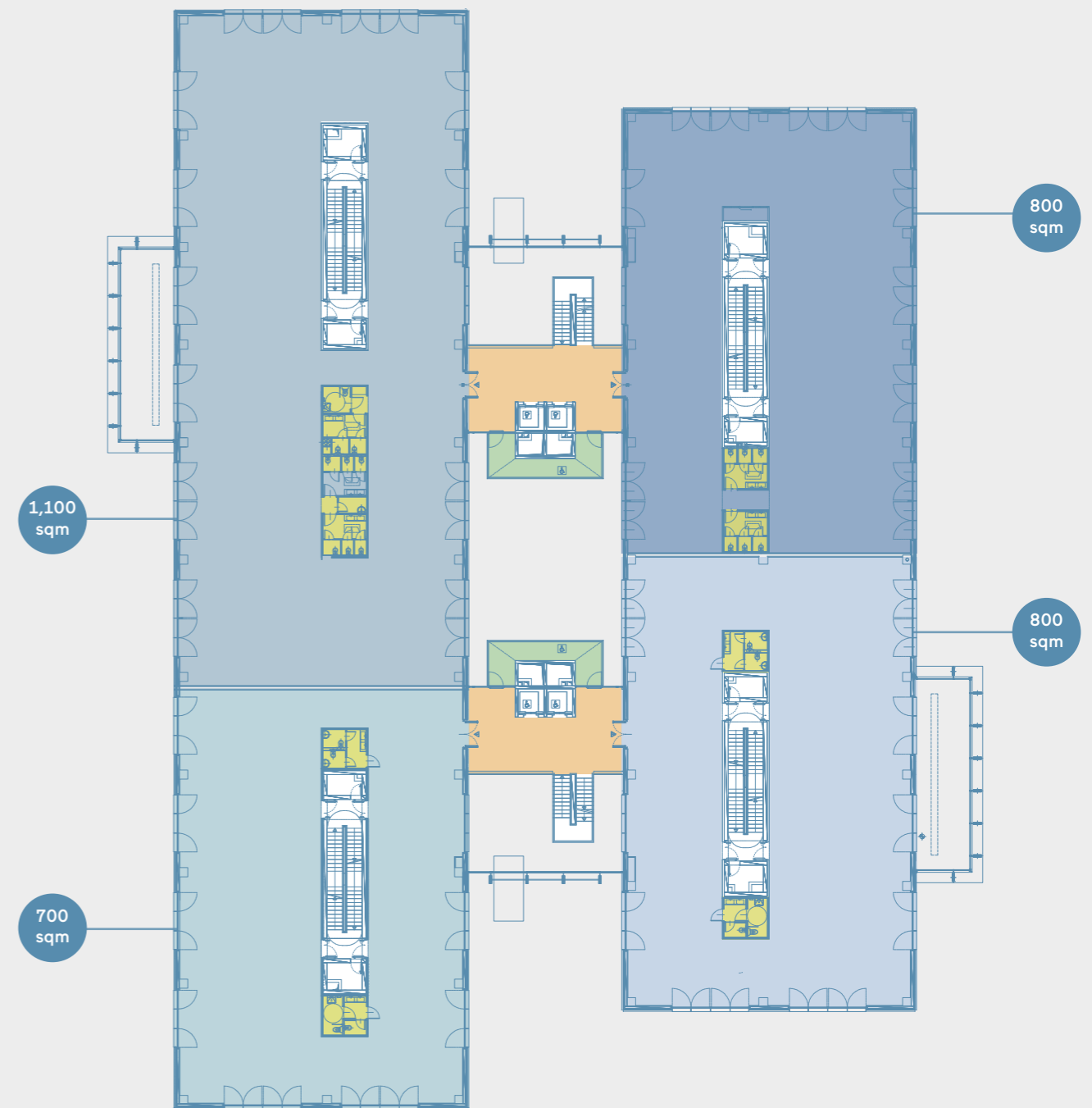
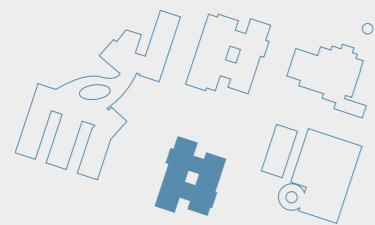


Triple-height entrance hall

- N. 2 lifts for each hall (900 kg - 12 persons);
- Remote control system;
- Entrance control system;
- Groundwater for condensation and VRV system.



Timber certified by FSC (Forest Stewardship Council)



Multi-tenant offices / Uffici multi-tenant
 Stairs & lifts / Scale e ascensori
 WC / Bagni
 Lobby / Atrio
 Terraces / Terrazze





New campus

FLOOR	GROSS SURFACE (SQM)
3	5,500
2	7,600
1	8,200
0	10,200
-1	2,700
TOT.	34,200



Air conditioning system with primary airflow

- 5 buildings connected by a central access area;
- Minimum clear office height 3m;
- 21 m in depth and variable length, distant about 13m from each other;
- Entrance hall with sinuous fully glazed façades and large interior spaces;
- Raised floor;

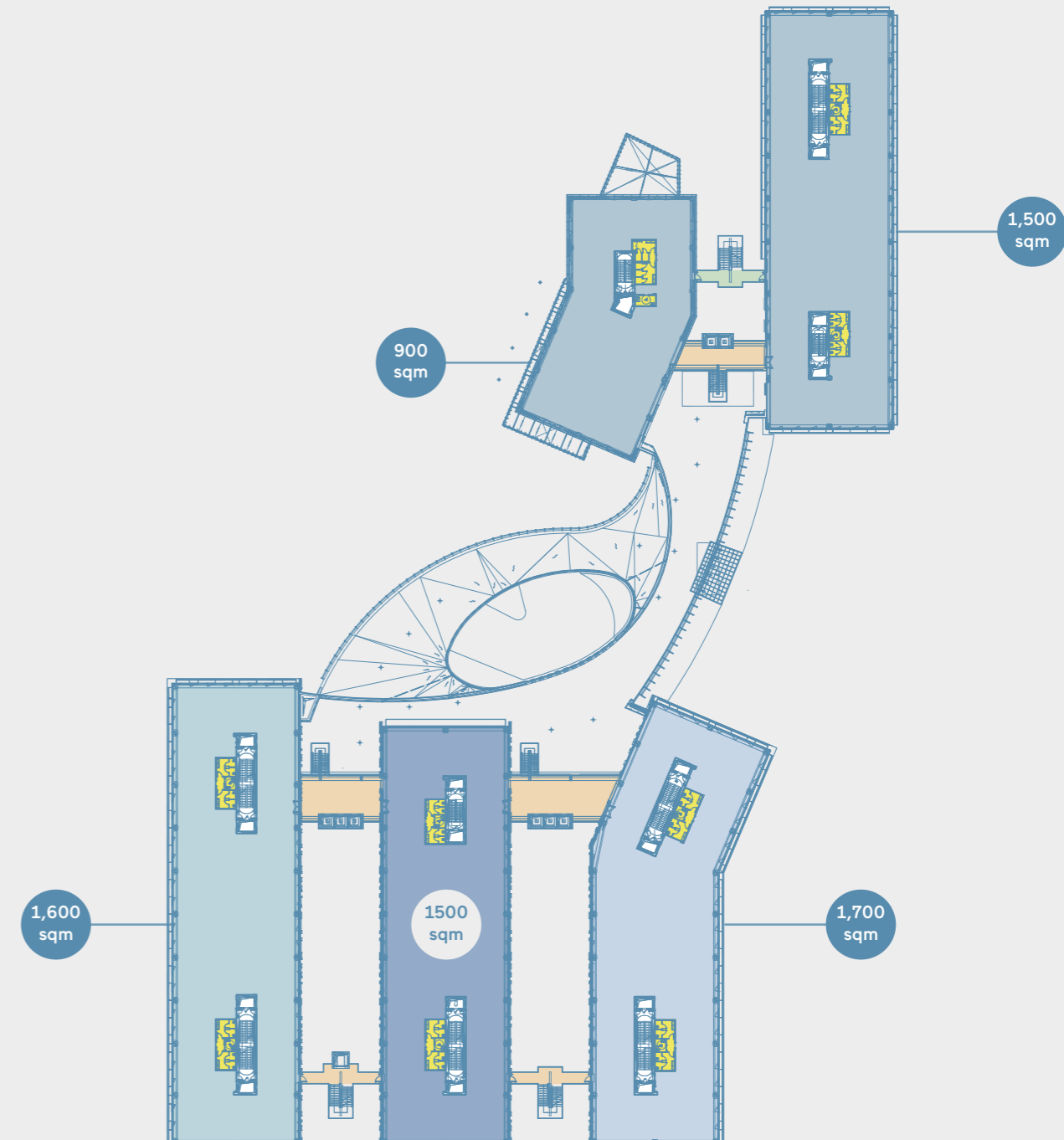
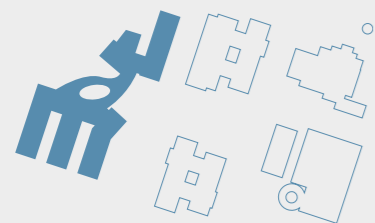


High performing windows and door frames

- Shell system which provides for a reversed insulation and a steel ventilated front;
- False ceiling with recessed lighting fixtures;
- N. 2 lifts for each hall (900 kg – 12 persons).



Private gardens



Multi-tenant offices Uffici multi-tenant	Stairs & lifts Scale e ascensori	WC Bagni	Lobby Atrio	Terraces Terrazze





Anechoic chamber



Canteen & Nursery

FLOOR	GROSS SURFACE (SQM)
0	1,350



Special characteristics for sound and vibration absorption useful to test radio equipment



Special laboratory



High technology laboratories

CANTEEN	
FLOOR	GROSS SURFACE (SQM)
0	3,276



One single floor for canteen, café and service areas for kitchens



Solid wood or chipboards fully recyclable

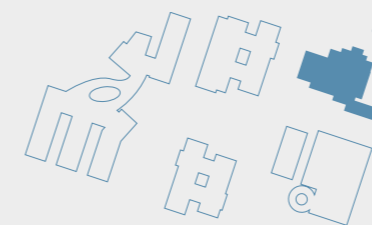
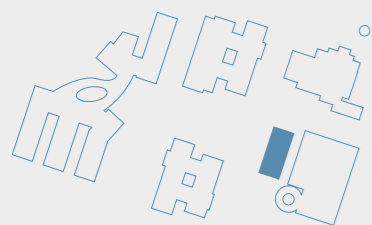


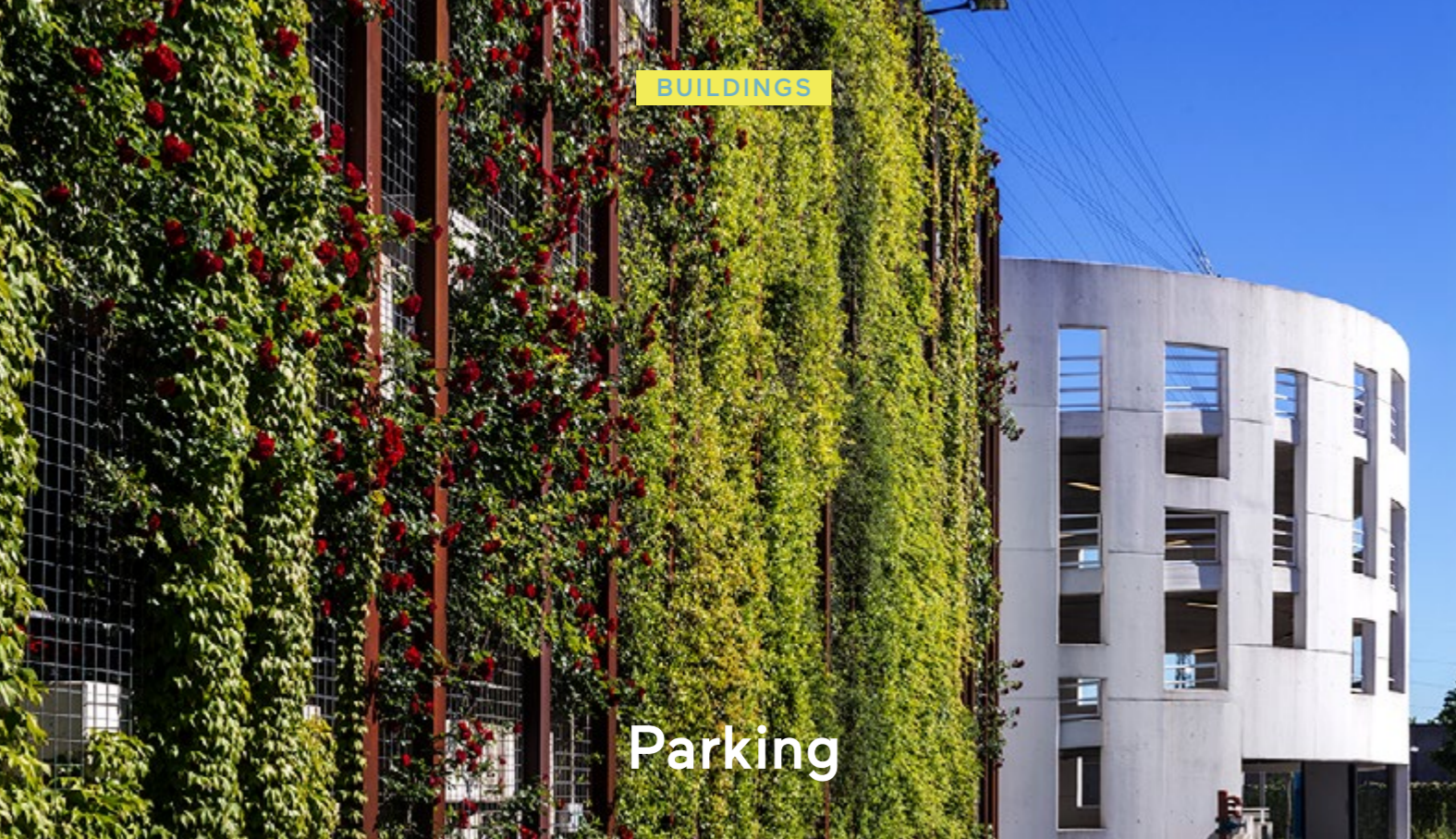
600 sqm large garden

NURSERY	
FLOOR	GROSS SURFACE (SQM)
0	425

- Products certified by ANAB (the National Association of Bio-ecological Architecture), INAB (the National Institute of Bio-ecological; Architecture) and Bioedilizia Italia;

- 3,000 people capacity on 3 turns;
- Major suspended metal canopy;
- Follows the principles of sustainable architecture and green building.





Parking

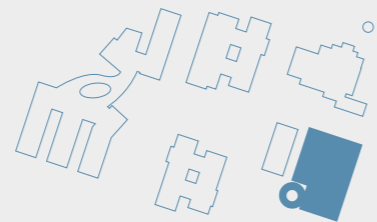
FLOOR	GROSS SURFACE (SQM)
8	0
7	5,600
6	5,600
5	5,600
4	5,600
3	5,00
2	5,700
1	5,600
0	Public use
TOT.	39,400



1,980 parking spaces



Vertical green walls



Asset Management:



COIMA

Piazza Gae Aulenti, 12
20154 Milano, Italy
www.coima.com

COIMA è una piattaforma leader nell'investimento, sviluppo e gestione di patrimoni immobiliari per conto di investitori istituzionali internazionali e domestici. COIMA SGR, società di Investment & Asset management, gestisce 27 fondi di investimento immobiliare con oltre 7 miliardi di euro di investimenti e conta nel proprio portafoglio oltre 150 proprietà, inclusi 34 immobili certificati LEED. COIMA Srl, società di Development e Property management, in oltre 40 anni ha sviluppato e gestito immobili per oltre 5 milioni di metri quadrati. Fra i progetti più importanti la piattaforma ha co-investito, co-sviluppato e gestisce ancora oggi il progetto Porta Nuova a Milano, uno dei più prestigiosi piani di riqualificazione urbana d'Europa.

COIMA is a leading platform for the investment, development and management of real estate assets on behalf of international and domestic institutional investors. COIMA SGR, an Investment & Asset management company, manages 27 real estate investment funds with over Euro 7 billion in investment and counts in its portfolio over 150 properties, including over 34 LEED certified properties. COIMA Srl, a Development and Property management company, in over 40 years has developed and managed real estate properties totaling over 5 million square meters. Among the most important projects in which the platform has co-invested, co-developed and still manages today, is the Porta Nuova project in Milan, one of the most prestigious urban requalification plans in Europe.

Exclusive Agents / Agenti in esclusiva:



BNP PARIBAS

Bnp Paribas Real Estate Advisory Italy S.p.A.

02 32 11 53
milano.advisory@bnpparibas.com
realestate.bnpparibas.it

Ogni informazione ed ogni descrizione è meramente indicativa e suscettibile di variazione, totalmente priva di valore negoziale, contrattuale, ricognitivo o di garanzia, senza alcuna forza vincolante o tale da poter ingenerare affidamento, non implicando alcuna dichiarazione di volontà. Non può, pertanto, conseguire alcuna responsabilità in capo a chi, direttamente o indirettamente, abbia fornito detti dati. È compito di ogni potenziale contraente verificare ogni affermazione ricevuta, senza poter contare sulle descrizioni che si rinvengono nei disegni, nonché verificare la sussistenza di ogni necessaria autorizzazione legale o amministrativa o di ogni attestazione di conformità relativa al progetto o a parte di esso. Ogni diritto resta riservato a COIMA SGR S.p.A.

All information and descriptions are merely indicative and subject to variation; they are not intended to constitute negotiations or create any contractual relationship, right of acknowledgment or warranty. They are in no way binding and should not be relied upon as they do not imply a statement of willingness. Therefore, no-one providing any such written or verbal descriptions may be held legally responsible for the information contained therein. Any and all information provided must be verified by any potential contracting partner, who must not rely merely on the descriptions found in the drawings. Contracting parties must also verify that all legal and/or administrative authorizations and conformity declarations regarding the project or part thereof have been issued. All rights reserved by COIMA SGR S.p.A.



Colliers International Italia S.p.A.

02 6716 0201
agency@colliers.it
colliersitaly.com

**ENE
RGY
PARK**

ENERGYPARK.COM