



INSPIRE INNOVATION

CORSO DI PORTA NUOVA 19



01. PROJECT



INSIDE THE FUTURE

Corso di Porta Nuova 19

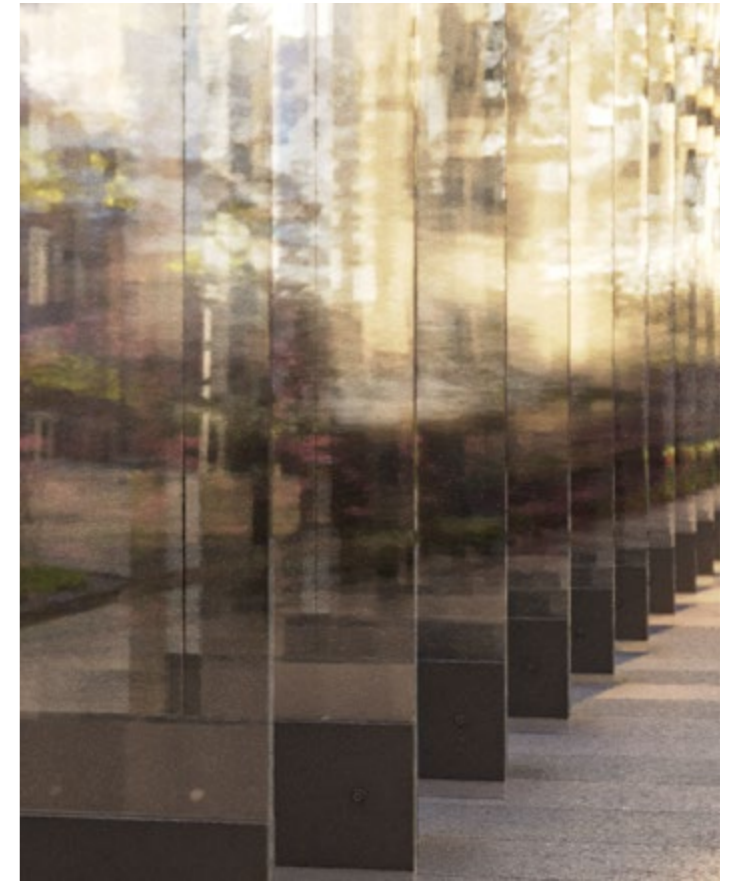
Located in one of the most vibrant areas of the city, CPN19 has been designed to provide a **stimulating, innovative, flexible and comfortable working environment**, where every detail is designed to meet the needs of tenants and the dictates of modern working. The offices at Corso di Porta Nuova 19 represent the **perfect blend of connection and innovation**. Its strategic positioning, between the historical city centre and Porta Nuova, combined with the high technological level of the project, offer companies wishing to establish themselves in CPN19 a unique workspace of its kind.

CONTEMPORARY STYLE
FOR NEW MILANESE OFFICES.





02. LOCATION



HISTORY AND INNOVATION

Between the Brera district and Piazza Gae Aulenti

Milan is the only Italian city that brings history into contact with the future through a forward-looking vision of urban planning. CPN19 fits perfectly into this dualism because it **makes it possible to enjoy all the advantages offered by the city**: from its vibrant artistic and cultural heritage, to a wide choice of shopping and leisure options. Moreover, it is **easily accessible from any part of the city** through numerous underground stations and surface means of transport.

THE IDEAL CENTRE TO EXPERIENCE MILAN

POINTS OF INTEREST

1. Parco Sempione
2. Fondazione Feltrinelli
3. Piazza Gae Aulenti
4. Anteo Palazzo del Cinema
5. Piazza della Repubblica
6. Museo della Permanente
7. Teatro Manzoni
8. Giardini Indro Montanelli
9. Pinacoteca di Brera

HOTELS

1. Principe di Savoia
2. NH Hotel Milano
3. Palazzo Parigi
4. Bulgari Hotel
5. Mandarin Oriental

BUSINESS

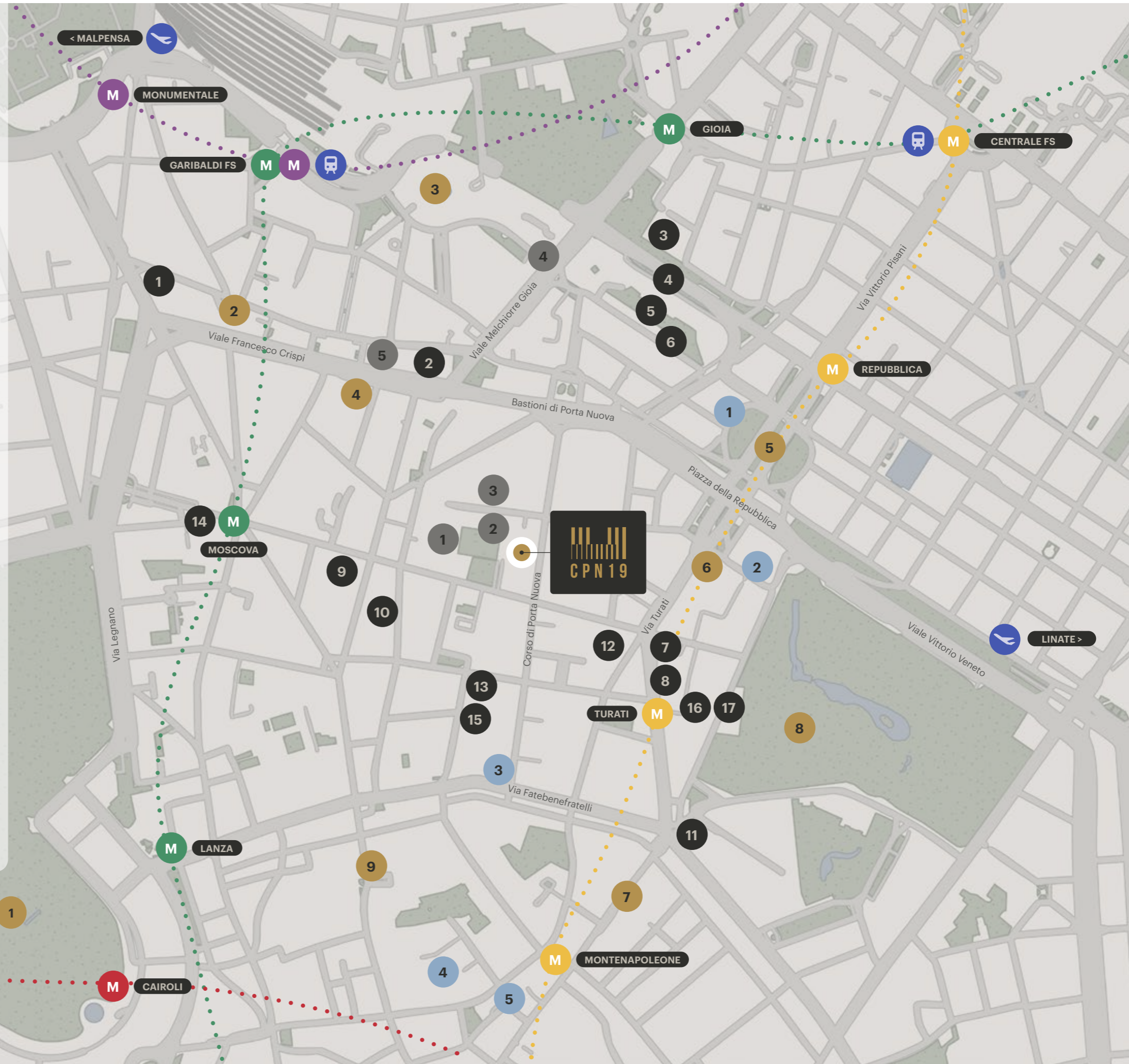
1. Microsoft Italia
2. Amazon Italia
3. Huawei Italia
4. BPER Banca
5. Samsung Italia
6. Spotify Italia
7. Radio 105
8. Valentino
9. Loro Piana SpA
10. CDP
11. Credit Agricole CIB
12. Studio Legale Gattai
13. Fideuram Investimenti SGR
14. Anima SGR
15. Amundi
16. Cushman & Wakefield
17. Off-White

CITIZEN SERVICES

1. Poste Italiane
2. Centro sportivo PlayMore!
3. Ospedale Fatebenefratelli
4. Portanuova Shopping District
5. Eataly

- M3 - Turati
5 min - on foot
- M2 - Moscova
8 min - on foot
- Garibaldi FS - M2 - M4
8 min - by car / 13 min - on foot
- Centrale FS - M3
8 min - by car / 18 min - on foot
- Cadorna FN - M1
11 min - by car / 22 min - on foot

- Aeroporto - Linate
25 min - by car
- Aeroporto - Malpensa
45 min - by car





GARIBALDI FS
RAILWAY STATION

FATEBENEFRAPELLI
HOSPITAL

PORTANUOVA DISTRICT
P.ZZA GAE AULENTI

BOSCO VERTICALE

BAM
BIBLIOTECA DEGLI ALBERI

PORTA NUOVA

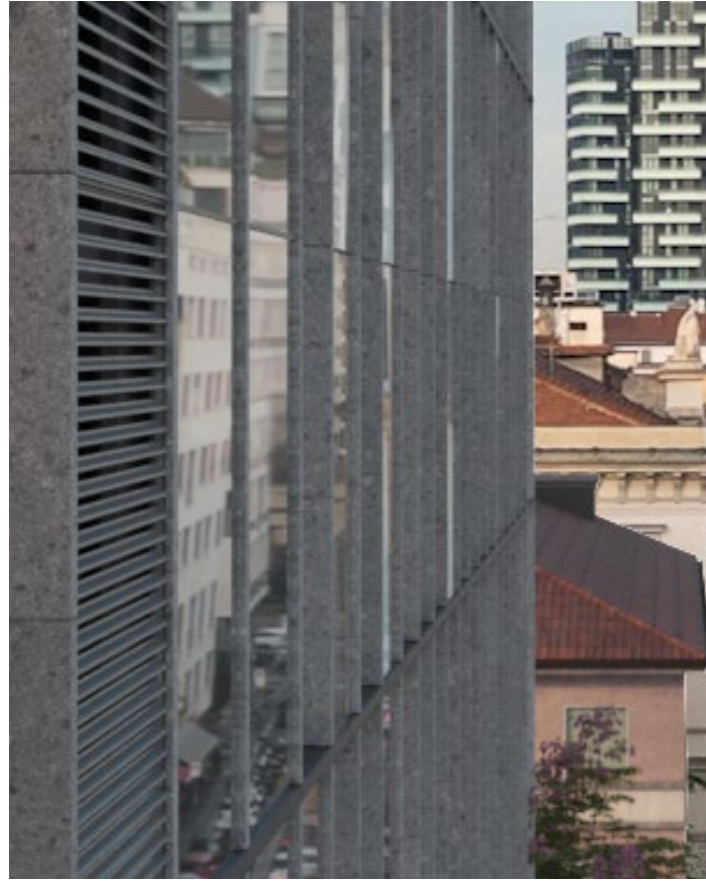
TORRE SOLARIA

PIRELLINO

TORRE GIOIA 22
SCHEGGIA DI VETRO

TORRE GALFA

TORRE DIAMANTE



STRATEGIC LOCATION

Affordable mobility and services

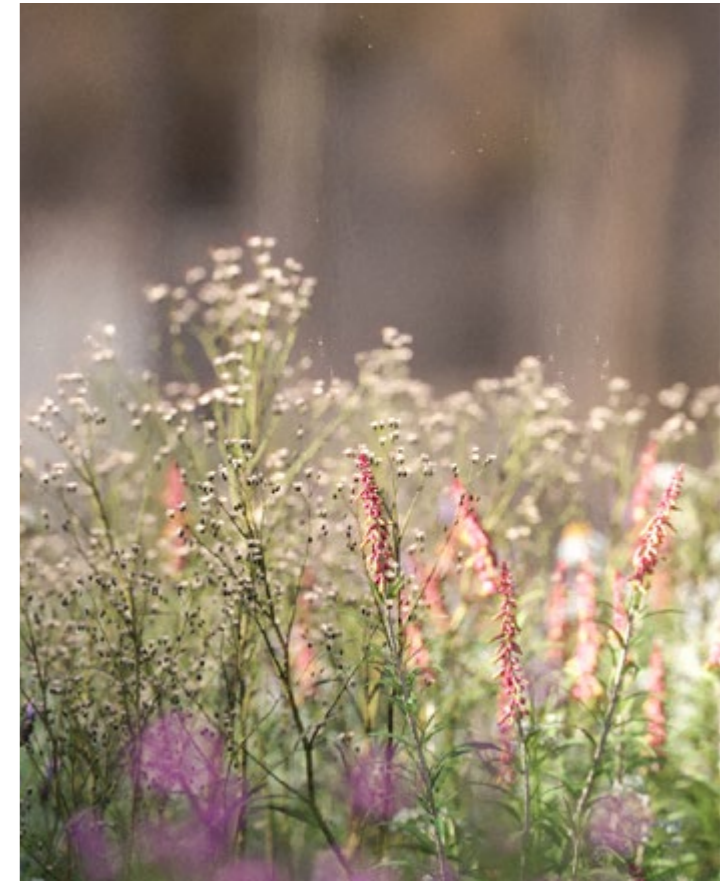
The building offers a hub of **sustainable mobility services and opportunities**. CPN19 features a garage with spaces for cars, motorcycles and bicycles. There are also **electric charging stations**, a necessity for those who move around by electric means of transport. All these elements, along with municipal cycle paths and a nearby sports centre, offer an advantage over other office buildings and enhance the **strategic positioning of CPN19**.





03. EXTERIORS

THE PERFECT ENCOUNTER
OF AESTHETICS AND
FUNCTION, FOR AN OPTIMAL
WORK-LIFE BALANCE.

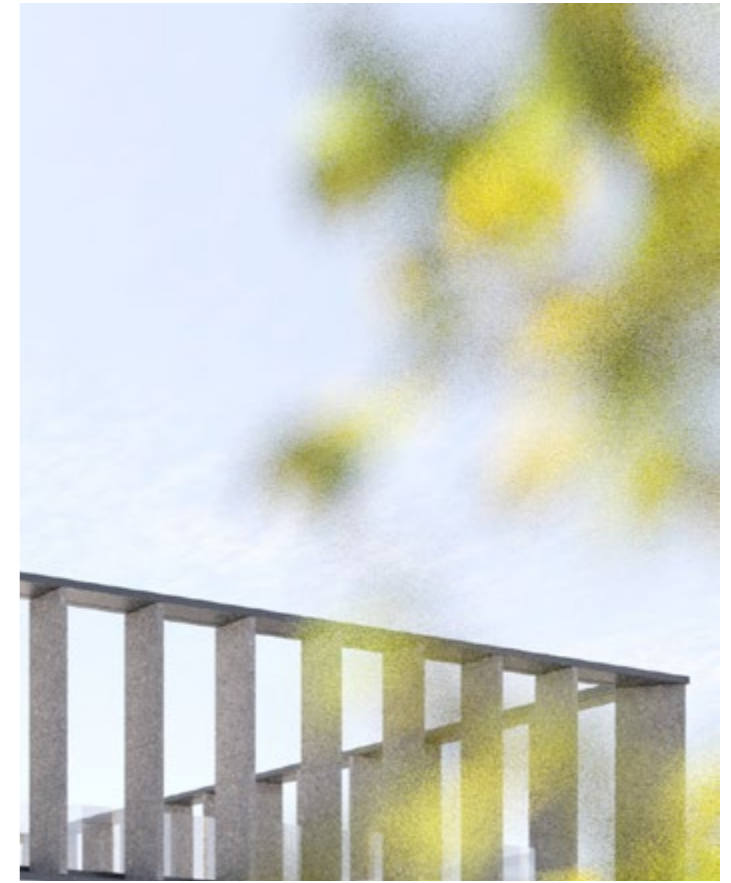


INNOVATIVE DESIGN

Business geometry

The CPN19 project has brought about a **radical transformation of the building**, which now offers itself as a state-of-the-art workspace. The new façade, characterised by the use of vertical fins and glass, **generates an effect of lightness and transparency**, which blends perfectly with the surrounding environment. The outdoor spaces and the inner courtyard are an urban oasis, while **panoramic terraces offer a breathtaking view of the Milan skyline**.





FLEXIBLE AND DYNAMIC

Modern design choices

The new CPN19 spaces offer **state-of-the-art technology** and a high level of comfort, in order to ensure utmost efficiency and productivity for everyone. **The office becomes a flexible and dynamic environment:** diverse spaces for multiple and simultaneous activities, offering the possibility to **choose where and how to work** according to specific needs.

THE INTERIOR SPACE IS DESIGNED FOR THE WELL-BEING OF PEOPLE AND CAN ACCOMMODATE VARIOUS BUSINESS UNITS.



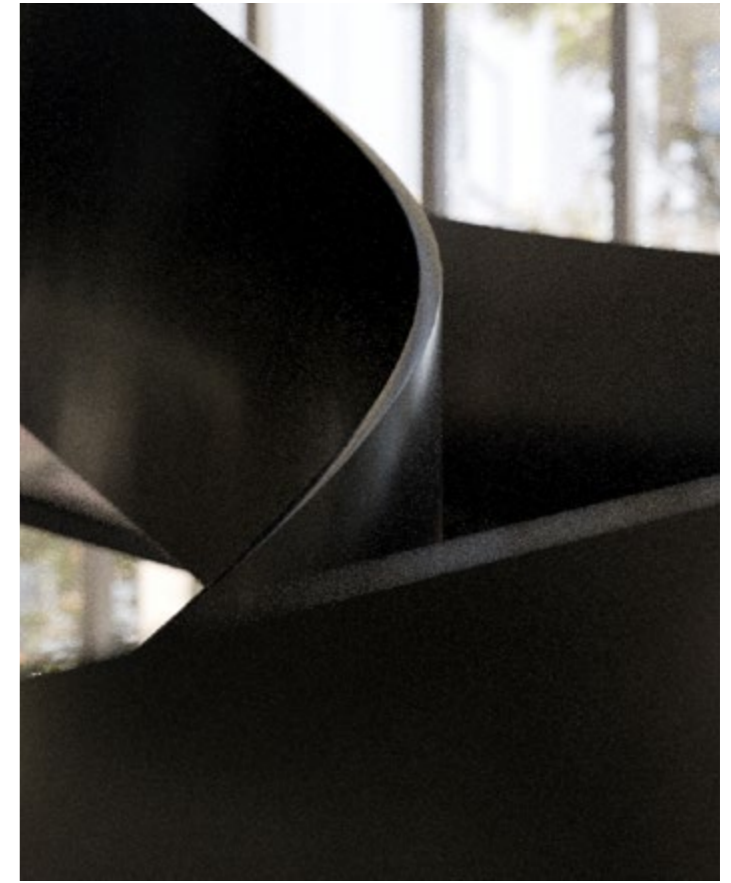
DOUBLE CONCEPT

Connection and innovation

The architectural project has redeveloped the building into **two buildings with two ground floor lobbies.** This provides a **flexible, customisable workspace** that adapts to any specific need. The space thus becomes functional for business purposes, one that stimulates collaboration and productivity, and where connection and innovation are perfectly balanced.



ELEGANT AND MODERN INTERIORS,
A FLEXIBLE LAYOUT MEETING
EVERY NEED.



SHARING SPACES

Everything you need to share



Panoramic
terraces



Indoor
garden



Flexible
lobbies



Electric
charging stations

An internal garden, large common areas on the ground floor characterised by independent entrances of a high architectural value, and an auditorium on the mezzanine floor combine **technology, design and comfort**, becoming the ideal choice for those seeking a unique workspace. **High-class details** for successful businesses. CPN19, where everything is connected to the dynamic city of Milan.





FLEXIBLE WORKSPACE

Comfort, technology and design.

The internal office spaces have been designed with **maximum flexibility** in mind to meet all distribution requirements, and all with the aim of providing a **comfortable, welcoming and technological working environment**. The spaces are characterised by **natural lighting** that permeates the rooms through large windows that create a sense of continuity with the outdoors. The soft colours and the choice of high-quality materials contribute to conjuring up an atmosphere that improves the occupants' **work-life balance**.

A WORKPLACE FOSTERING
EXCHANGE AND SHARING.







05. SUSTAINABILITY



TOWARDS THE FUTURE

Corso di Porta Nuova 19 is green

CPN19 has obtained the **main internationally recognised green certifications**, which attest to the sustainability and energy efficiency of the building.

CPN19 has several **indoor green spaces**, where people can enjoy a **relaxing break in the open air during their working day**, perhaps enjoying an outdoor lunch or simply taking a refreshing walk. The presence of these green spaces contributes to creating a work environment with room for **well-being and relaxation**.



WELL
Target **GOLD**

WELL GOLD CERTIFICATION

The WELL certification is awarded to buildings that provide spaces which protect and improve the health and well-being of its occupants, ensuring comfortable interiors and high-quality air, water, lighting and materials.



LEED
Target **PLATINUM**

LEED PLATINUM CERTIFICATION

The LEED certification ensures the building has been designed and built in accordance with the latest technologies in terms of environmental sustainability and of energy, water and material efficiency, with the aim of protecting the environment and creating an operationally effective and functional structure.



WIREScore
Certified **PLATINUM**

WIREScore PLATINUM CERTIFICATION

The WIREScore certification is designed to ensure that buildings under development or redevelopment are built to the highest possible standards so as to meet the technological needs and expectations of all future tenants, with spaces and services guaranteeing access to all possible infrastructures for global digital connection.



BREEAM
target **EXCELLENT**

BREEAM RFO EXCELLENT CERTIFICATION

The BREEAM certification measures the sustainability of a building by a number of categories (management, health and wellness, energy, transport, water, materials, waste management, land and ecology use, pollution, innovation). Each of these categories addresses a key issue for assessing the impact of the building during design, construction and use.

BREEAM RFO is a method for assessing the sustainability of buildings during their redevelopment or fit-out.



DIGITAL EXPERIENCE

Technology profile of CPN19

The building has already received the **international WiredScore certification**, which assesses connectivity and digital infrastructure. The design will follow the highest technological standards to meet the needs and expectations of future tenants. Speed, security and flexibility of new technologies are the **key to designing a modern building** and ensuring an optimal work experience.





06. TECHNICAL SPECIFICATIONS

STACKING PLAN

190m²

Auditorium

250m²

Indoor public areas GF

770m²

Outdoor public areas GF

98

Car parking bays

60

Motorbike parking

126

Bike parking

Offices (m²)

Terraces (m²)

Building A

Building B

Terraces (m²)

Offices (m²)

608 — 253 — 8

868 — — 7

860 — 112 — 6

885 — — 5

879 — 94 — 4

887 — — 3

882 — 91 — 2

564 — — 1

829* — — 0

* of which 341 Lobbies

-1

-2

8 — 164 — 702

7 — — 846

6 — 134 — 833

5 — — 867

4 — 109 — 860

3 — — 867

2 — 589 — 859

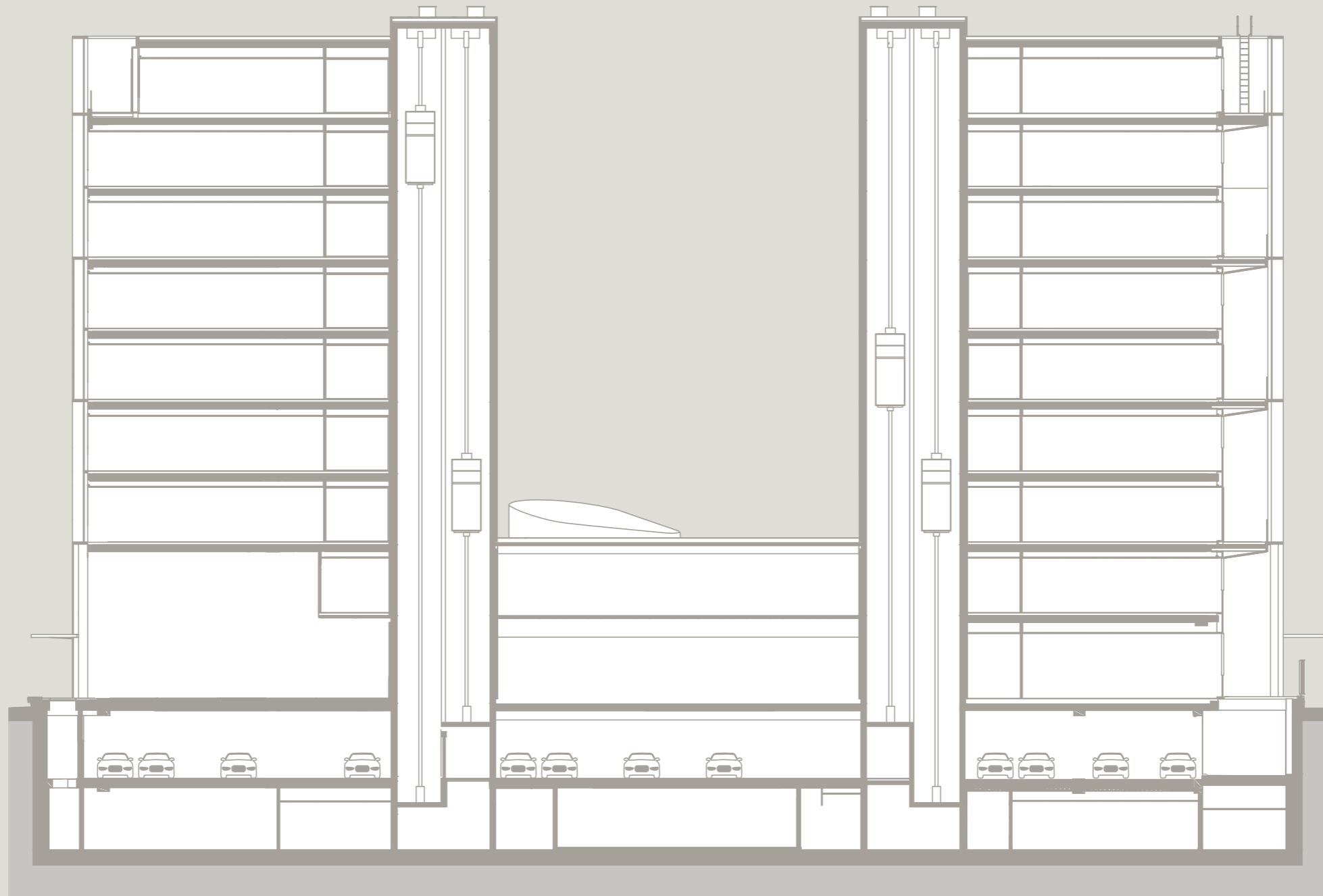
1 — — 922

0 — — 1185

*of which 284 Lobbies

-1

-2



GROUND FLOOR



Building B

1.185* m²
Offices

174**
Maximum crowd density

* of which 284 Lobbies
** crowd density inclusive of the lobbies

Building A

829* m²
Offices

155
Maximum crowd density

* of which 341 Lobbies
** crowd density inclusive of the lobbies

BUILDING B

Via Fatebenefratelli

BUILDING A

Corso di Porta Nuova

FIRST FLOOR

Building B

922 m²
Offices

132
Maximum crowd density

Building A

564 m²
Offices

132
Maximum crowd density

190 m²
Auditorium



BUILDING B

Via Fatebenefratelli

BUILDING A

Corso di Porta Nuova

SECOND FLOOR



Building B

859 m²

Offices

132

Maximum crowd density

589 m²

Gardens and terraces

Building A

882 m²

Offices

132

Maximum crowd density

91 m²

Gardens and terraces

BUILDING B

Via Fatebenefratelli

BUILDING A

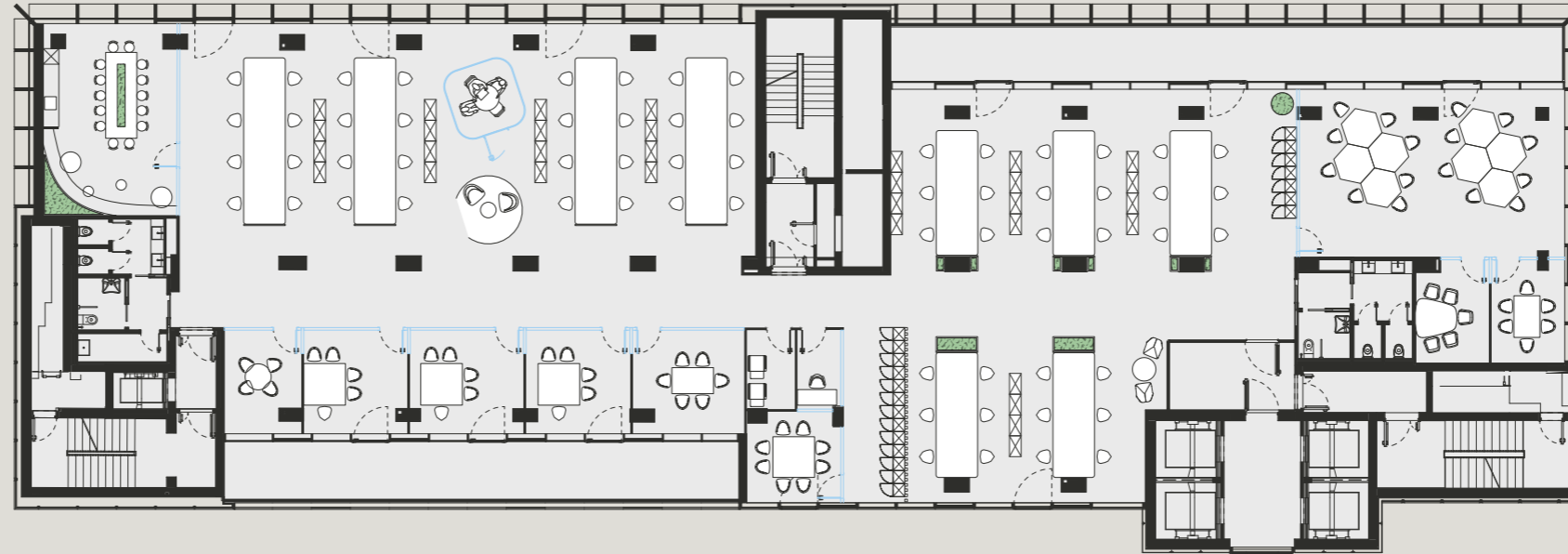
Corso di Porta Nuova

FLOOR TYPE*

Building B

860 m² ca.
Offices

132
Maximum crowd density



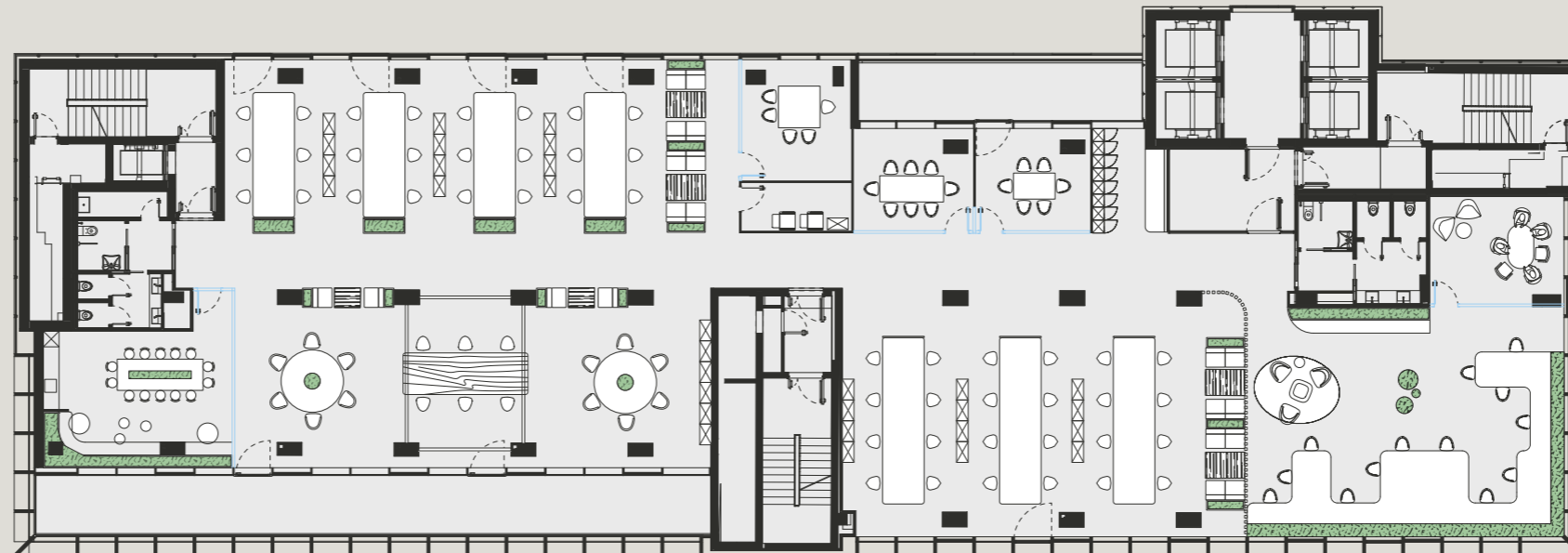
BUILDING B

Via Fatebenefratelli

Building A

880 m² ca.
Offices

132
Maximum crowd density

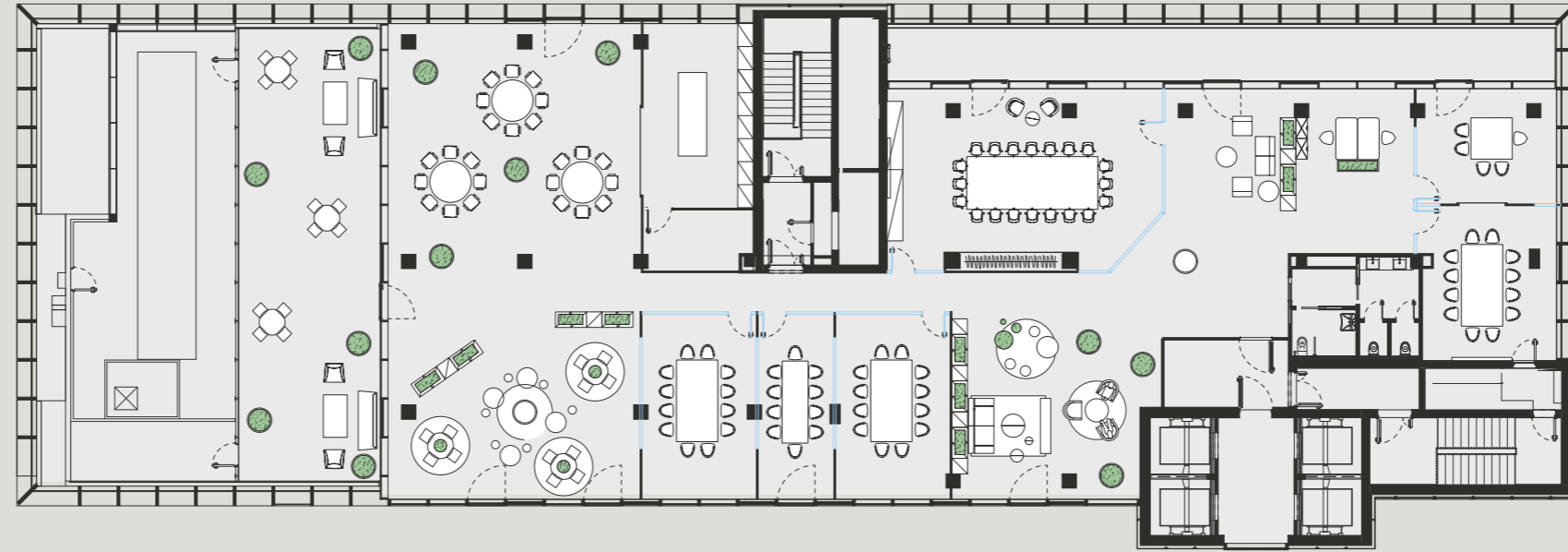


BUILDING A

Corso di Porta Nuova

The layout of each floor is subject to change due to the different design of the outdoor spaces.

EIGHTH FLOOR



BUILDING B

Building B

702 m²

Offices

164 m²

Terraces

62

Maximum crowd density

Building A

608 m²

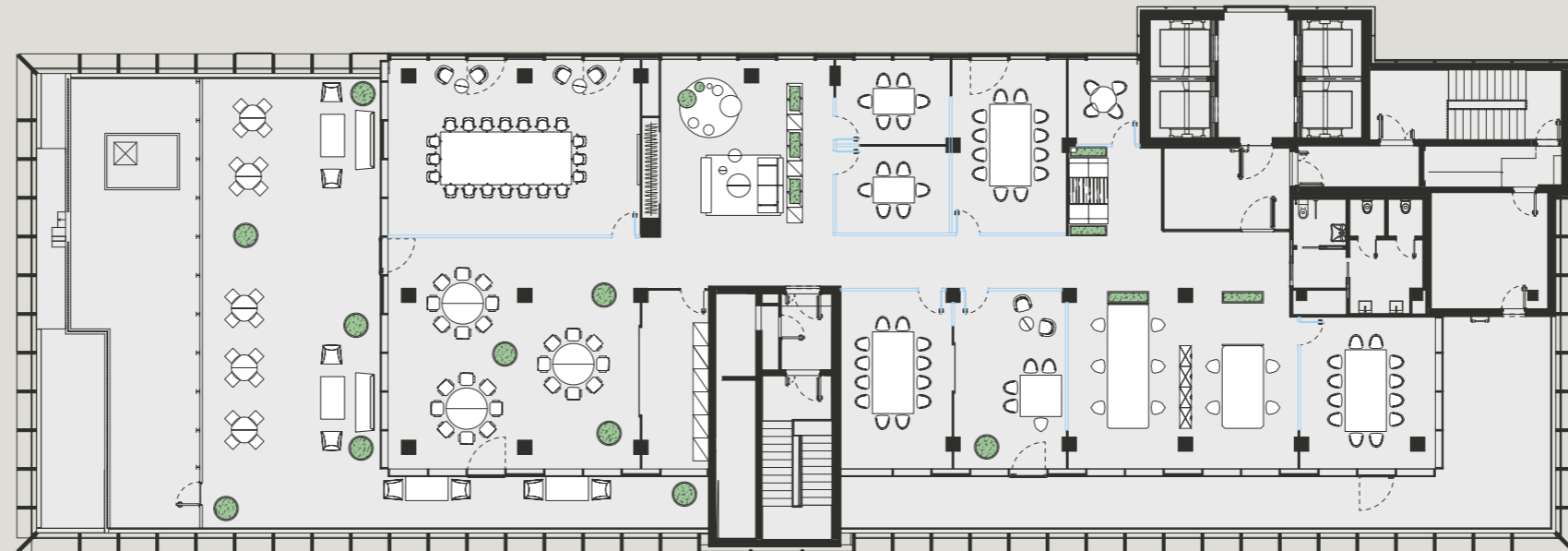
Offices

253 m²

Terraces

62

Maximum crowd density



BUILDING A

Corso di Porta Nuova

Via Fatebenefratelli

TECHNICAL SPECIFICATIONS

ARCHITECTURAL



Floors

- Open plan-offices: raised floor in encapsulated calcium sulphate
- Internal common areas: raised floor made of stoneware tiles laid on screed



False ceilings

- Open-plan offices: false ceiling in bandraister and microperforated metal panels
- GF lobbies and common area: acoustic false ceiling



Façade

- Glass curtain wall and vertical fins covered in Ceppo di Grè stoneware
- Glass façades in the lobbies with glass fins



Terraces

Terrace on the second floor and panoramic rooftops on the eighth floors of Buildings A and B.



Overall crowd density

- Building A: 1.141 people
 - Building B: 1.160 people
- Overall crowd density of the entire building = 2,490 people

SYSTEMS



Fire detection

- Point-type fire detection system and suction sensors throughout the building
- Fire extinguishing system with hose reels and sprinklers



Public address system

Public address system in all spaces for evacuation purposes



BOS / BMS

Installation of a Building Operating System (BOS) and a Building Management System (BMS) for the real-time monitoring of the entire building



Photovoltaic system

Supply and installation of a photovoltaic system on the roofs at the eighth floors of Buildings A and B



Electric vehicle charging stations

Installation of 6 electric vehicle charging stations with charging power up to 22kW



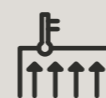
Energy class

Energy class A



Air conditioning system

- **Offices:** mixed system consisting of primary air and fan coil unit
- **Lobbies:** all-air system and floor-standing radiant heating system



Geothermal production

The building will use geothermal energy from groundwater wells di acqua di falda

CONTACTS

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KRYALOS SGR
on behalf of FONDO ATLAS

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Lombardini22 **DEGW**
DESIGN THINKING

LOMBARDINI22 - DEGW

Branding &
Visual Design:

FUD

FUD FACTORY

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CORSO DI PORTA NUOVA 19