

ENE RGY PARK

VIA ENERGY PARK, VIMERCATE (MB)

Index

01 Overview



Pag.03

02 Context



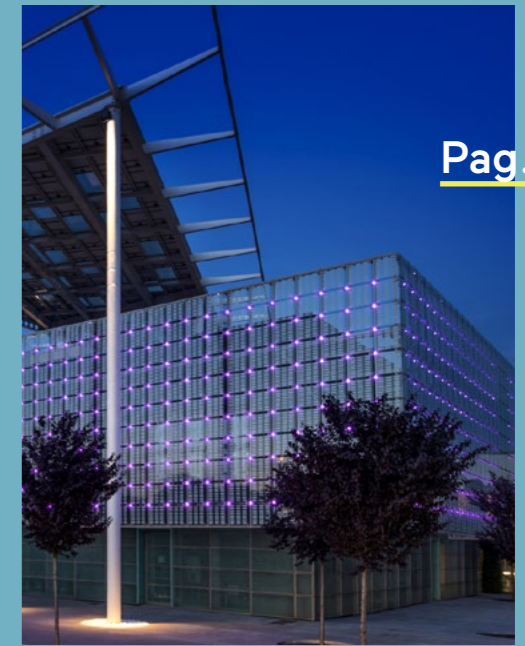
Pag.06

03 Campus



Pag.10

04 Buildings



Pag.16

Overview

Empower your business.





A tech driven campus.

Where innovation connects people

Energy Park è un campus tecnologico dove innovazione, impresa e persone si incontrano. Un ecosistema propulsivo progettato per stimolare connessioni, far crescere idee e attrarre competenze.

Con 11 edifici tra uffici, servizi e laboratori, è uno snodo strategico nel cuore del polo tecnologico della Brianza, dove la visione incontra la concretezza. Un luogo dove imprese medio-piccole possono confrontarsi con grandi player del tech, crescere e trarre valore dalla contaminazione. Qui l'energia non è solo una metafora: è l'approccio, il contesto, la cultura del fare.

Energy Park is a technology campus in which innovation, business and people come together. A driving ecosystem designed to stimulate connections, promote ideas and attract skills.

With 11 buildings comprising offices, services and laboratories, in this strategic hub at the heart of Brianza's technology district, vision becomes action. This is a place where small to medium businesses can engage with big tech players, growing and deriving value from cross-pollination. Here, energy is more than a metaphor — it shapes your approach, defines your context, and drives your doing.

OVERVIEW

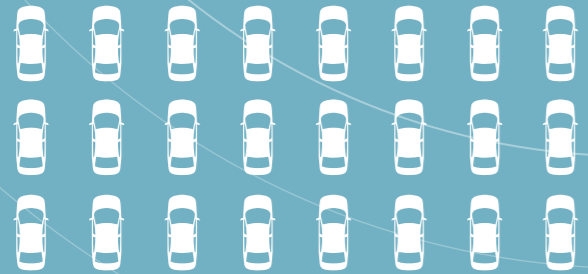
Smart Hub.

Join a growing tech ecosystem

SQM
60,000
OF GROSS LETTABLE AREA

2,410 PARKING SPACES

+400 PUBLIC PARKING SPACES



11 BUILDINGS

FOR BOTH BUSINESS & SERVICE

SQM OFFICE SPACE
16,300 Building 3

SQM OFFICE SPACE
28,400 Building 4

SQM OFFICE SPACE
34,200 New Campus

SQM OFFICE SPACE
10,000 GB01

SQM OFFICE SPACE
20,000 GB02-03

SQM OFFICE SPACE
6,900 GB04

SQM HIGH TECH LABORATORIES
1,400 Anechoic Chamber

SQM SERVICE SPACE
3,300 Canteen

SQM SERVICE SPACE
450 Nursery

SQM SERVICE SPACE
39,400 Parking



LEED PLATINUM
CERTIFIED FOR CORE & SHELL

Context

Strategic by nature.





Connected to growth.

In the heart of the Lombardy tech district

Energy Park si trova nel cuore del distretto tecnologico della Brianza, a pochi minuti da Agrate, Cernusco, Vimercate, Monza e facilmente raggiungibile da Milano (20 km), in prossimità di importanti assi viari come l'autostrada A4 Torino-Venezia e la tangenziale Est di Milano e dai principali aeroporti del Nord Italia. Immerso nel verde ma perfettamente connesso alle infrastrutture, il campus si posiziona come snodo strategico all'interno di una rete economica dinamica e internazionale.

Energy Park is located in the heart of the Brianza technological district, a few minutes away from Agrate, Cernusco, Vimercate, Monza, within easy reach of Milan (20 km), close to important arteries such as the A4 Turin-Venice motorway and the Milan East ring road, and near the main airports in Northern Italy. Surrounded by greenery yet easily accessible, the campus serves as a strategic hub within a dynamic and international economic network.

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

A vibrant district.

All the essentials, all around

TORRI BIANCHE BUSINESS-DISTRICT

TORRI BIANCHE SHOPPING-CENTRE

FITNESS & SPA

HOTEL

RESIDENCE

ACCESS TO MOTORWAY A51



Restaurant



Cafeteria



Medical Center



Cinema

SUPERMARKET



ENERGY PARK





Work smart. Live better.

Designed to support wellbeing
and creativity



Energy Park offre un'esperienza lavorativa che bilancia produttività e benessere.

Circondato dai paesaggi dell'arco alpino, il campus promuove un nuovo ritmo quotidiano fatto di efficienza, respiro e relazioni. Un ambiente che stimola la creatività e supporta il work-life balance con servizi, spazi all'aperto e un design che mette al centro le persone. L'approccio al business evolve, sincronizzando i tempi dell'uomo e del suo lavoro con quelli della natura in un fluire di attività professionali e personali.

Energy Park offers a work experience that balances productivity with well-being.

Set against the backdrop of the Alpine arc, the campus inspires a new daily rhythm, where efficiency, harmony and human connection come together. An environment that stimulates creativity and supports a positive work-life balance with services, outdoor spaces and a design that puts on spotlight on people. At the campus, the approach to business evolves; work and nature become synchronised, in a flow of professional and personal activities.

Campus

Urban regeneration, tech evolution.



A legacy of innovation.

From industrial site to innovation hub

Nato su un'area industriale storica, un tempo occupata dal sito industriale di Alcatel-Lucent, oggi Energy Park rappresenta un esempio evoluto di rigenerazione urbana.

Un distretto innovativo che accoglie aziende orientate al futuro con una forte identità tecnologica, ma non solo, dove viene valorizzata la cultura dell'incontro e della contaminazione e create sinergie tra diverse realtà.

Qui ogni tenant è parte di una community che cresce insieme, in cui idee, esperienze e visioni si intrecciano all'interno di un ecosistema attivo e ricettivo.

Built on a historic industrial area, once occupied by the Alcatel-Lucent facilities, today Energy Park is an advanced example of urban regeneration.

An innovation district designed for forward-thinking companies with a strong technological identity, and more besides. It's a place where collaboration thrives, cross-pollination is encouraged, and diverse realities come together to spark new synergies.

Here, every tenant is part of a community that grows together, where ideas, experiences and visions intertwine within an active and receptive ecosystem.



2009

Building 3



2012

Building 4



2013

Nursery



2014

Canteen



2016

GB01



2018

Anechoic Chamber



2019

GB03



2022

GB04





Built for tech, and beyond.

A place for ambitious
innovation-driven companies.

Energy Park nasce con una vocazione tecnologica, ma si apre a tutte le imprese con spirito innovativo.

Il campus, grazie a spazi performanti e modulari immersi in un ambiente naturale e a una piattaforma di attività a servizio della persona e del lavoro, è ideale per aziende dell'alta tecnologia, delle telecomunicazioni e dell'informatica, ma anche per realtà di altri settori che desiderano un contesto avanzato, ispirante e connesso.

Un ambiente accessibile e sinergico, dove il lavoro quotidiano trova una nuova dimensione.

Energy Park was born with a technological vocation, but it is open to all companies with an innovative spirit.

With high-performance, modular spaces set in a natural environment and a platform of activities that serve people and work, the campus is ideal for high-tech, telecommunications and IT companies, as well as for companies in other industries seeking an advanced, inspiring, connected environment.

An accessible, synergistic environment, where daily work finds a brand new dimension.



OPEN SPACE



OFFICE



BREAK AREA



TERRACE



AUDITORIUM



CANTEEN



CANTEEN



BREAK AREA

Protecting the future.

Our commitment to sustainability



Energy Park ha scelto la sostenibilità come valore fondante ben prima che diventasse uno standard. Gli edifici sono stati progettati secondo principi architettonici e tecnologici all'avanguardia ottenendo tutti la certificazione LEED Platinum Core & Shell, il massimo riconoscimento del sistema U.S. Green Building Council. Alcuni edifici vantano anche la certificazione BREEAM, tra i protocolli europei più autorevoli per la valutazione della sostenibilità ambientale degli immobili. Un approccio lungimirante che oggi si traduce in una gestione responsabile, consumi efficienti e un'attenzione costante all'ambiente e alla salute delle persone. Un campus fatto non solo per il business di oggi, ma per il mondo di domani.

Energy Park chose sustainability as its founding value long before it became a buzzword. Its buildings have been designed according to state-of-the-art architectural and technological principles, and have all received the LEED Platinum Core & Shell certification, the highest level of recognition awarded by the U.S. Green Building Council. Some buildings also have the BREEAM certification, one of the most authoritative European protocols for assessing the environmental sustainability of buildings. A forward-looking approach that today translates into responsible management, efficient consumption and constant attention to the environment and people's health. A campus made not just for today's business, but for tomorrow's world.



Buildings

Discover our energy.



An organic landscape.

Flexible architecture, designed on possibilities

Business Services



**Available
premises**



Building 3

FLOOR	GROSS SURFACE (SQM)
1	920
1	920
TOT	1,840



Remote control system

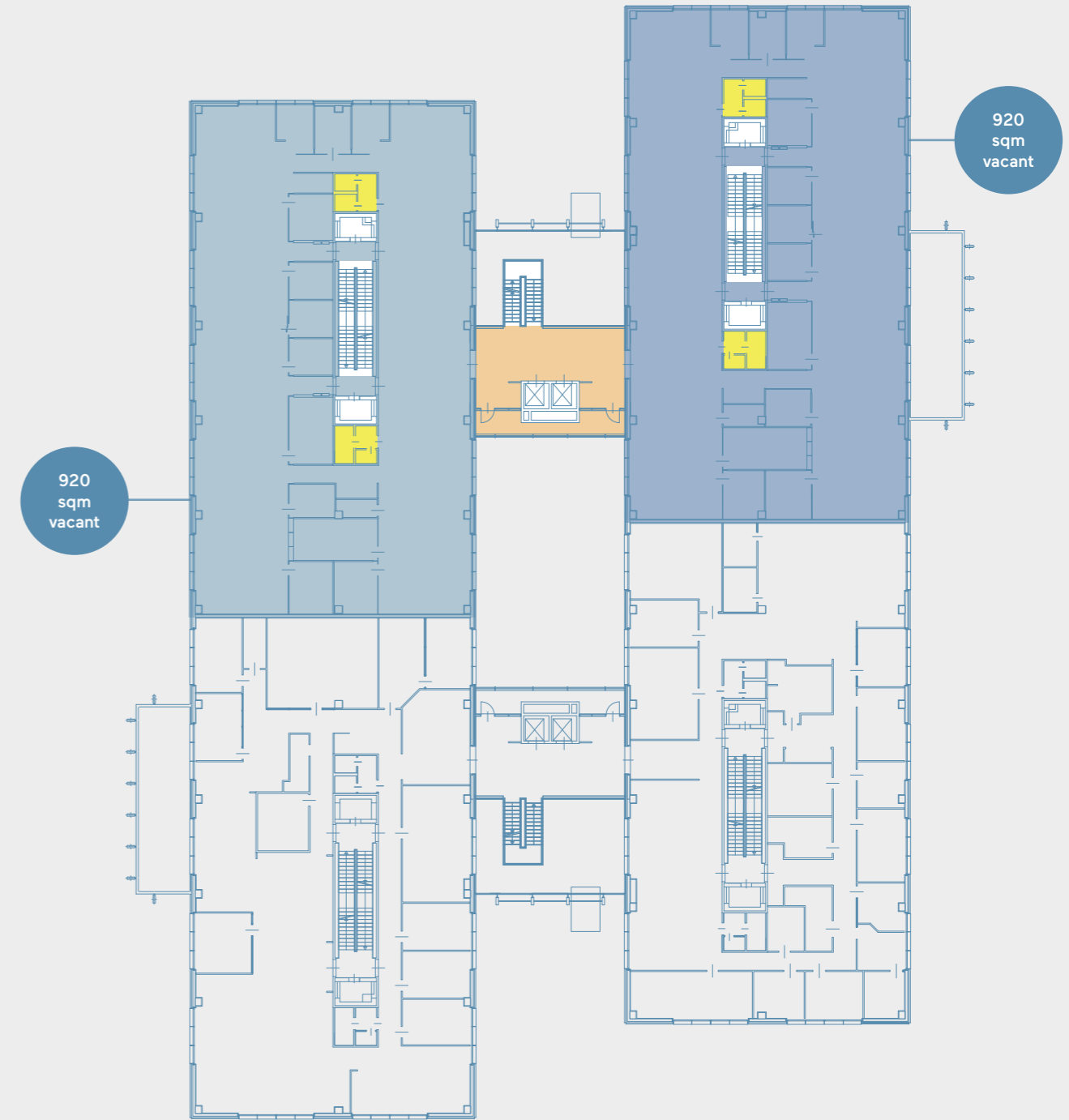
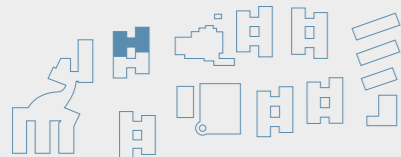


Mixed fan coil/
primary air type
conditioning system



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

- 22m in depth
- Floating floors
- Inspectional false-ceiling
- Minimum clear office height 3m
- HVAC system
- Continuous high-efficiency linear fluorescent lighting fixtures (500 lux)
- N. 2 lifts for each hall (900 kg - 12 persons)
- Remote control system
- Entrance control system
- Groundwater for condensation and VRV system



920 sqm vacant

920 sqm vacant

Multi-tenant offices
Uffici multi-tenant

Stairs & lifts
Scale e ascensori

WC
Bagni

Common areas
Aree comuni





Building 3

FLOOR	GROSS SURFACE (SQM)
2	1,080
2	920
2	525
2	470
TOT	2,995



Remote control system

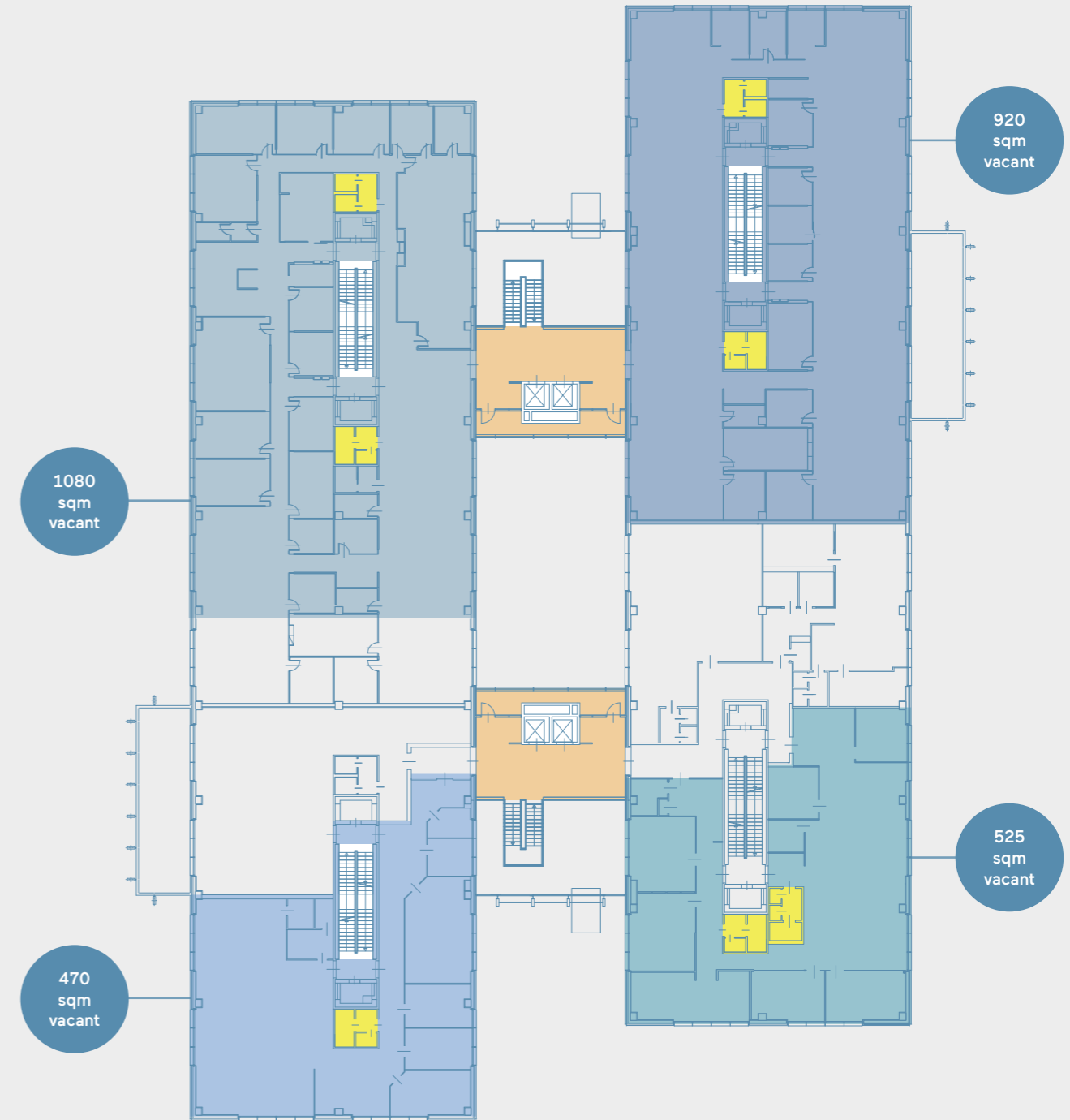
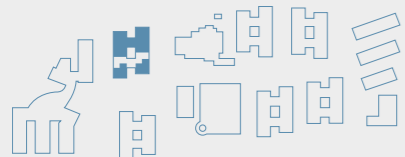


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Multi-tenant offices
Uffici multi-tenant

Stairs & lifts
Scale e ascensori

WC
Bagni

Common areas
Aree comuni





GB01

FLOOR	GROSS SURFACE (SQM)
3	800
3	465
TOT	1,265



4 ATU - Air treatment units

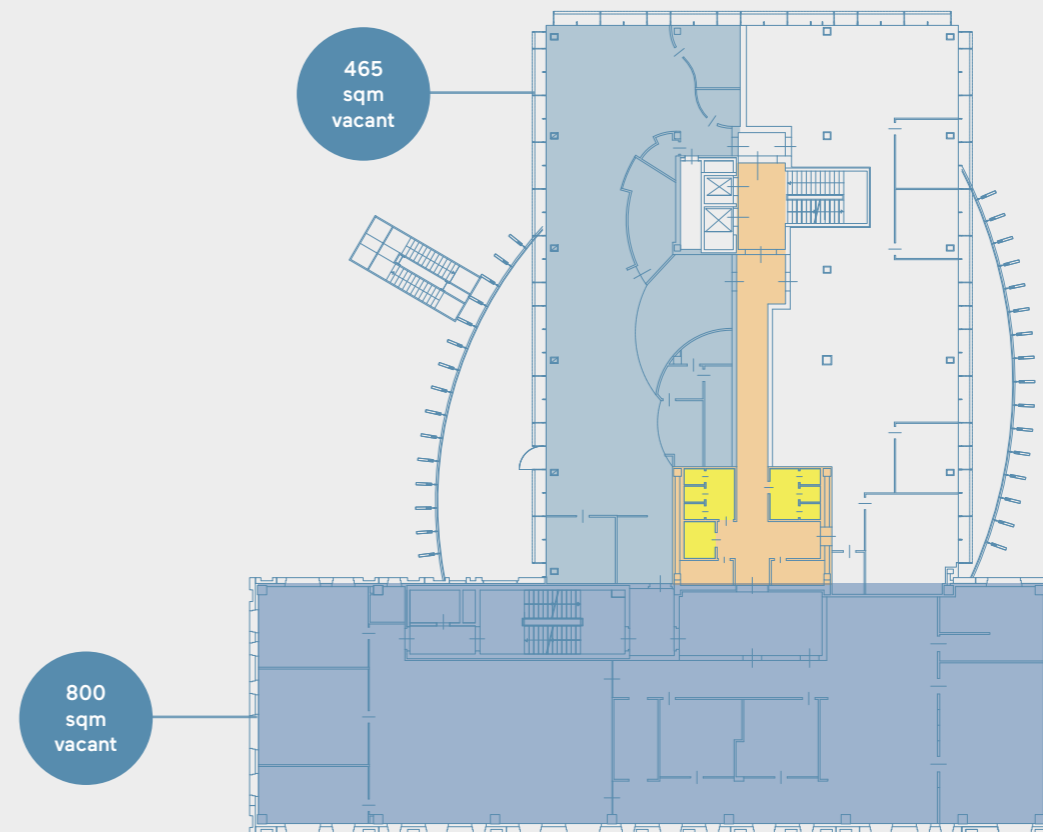
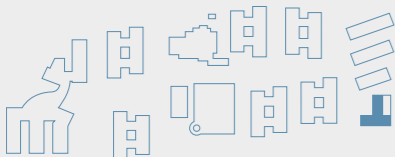


Triple-height entrance hall



Timber certified by FSC (Forest Stewardship Council)

- 22m in depth
- Floating floors
- Inspectional false-ceiling
- Minimum clear office height 3m
- HVAC system
- Continuous high-efficiency linear fluorescent lighting fixtures (500 lux)
- N. 2 lifts for each hall (900 kg - 12 persons);
- Remote control system
- Entrance control system
- Groundwater for condensation and VRV system



Multi-tenant offices
Uffici multi-tenant

Stairs & lifts
Scale e ascensori

WC
Bagni

Common areas
Aree comuni



Asset Management:



COIMA

Piazza Gae Aulenti, 12
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coima.com

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