



DOVE

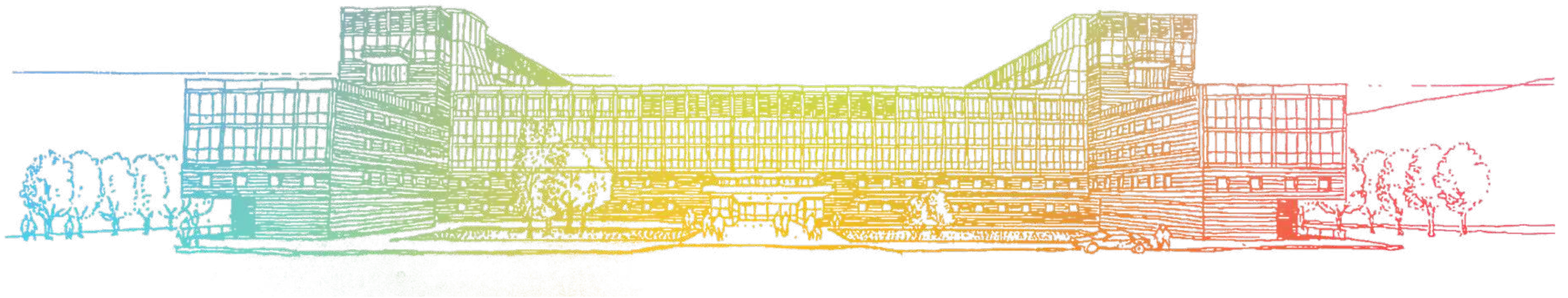
BICOCCA

INCONTRA

MILANO



A project by BiM • Architect: Piuarch •
Landscape architect: Studio Antonio Perazzi •
Layout and Graphics: Leftloft • Rendering: Wolf - VA •
With the contribution of: Paola Navone - Otto Studio, C41, Patrick Tuttofuoco,
Specific, Studiolabo, Università degli Studi di Milano-Bicocca



“ A good city is like a good party – people stay longer than really necessary because they are enjoying themselves.

JAN GEHL

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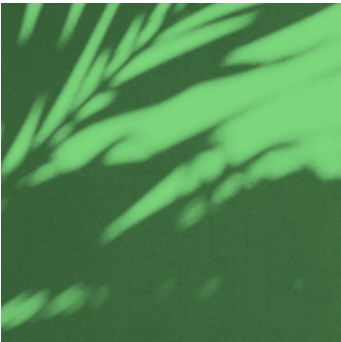
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Dove Bicocca incontra Milano

Welcome to the workplace
of the future

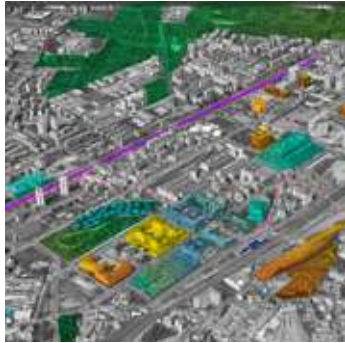
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Green certified

A space dedicated to
sustainable progress

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The urban context

A new cutting-edge district
in the heart of Bicocca

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Past, present and future

A neighbourhood focused
on excellence

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The project

A permeable, efficient,
organic urban renewal
endeavour

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Layout

Layouts floor by floor



DOVE BICOCCA INCONTRA MILANO

BiM is the workplace of the future. A space that blends history and avant-garde design, rationality and imagination, technology and environmental awareness.



PIAZZA AND PAVILION

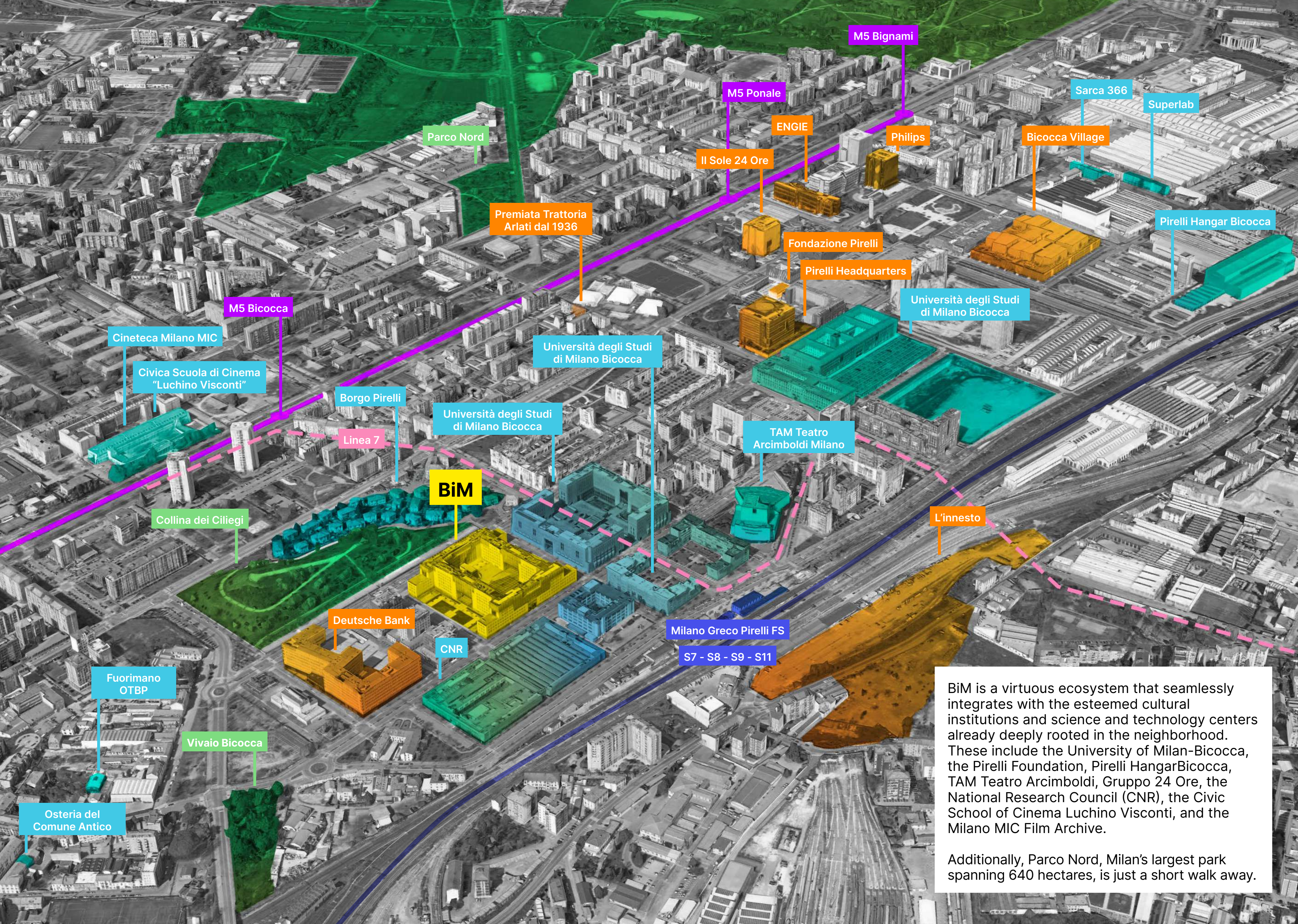
The beating heart of BiM is the piazza, understood in its most classic urban and social sense. The point of arrival and departure, a place for gathering and exchange, it provides human-centred services: cafés and restaurants, a bike shop, a bookshop and co-working spaces. The new pavilion designed by Piuarch straddles the boundaries between work and socialising, landscape and architecture: an evolving space that embraces ideas and special initiatives and acts as a point of connection with the University of Milano-Bicocca.

OFFICES

The functional, efficient and innovative offices are extremely flexible and can be configured in a mix of open space and closed environments. Windows that can be opened, natural light and state-of-the-art systems guarantee wellbeing and energy efficiency. Green terraces overlooking the city and the square below amplify the interior space. Two new floors – the seventh and eighth, added as a transparent block – offer an exceptional view of Milan's skyline.

GARDEN, TERRACES AND ROOFTOP

Respect for the environment and energy efficiency are the founding principles of BiM: set around a 6,000 sqm garden, the building uses renewable energy sources to minimise its environmental impact. The lush and welcoming garden is accessible to everyone and ideal for taking breaks and socialising, while the terraces are a natural extension of the office space. On the eighth floor, the Rooftop Garden overlooks Milan and provides an open-air workspace with an exceptional view of the city. The landscaping design is intended to create an engaging, appealing habitat that supports biodiversity, improving the climatic conditions of the space.



BiM is a virtuous ecosystem that seamlessly integrates with the esteemed cultural institutions and science and technology centers already deeply rooted in the neighborhood. These include the University of Milan-Bicocca, the Pirelli Foundation, Pirelli HangarBicocca, TAM Teatro Arcimboldi, Gruppo 24 Ore, the National Research Council (CNR), the Civic School of Cinema Luchino Visconti, and the Milano MIC Film Archive.

Additionally, Parco Nord, Milan's largest park spanning 640 hectares, is just a short walk away.

TRANSPORT LINKS

BiM is located in a strategic position, with access to the city center, airports and major railway stations.

The S9 suburban rail line, the Lilla M5 metro stop and tram line 7 are all within a few minutes' walk.

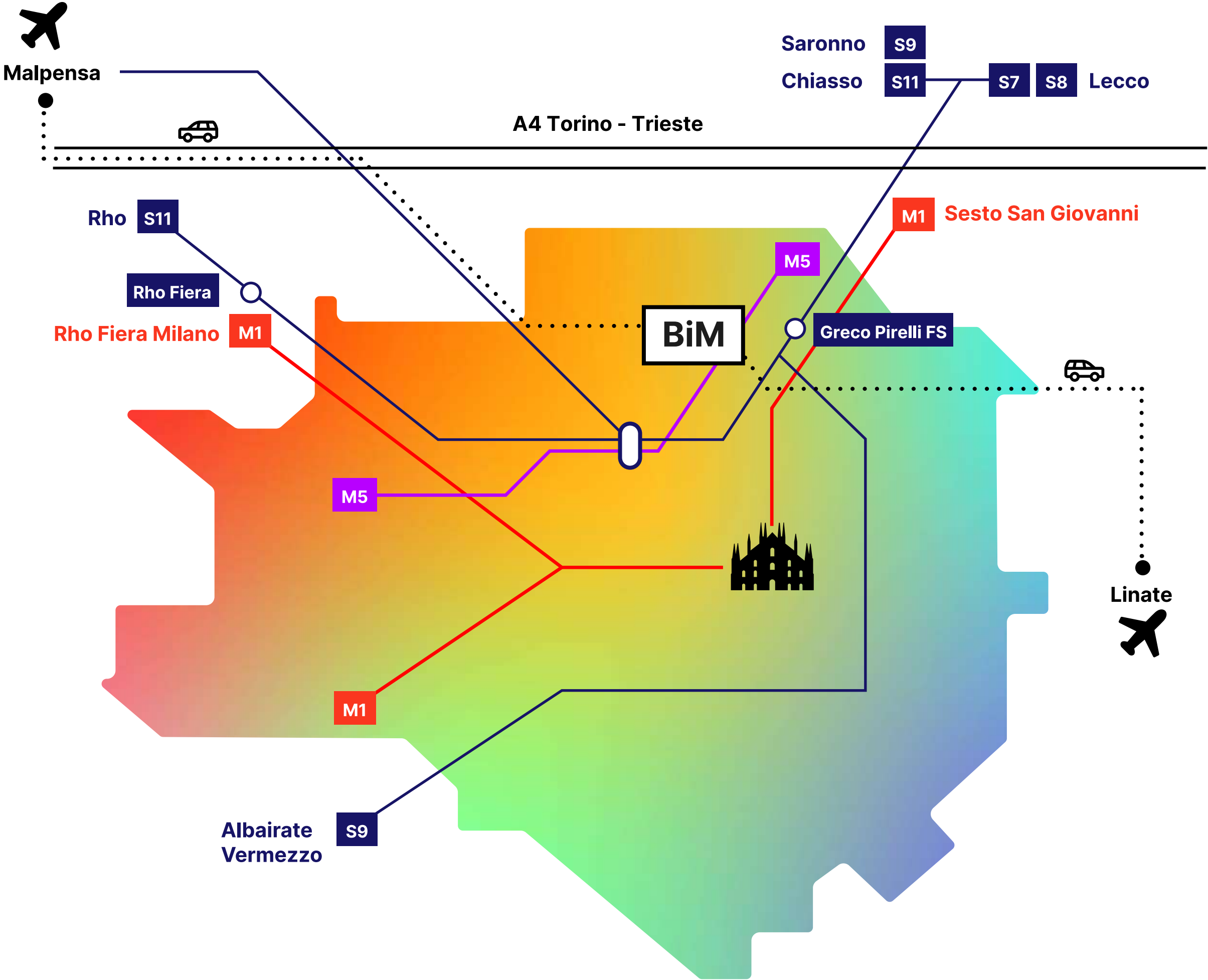
City Centre
🚗 15 minutes
🚆 30 minutes
🚲 25 minutes

Centrale FS railway station
🚗 10 minutes
🚆 20 minutes
🚲 15 minutes

Garibaldi FS railway station
🚗 10 minutes
🚆 15 minutes
🚲 20 minutes

Linate Airport
🚗 20 minutes
🚆 40 minutes

Malpensa Airport station
🚗 40 minutes
🚆 60 minutes



A MILAN LANDMARK

”

We wanted to give a contemporary identity to the building designed by Vittorio Gregotti in the 1980s, adapting it to new ways of conceiving and experiencing work spaces. We lightened it, made it more accessible and interactive with the neighbourhood and the entire city. The main piazza is the hub, a collective and connective space, a place where public and private meet. Here, in the mindful dialogue between architecture and landscape, our idea of urban sociality is fully expressed.

GINO GARBELLINI - PIUARCH

”

The landscape design is more than just the architectural completion of Gregotti's Bicocca complex; it's intended to establish a different relationship with a bustling neighbourhood and a local area ripe for rediscovery. Here, green space doesn't just have a decorative function, but becomes a pretext for coming together, a meeting place where people can be embraced and protected by vegetation, and where they want to stay even outside working hours, feeling like they're part of a community

ANTONIO PERAZZI



PEER MENA BLE

BiM is the new Milanese district for innovation, research and creativity. A multifunctional, technological hub perfectly integrated into the urban fabric of the Bicocca district, intended to accommodate a heterogeneous community of professionals, globe-trotters, students and citizens. BiM is the dynamic, lively and enterprising face of Milan that opens onto the world: a place of inspiration, socialising and networking that is ideal for cultivating quality human and professional relationships.

OPEN ALIVE INCLUSIVE



BiM aims to become a new reference point for neighbourhood life, creating opportunities for interaction and dialogue between those who experience the building as a workplace and those who choose it as a new leisure destination. Piuarch enhances Gregotti's building and lightens it up at the same time, with the goal of making it permeable, open to the city. Light-filled, flexible spaces overlook a piazza animated by new community services – shops, cafes, restaurants, co-working spaces – available for tenants and citizens. In the centre of it all, the new Pavilion is a multifunctional, futuristic space that will host activities and events for the community.



BiM PAVILION

- iconic avant-garde architecture
- surrounded by vegetation
- multifunctional, flexible space
- 800 sq m on two levels
- Interior ceiling height 3.00/3.40 m
- directly linked to auditorium and 2 meeting rooms on underground level
- powered by renewable energy and green-certified



EFFICIENT

BiM is an unconventional work destination: monumental industrial architecture transformed into offices of the highest standards, in terms of technology, liveability, efficiency and sustainability. In Gregotti's original layout, which has remained intact, offices can be configured in highly flexible ways, blending open space and closed environments. Large terraces generate a sense of being in a high-end context. BiM expands the boundaries of the workplace, creating a conceptual and physical continuum between the office, the city and green spaces.

TRANSPARENT LIGHT BRIGHT



A space with a strong architectural identity that makes Bicocca the new place to be in Milan: over 50,000 square metres – 43,300 of which are offices with terraces on 8 levels, 3,400 are retail spaces and 800 a Pavilion in the midst of a green space - that mix functionality and comfort, high-end services for business and spaces dedicated to culture, sport and social interaction. A place where people linger well beyond office hours.

Bi/M OFFICES

- 3 lobbies with delivery room
- 21 state-of-the-art elevators
- customizable layouts and floating floors for comfort and flexibility
- interior ceiling heights 2.80 m to 3.20 m
- primary air system climate control
- BMS
- fire-extinguishing sprinkler system
- openable windows
- new high-performance thermal glass windows
- exterior green spaces



BiM AMENITIES, SERVICES AND RETAIL SPACES

- 430 sqm gym
- 510 sqm auditorium seating 200
- parking with 503 spaces
- parking with 192 bike spaces
- electric charging columns
- 260 sqm of lockers
- shops, cafés and restaurants on the ground floor level



ORGANIC

BiM is green at heart: 6,000 square metres of garden designed by landscape architect Antonio Perazzi create a flowing indoor-outdoor environment. An urban wood that dialogues with the architecture, guaranteeing a healthy, ecologically-minded space thanks to the use of plants that adapt well to the urban environment, require little maintenance and water and help to improve air quality.

NATURAL FLUID EXCHANGING



At BiM, the piazza goes green, becoming a lively, verdant space that animates the neighbourhood engaging tenants and visitors in a new sort of sensory experience. The garden contains 3700 plants of around 40 different varieties, with a focus on wild and native vegetation. The large terraces host 1200 plants of at least 36 different species and are designed to be recreational areas that complete the architectural and social renewal of the area.



GREEN CERTIFIED

BiM is an urban space dedicated to sustainable progress, promoting natural, social and cultural diversity. Adhering to the philosophy of “giving back,” it aims to generate a positive impact on society and the environment through cutting-edge technology, virtuous partnerships and long-term projects focusing on the wellbeing of the local area, its people and the community.

BUILDING RETROFIT

Regeneration vs. new construction – the environmental, economic and social advantages

BiM is designed with the ideal of retrofitting and the circular economy in mind, regenerating rather than building new constructions. The reuse and enhancement of existing architecture – from the exterior facing to some interior elements, like the flooring – has clear advantages, not just in terms of sustainability, but also from the economic and social points of view, as it restores an identity place to the community, preserving its history and value. State-of-the-art solutions – like the use of geothermal and photovoltaic energy and dual systems for water collection and treatment – facilitate energy independence and waste reduction, minimizing CO2 emissions throughout the building's entire life cycle.

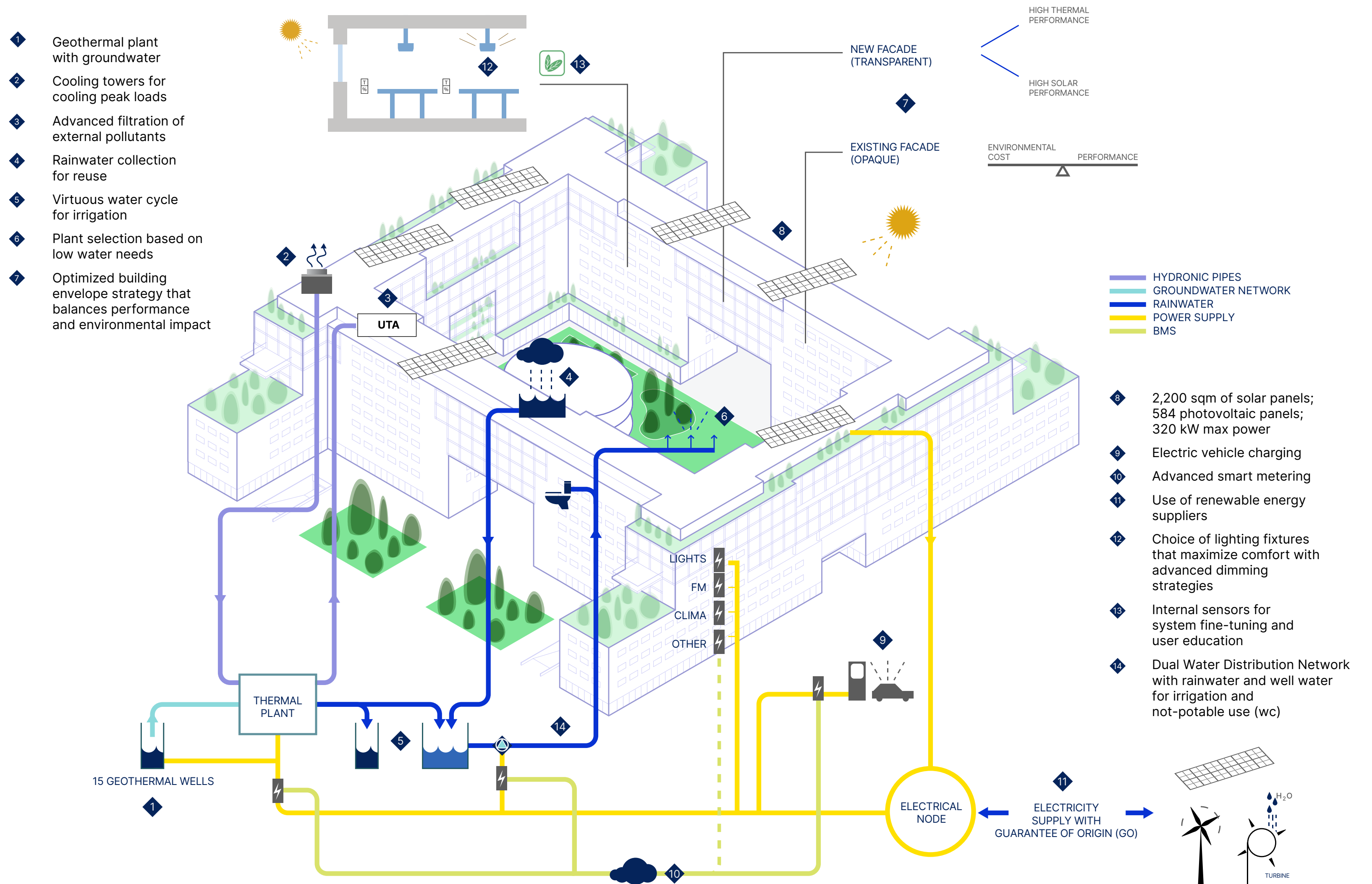
BiM has applied for several important internationally-recognised green certifications, including LEED Platinum, BREEAM Excellent, Well Gold and WiredScore enabled. The renovation plan aims to achieve the building's requalification as Class A offices, meeting the highest standards in terms of ESG and sustainability.

ESG

- LEED Platinum and BREEAM Excellent certifications to meet the most ambitious environmental criteria
- Renovation vs. new construction in line with the principles of the circular economy
- Heating and cooling systems powered by renewable resources: geothermal and solar
- Water recovery and recycling systems
- Maximum accessibility by public transport (tram, metro and train) and bicycle (parking and changing rooms)
- Better Together Programme: co-financing of activities with a positive social impact on the local community (fund-matching)
- Pleasant, healthy and safe work environments (WELL certification)
- Shared and informal spaces and green areas: piazza, terraces and rooftops
- Activities and services on the ground floor
- 100% green lease agreements for shared commitments in the management and use of resources
- BiM Community guarantees and protects values of inclusiveness and non-discrimination



target certifications





PAST, PRESENT AND FUTURE

“

All you need to do is this: try to make things happen, give different people different reasons to come to a space and make it become a place.

EZIO MANZINI,
HONORARY PROFESSOR AT MILAN POLITECNICO

A LONG HISTORY OF EXCELLENCE

The Bicocca district developed at the beginning of the 20th century around the Pirelli factory, which gave rise to an ambitious industry-and-welfare project, building nearby schools, infrastructure, sports facilities and a residential complex for workers and eventually creating what would be called the “Manchester of Italy.”

In the mid-1980s, Milanese architect Vittorio Gregotti undertook Europe's largest urban renewal project, with the aim of restoring the ex-industrial area to the city of Milan. Gregotti said: “simplicity is a very complicated thing to achieve.”

The Bicocca buildings - orderly, restrained, monumental – reflect his avant-garde vision of a polycentric city: a place that brings together various functions – offices, green spaces, cultural facilities and social gathering places – with superior architecture.

In recent years, the district has drawn Italian and international investors and a community of entrepreneurs, creative professionals and designers who are building the Milan of tomorrow.



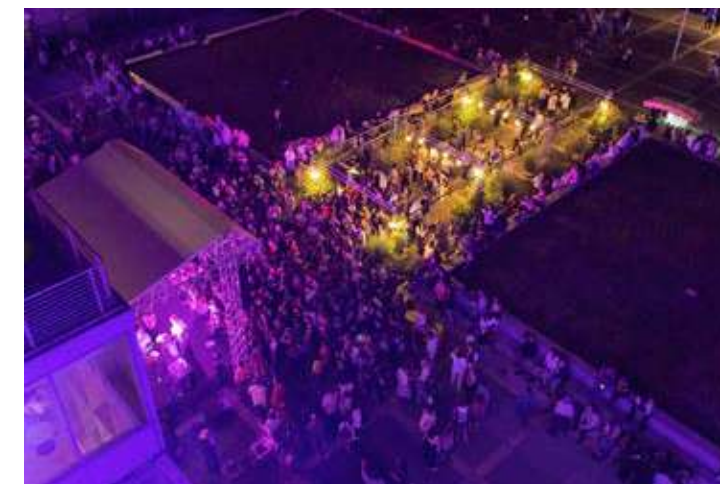
LIFE IN BiM

BiM is an innovative model of urban renewal. Throughout the renovation work period, BiM will open its spaces to the public with a series of cultural events curated in collaboration with Studiolabo and developed in partnership with local-area institutions and organisations, including the Università Bicocca Milano, the C41 production house, workshop for multidisciplinary artistic design and production SPECIFIC, Radio Raheem, the Università Bicocca Milano Chess Group, Cineteca Milano MIC, PianoCity Milano festival, Book City and Jazz Mi.

The programme of activities – including contemporary photography, live music, open-air cinema, yoga and chess tournaments – highlights the project's fundamental principles: creativity, inclusion, the circular economy, wellbeing, culture, science and nature.

The initiative is intended to turn the renovation work “waiting period” into an opportunity to plan a sustainable, inclusive future, inviting city residents to discover and experience the area undergoing redevelopment as a cultural and social meeting spot.

Partners



BiM IN NUMBERS

+50,000

sqm total renovated area

43,300

sqm of offices across 8 floors

3,400

sqm of retail space

800

sqm of pavilion surrounded by green

6,000

sqm of garden

5,000

people

503

parking spaces

192

indoor bike spaces

3

entrance lobbies with delivery room

510

sqm auditorium seating 200

430

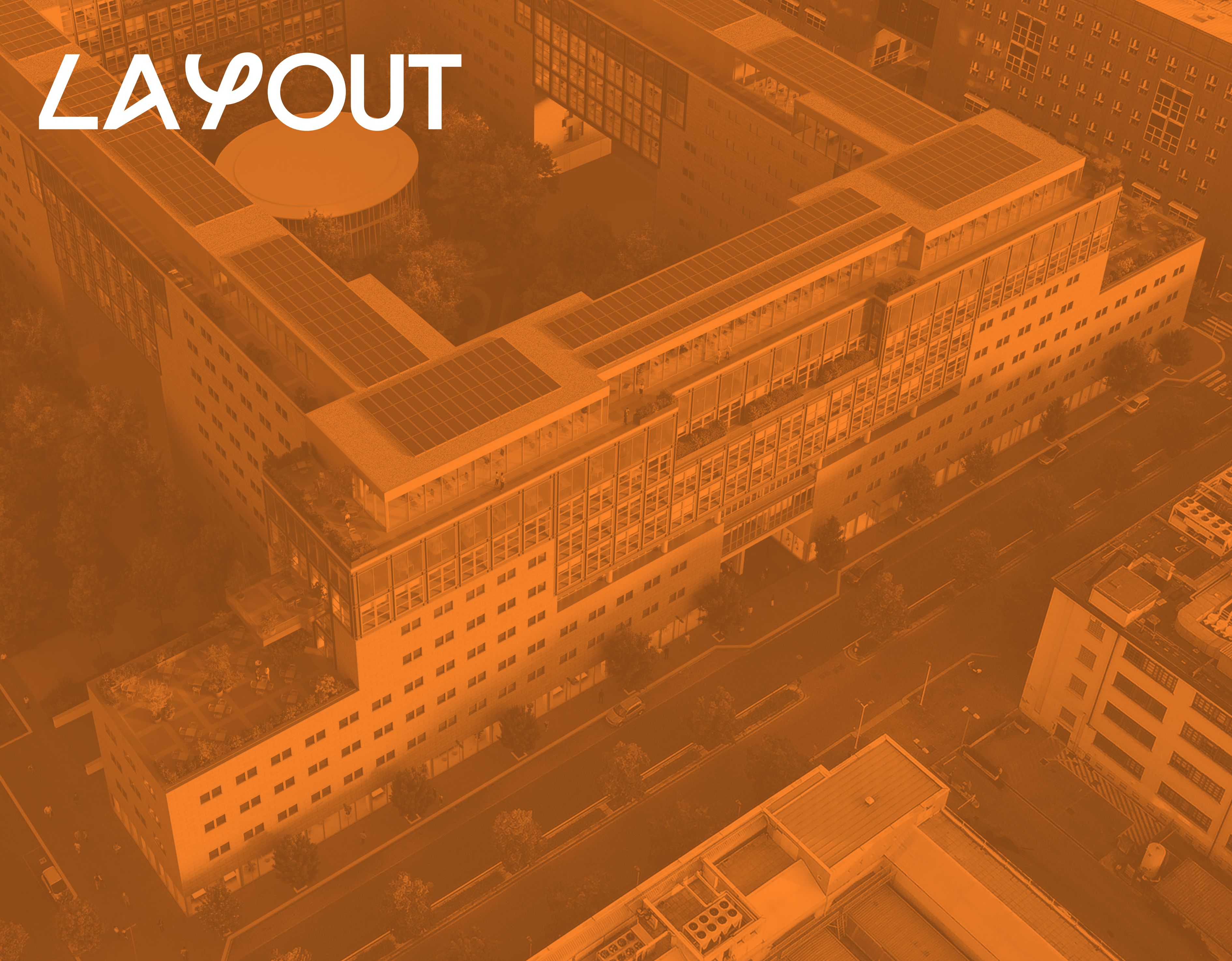
sqm gym

260

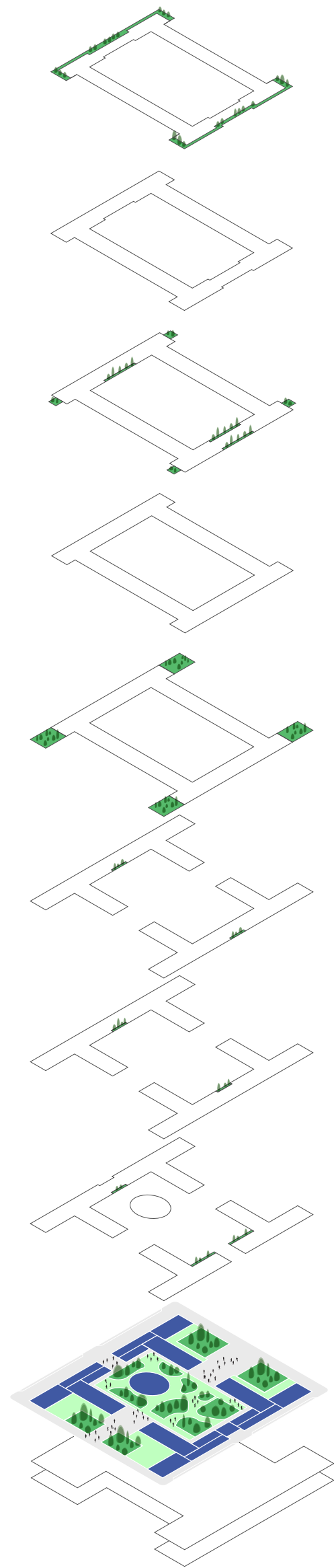
sqm of locker rooms with showers

2024/2026

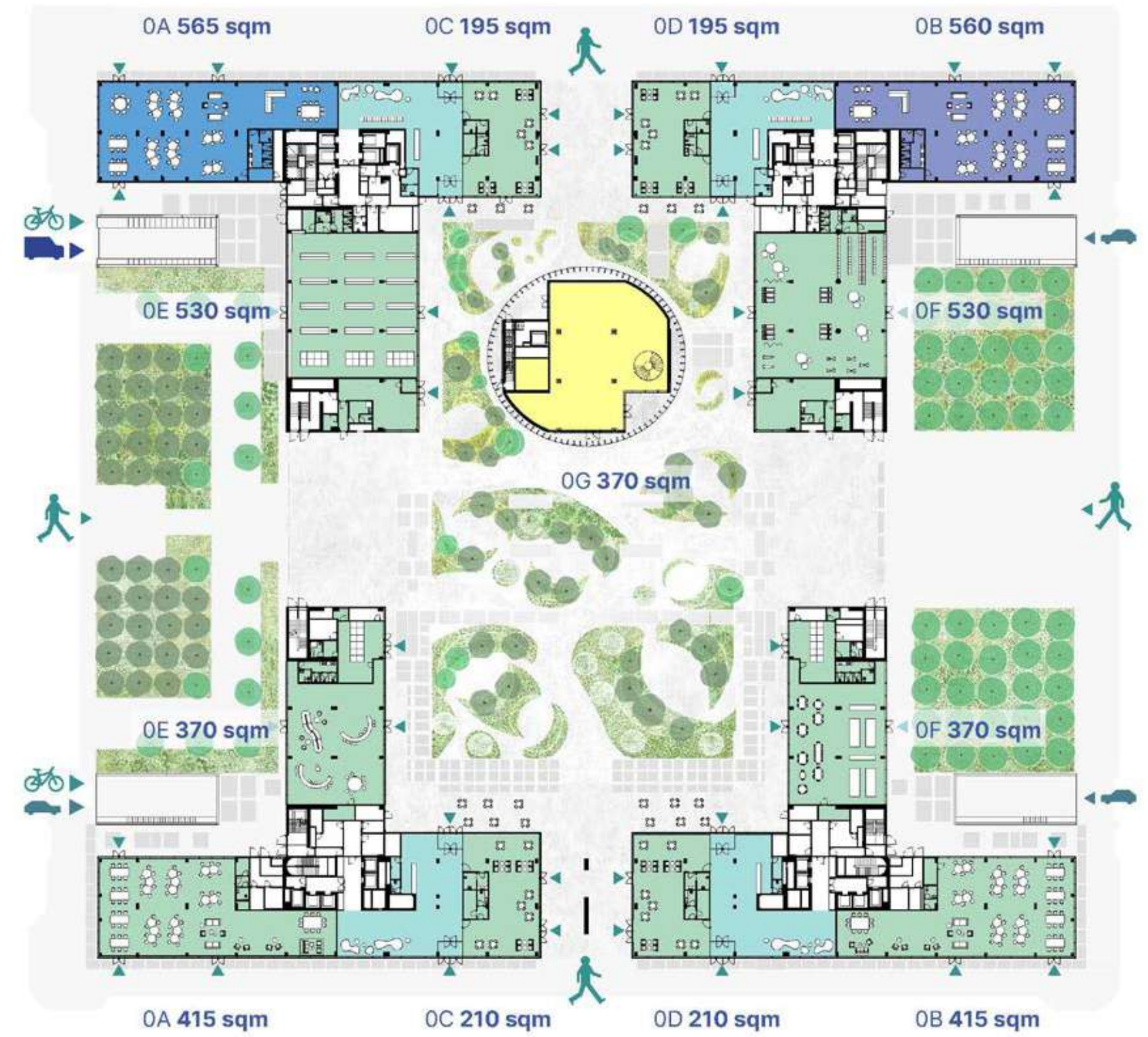
completion date of work on Viale Pirelli/
completion date of work on Viale dell'Innovazione

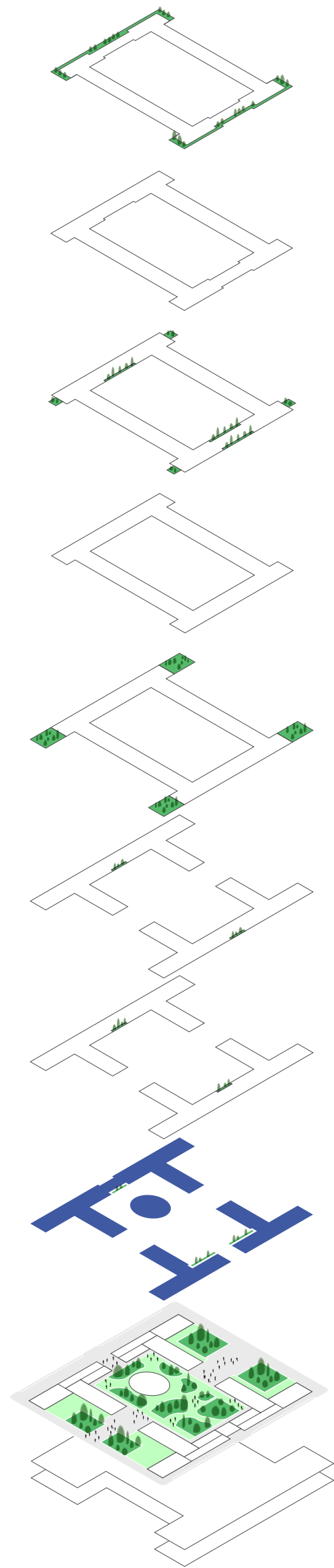


LAYOUT

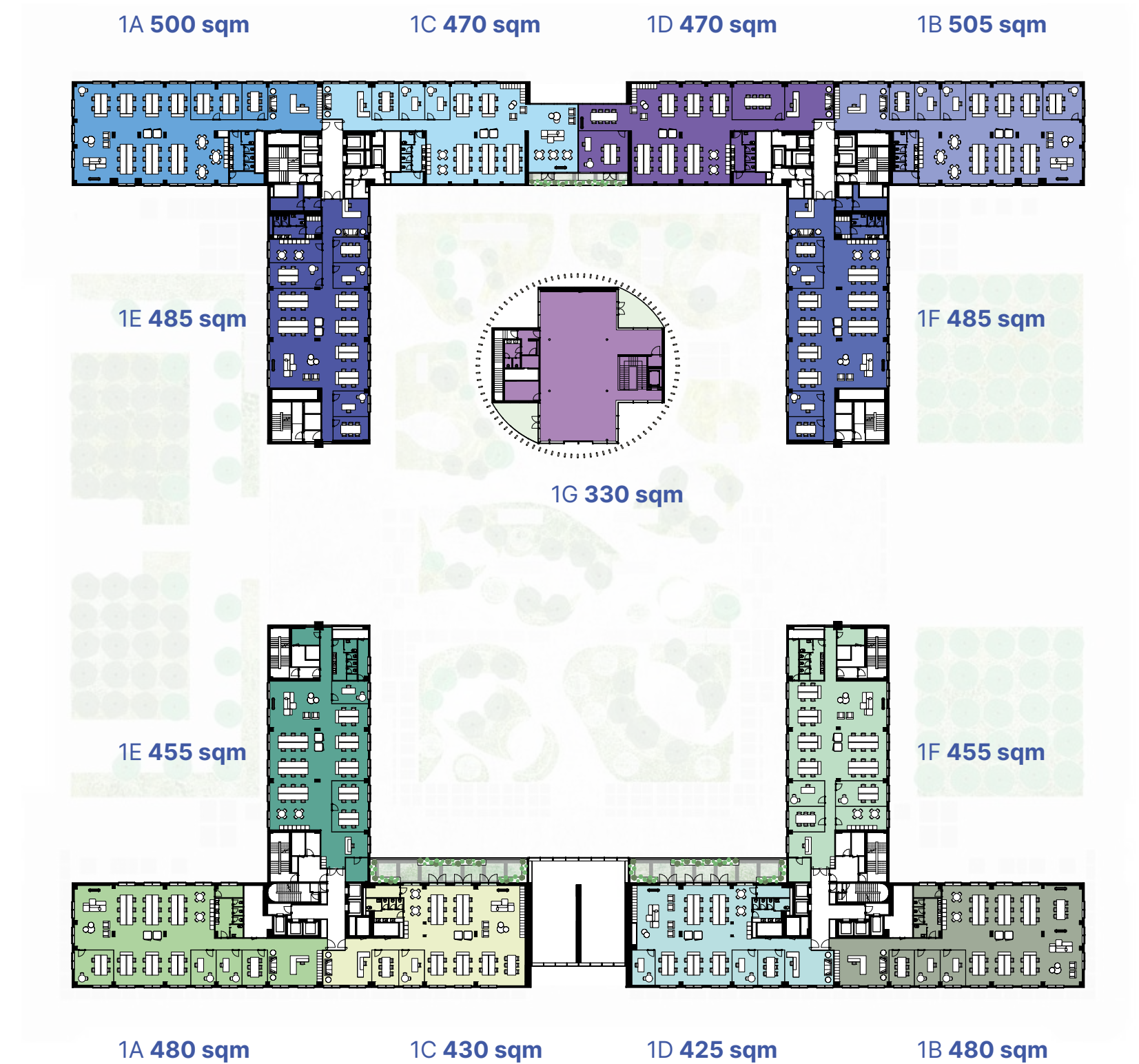


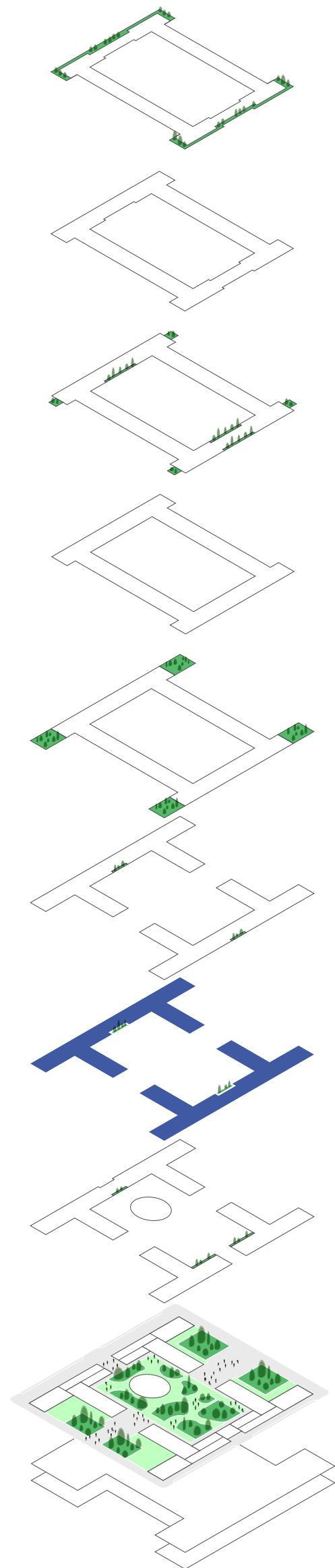
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L4	8 TENANTS, 425 PEOPLE OFFICES 1,169 sqm OF TERRACES	GLA sqm 5,740
L3	12 TENANTS, 439 PEOPLE OFFICES 40 sqm OF TERRACES	GLA sqm 5,690
L2	12 TENANTS, 449 PEOPLE OFFICES 92 sqm OF TERRACES	GLA sqm 5,815
L1	12 TENANTS, 501 PEOPLE OFFICES PAVILION 226 sqm OF TERRACES	GLA sqm 5,640 330
L0	3 LOBBIES, 16 LIFTS OFFICES / COWORKING PAVILION COMMERCIAL ACTIVITIES EXTERNAL SPACES	GLA sqm 1,150 370 3,055 6,000
L-1	170 CARS 192 INDOOR BIKE SPACES WASTE STORAGE STORAGE	NET sqm 270 200
L-2	349 CARS WASTE STORAGE STORAGE	NET sqm 275 650



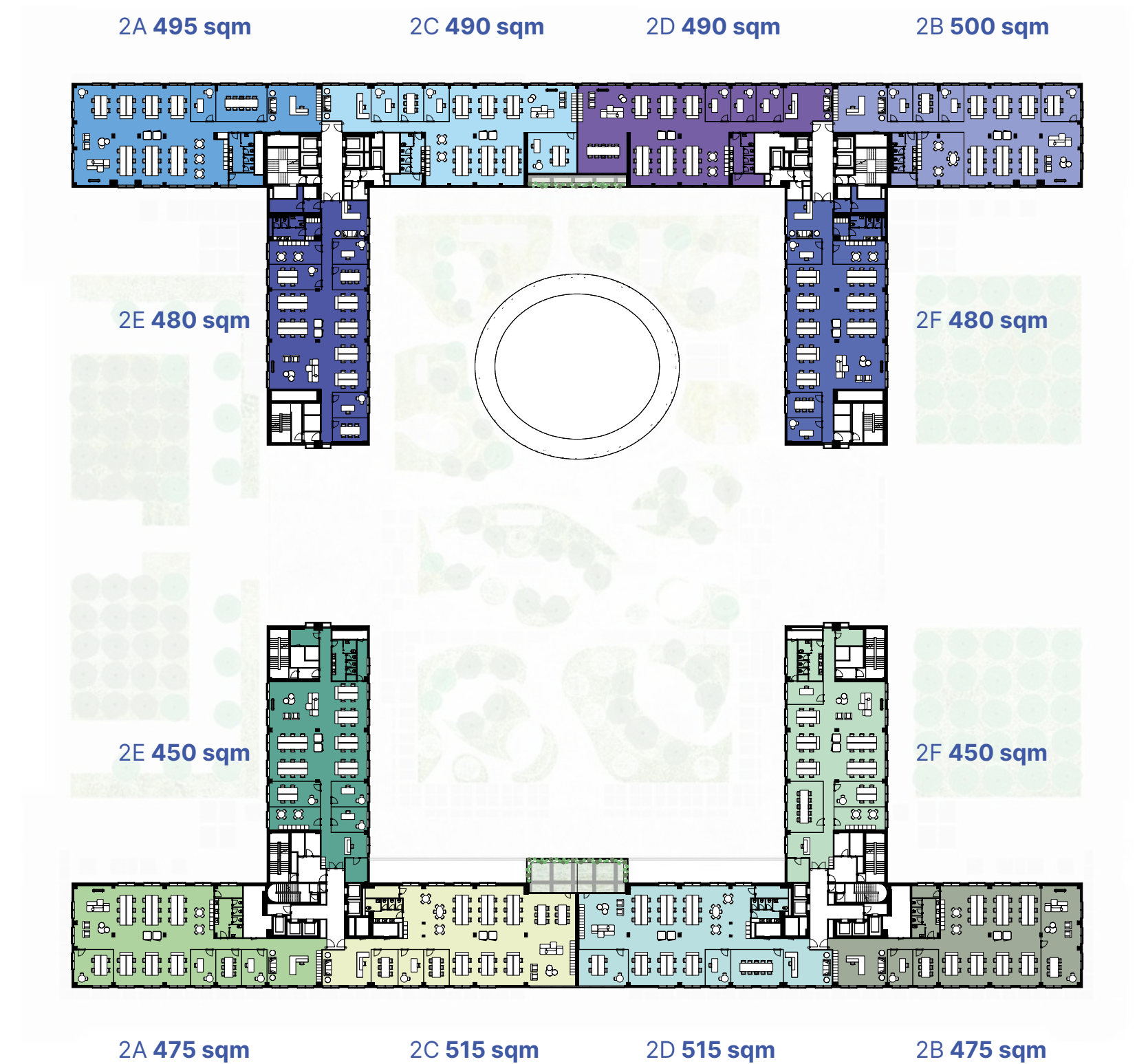


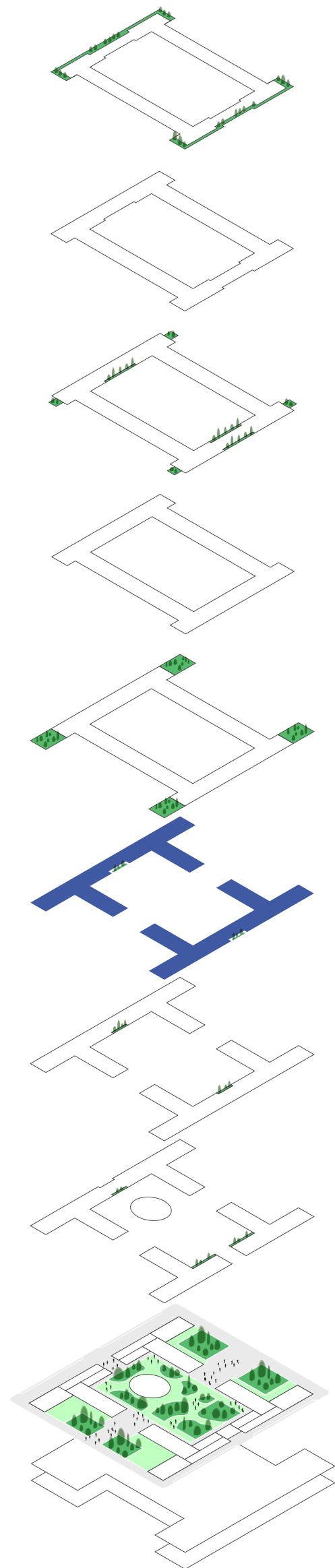
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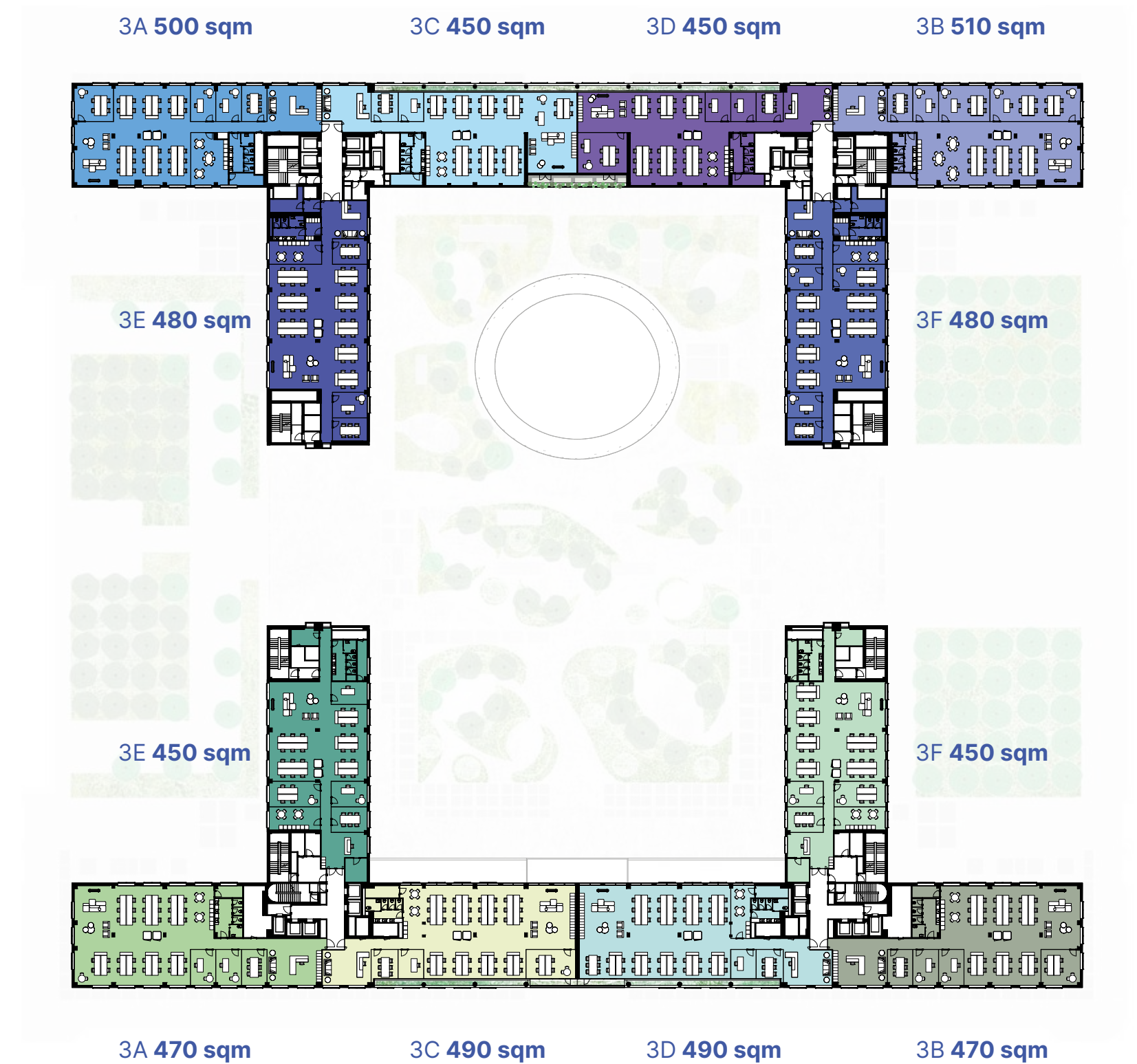


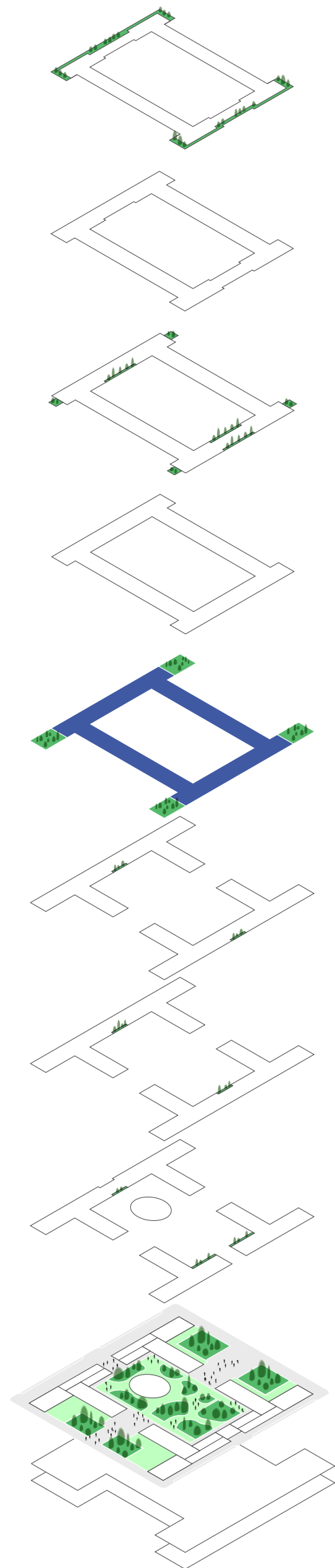
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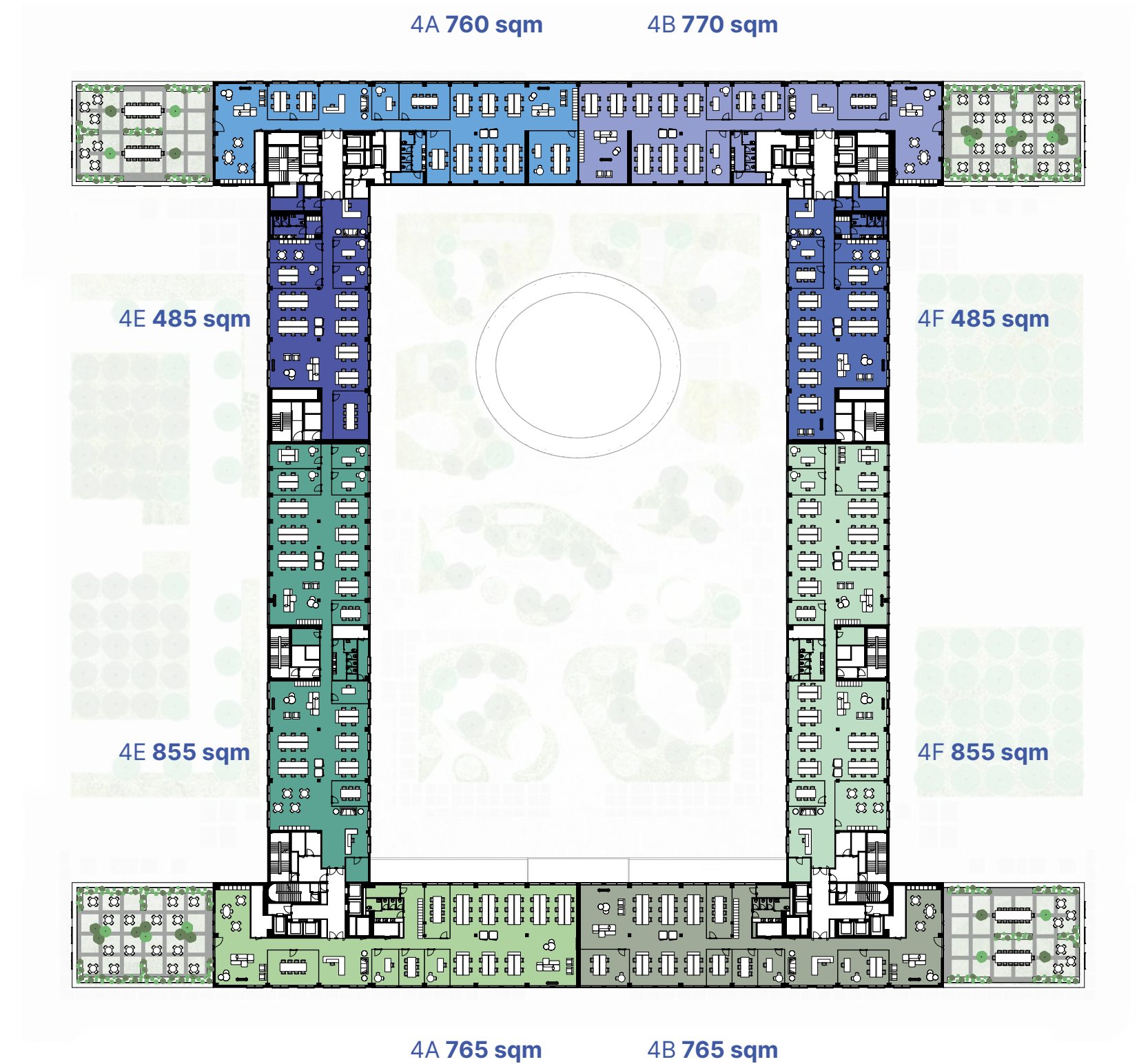


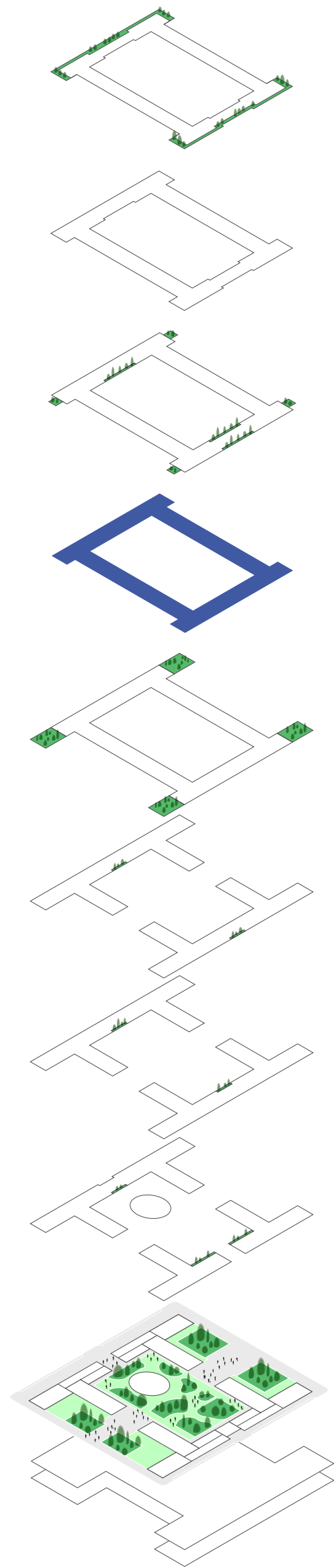
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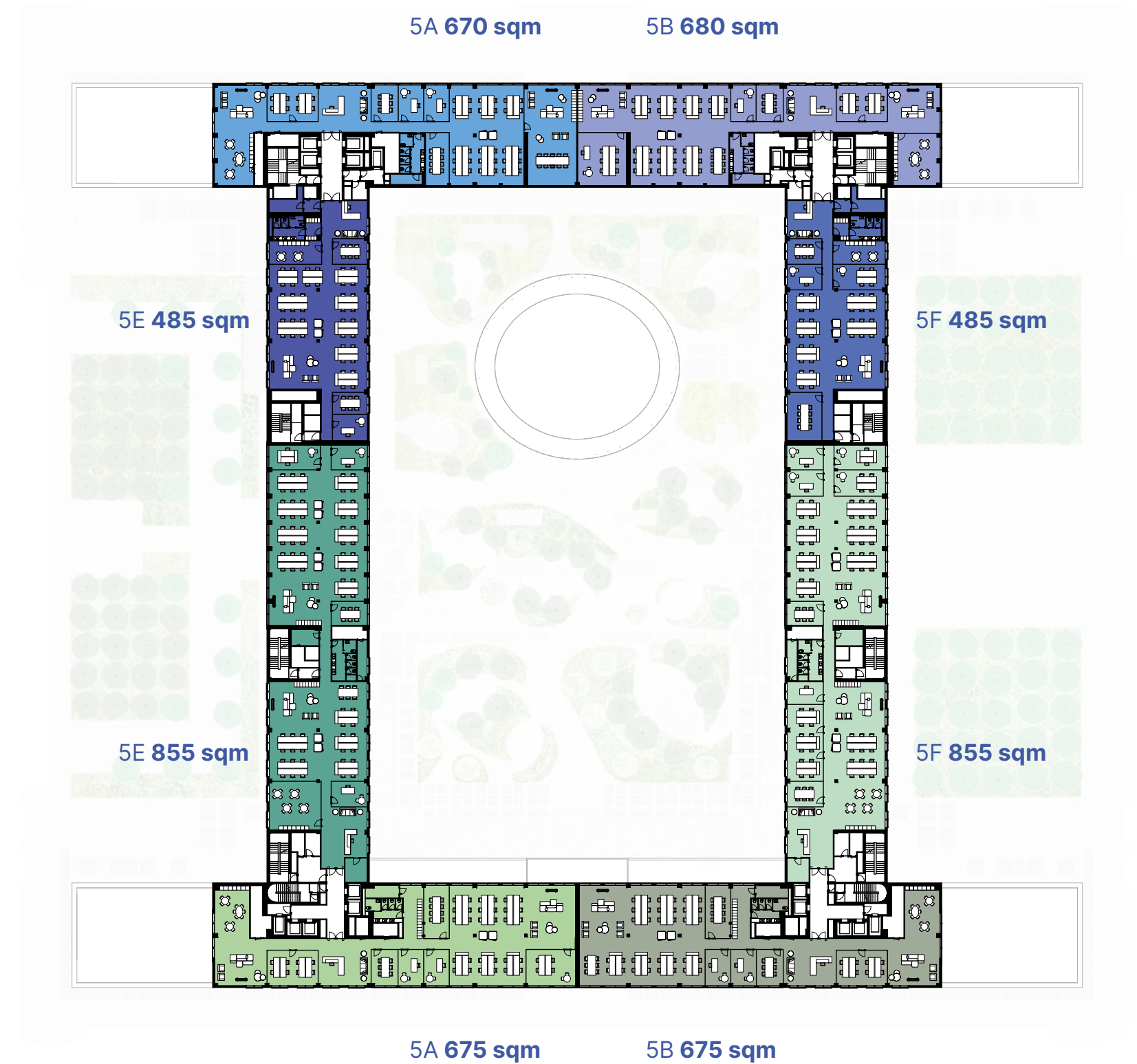


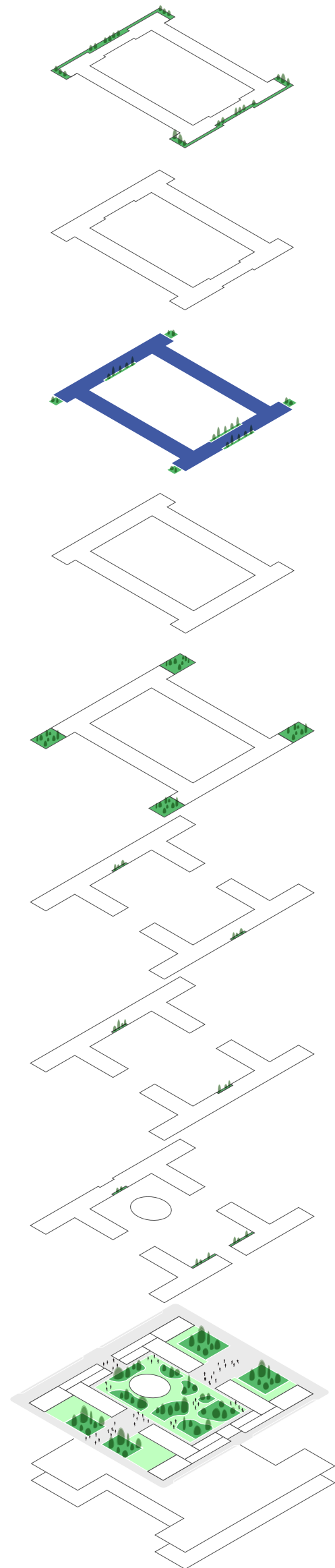
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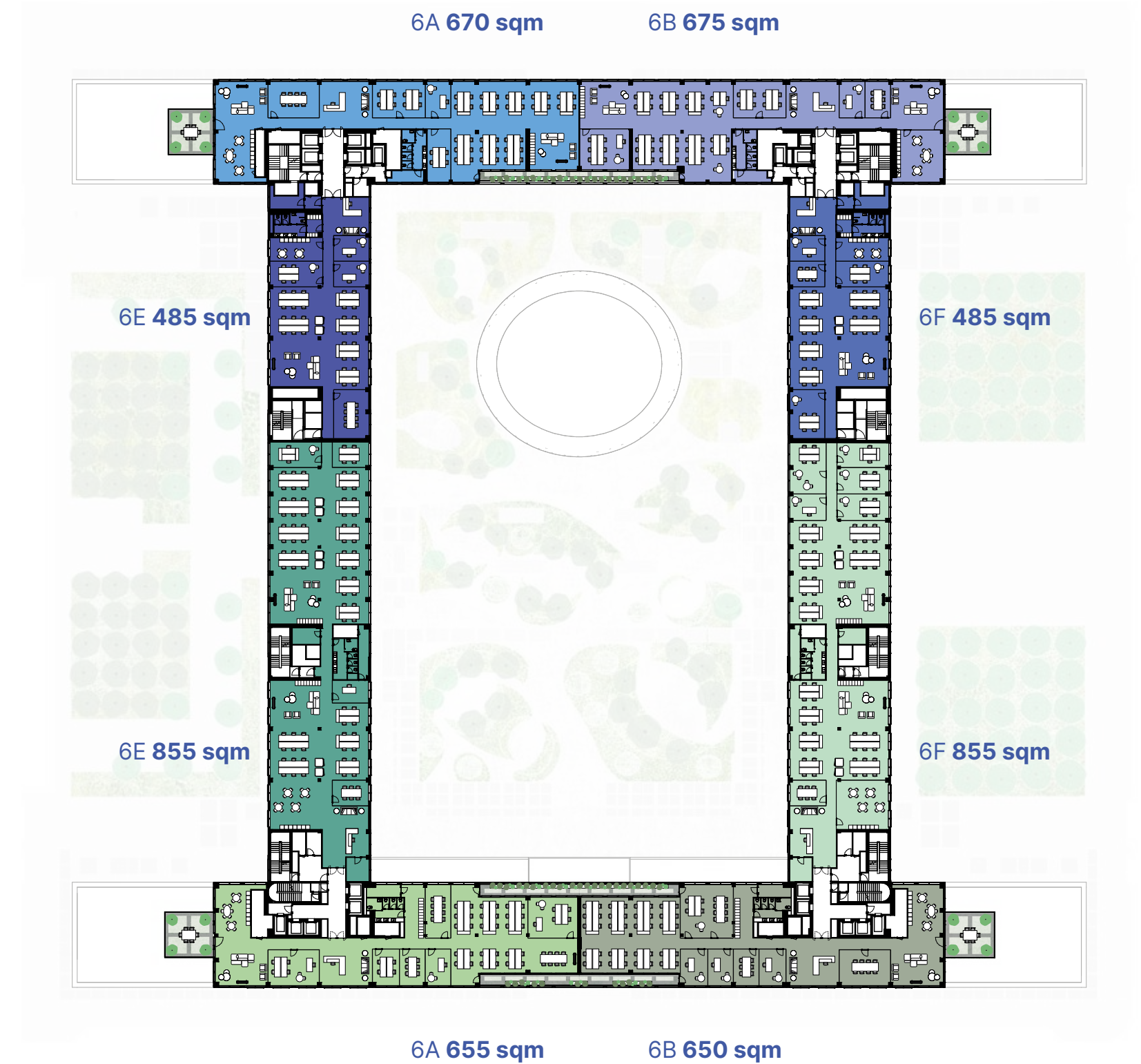


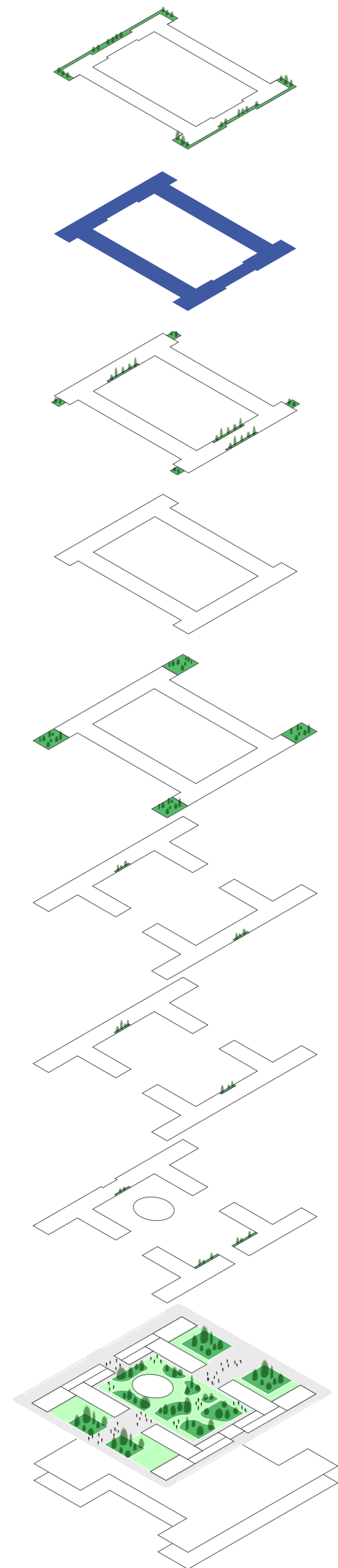
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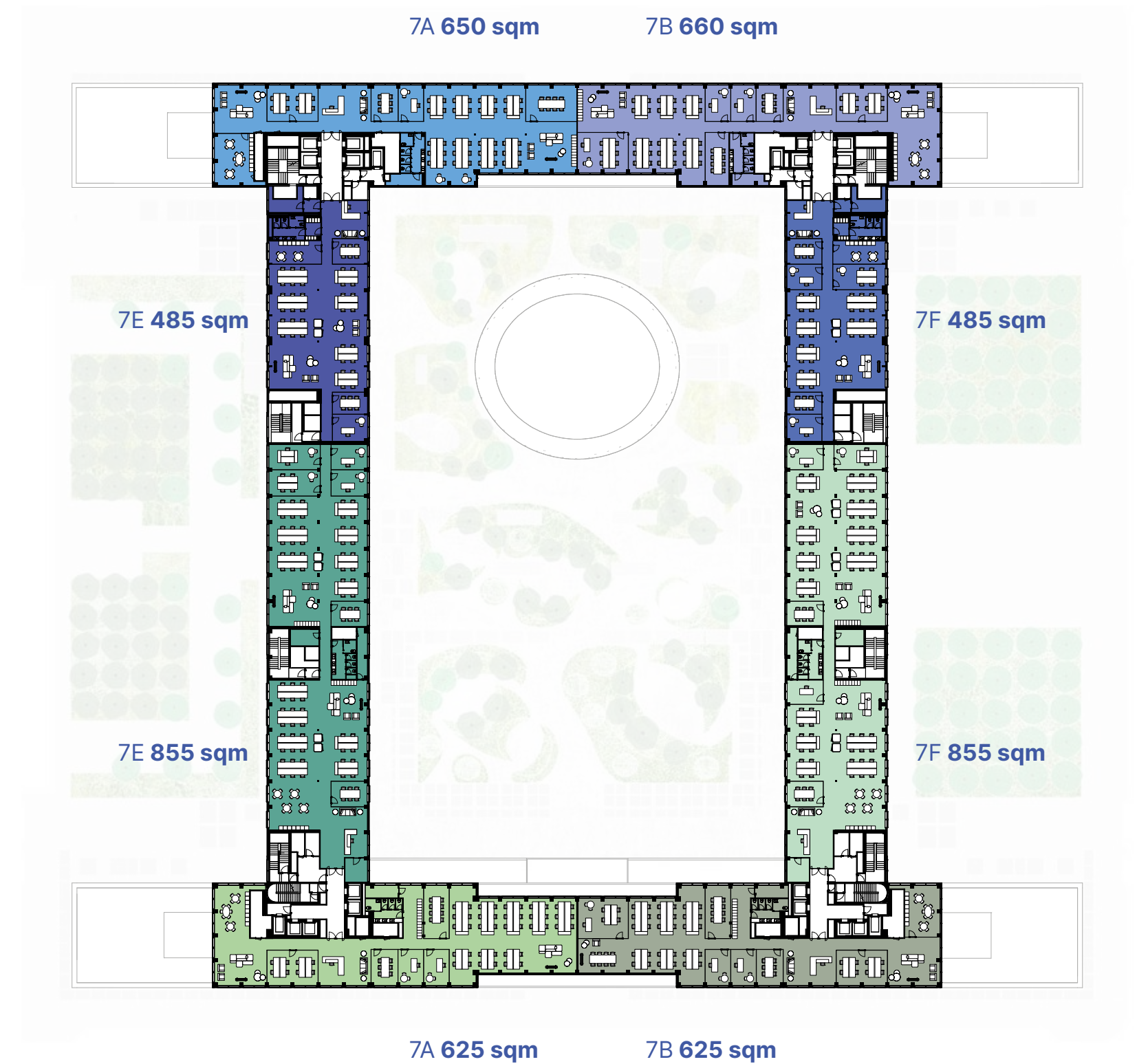


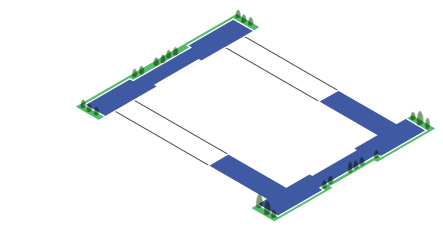
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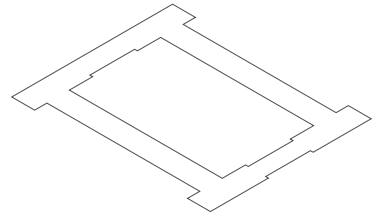


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L1	12 TENANTS, 501 PEOPLE OFFICES PAVILION 226 sqm OF TERRACES	GLA sqm 5,640 330
L0	3 LOBBIES, 16 LIFTS OFFICES / COWORKING PAVILION COMMERCIAL ACTIVITIES EXTERNAL SPACES	GLA sqm 1,150 370 3,055 6,000
L-1	170 CARS 192 INDOOR BIKE SPACES WASTE STORAGE STORAGE	NET sqm 270 200
L-2	349 CARS WASTE STORAGE STORAGE	NET sqm 275 650

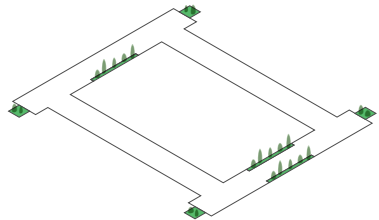




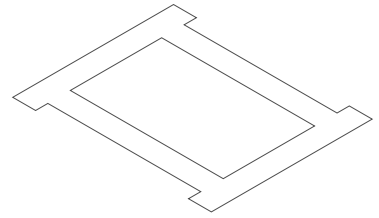
L8 4 TENANTS, 184 PEOPLE
OFFICES
982 sqm OF TERRACES
GLA sqm
2,755



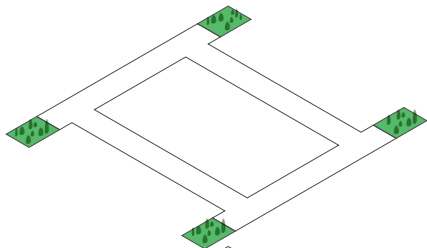
L7 8 TENANTS, 416 PEOPLE
OFFICES
GLA sqm
5,240



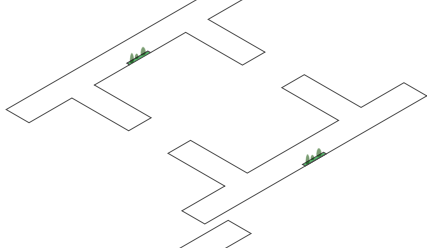
L6 8 TENANTS, 411 PEOPLE
OFFICES
318 sqm OF TERRACES
GLA sqm
5,330



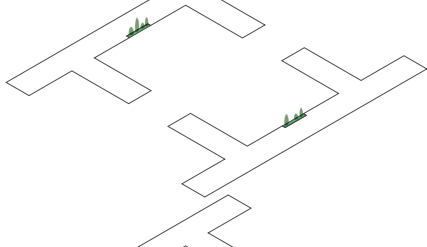
L5 8 TENANTS, 425 PEOPLE
OFFICES
GLA sqm
5,380



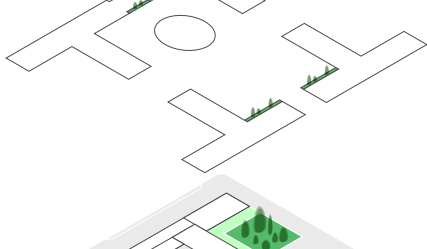
L4 8 TENANTS, 425 PEOPLE
OFFICES
1,169 sqm OF TERRACES
GLA sqm
5,740



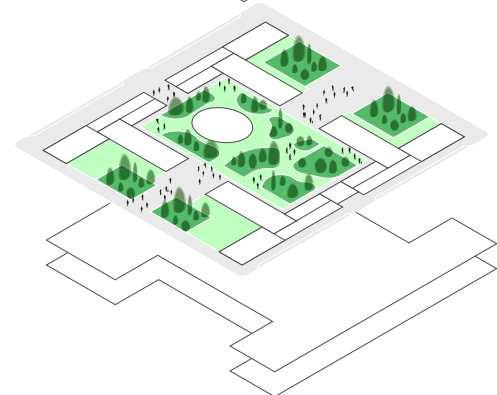
L3 12 TENANTS, 439 PEOPLE
OFFICES
40 sqm OF TERRACES
GLA sqm
5,690



L2 12 TENANTS, 449 PEOPLE
OFFICES
92 sqm OF TERRACES
GLA sqm
5,815



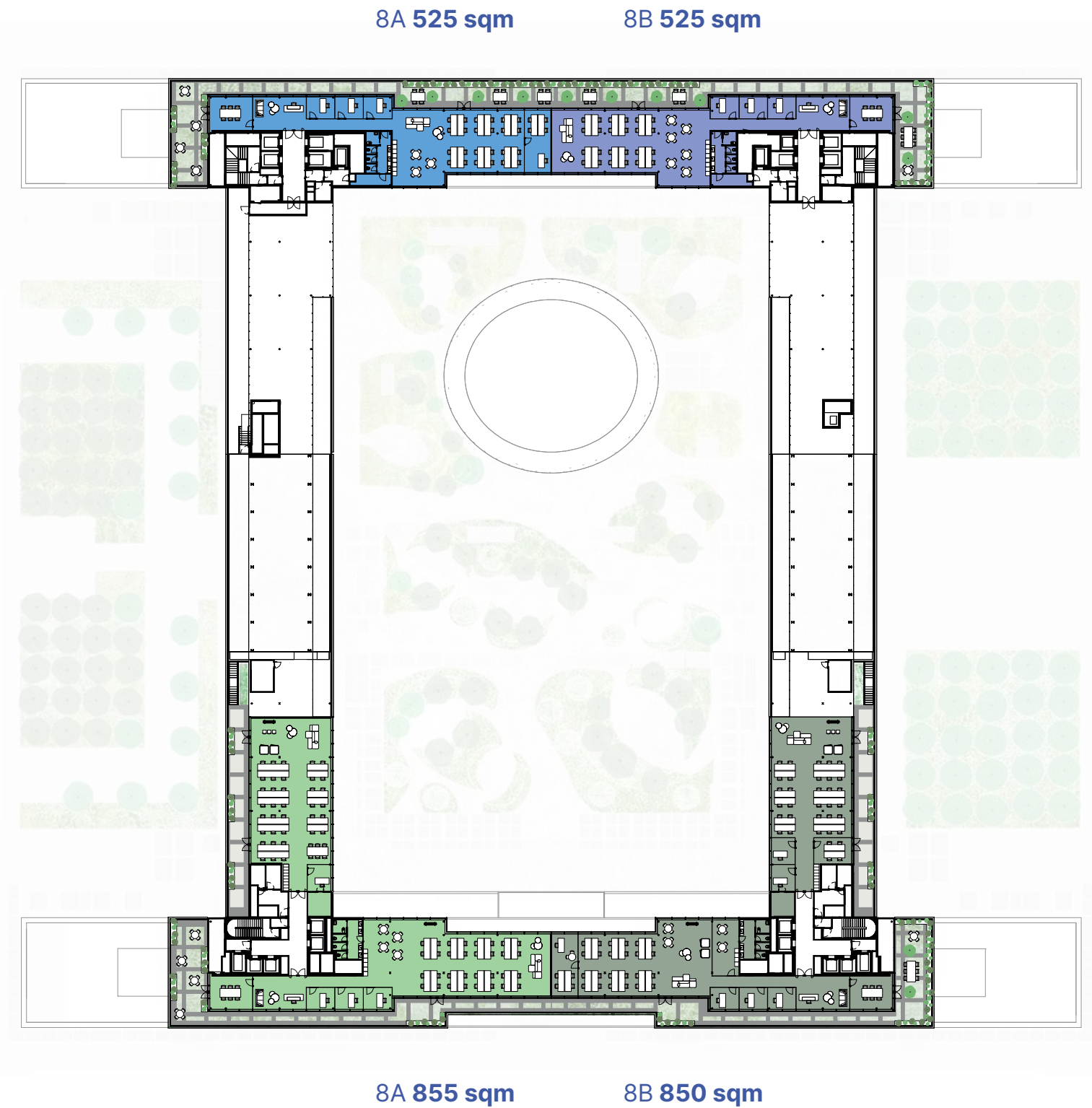
L1 12 TENANTS, 501 PEOPLE
OFFICES
PAVILION
226 sqm OF TERRACES
GLA sqm
5,640
330



L0 3 LOBBIES, 16 LIFTS
OFFICES / COWORKING
PAVILION
COMMERCIAL ACTIVITIES
EXTERNAL SPACES
GLA sqm
1,150
370
3,055
6,000

L-1 170 CARS
192 INDOOR BIKE SPACES
WASTE STORAGE
STORAGE
NET sqm
270
200

L-2 349 CARS
WASTE STORAGE
STORAGE
NET sqm
275
650





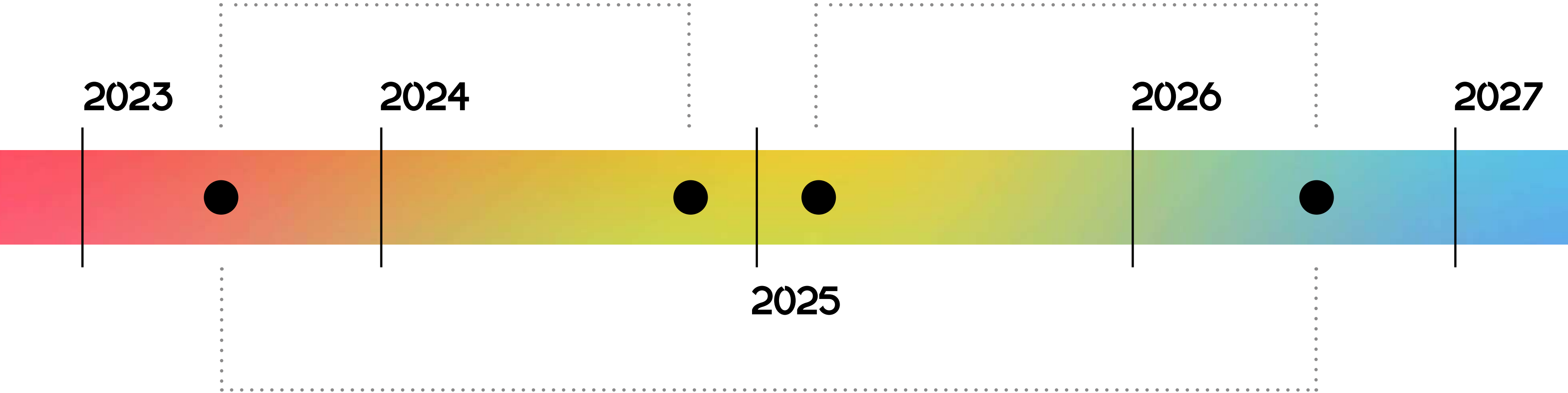
TIMELINE

MAR 2023
– DEC 2024

Work on Viale Pirelli 10
and completion of the Pavilion

JAN 2025
– JUL 2026

Work on Viale Innovazione 3



2023
– 2026

Meanwhile uses

TEAM

MTDM



PIUARCH



STUDIO
ANTONIO
PERAZZI



milan ingegneria

ESAengineering



Leftloft
design with us



noesis



● ● ● ECCETERA



PIUARCH

(MILAN)
ARCHITECT

Piuarch is an architecture and urban planning practice founded in Milan in 1996 by Francesco Fresa, Germán Fuenmayor, Gino Garbellini and Monica Tricario, all four former pupils of Vittorio Gregotti at the time of the construction of Bicocca. It brings together international professionals with different backgrounds, interests and skills. Piuarch promotes contemporary architecture that is strongly rooted in the environment, respecting the resources of the world of today and that of the future. The objective of all of their projects is to improve cities, the lives of the inhabitants and the conditions in which they live together, respecting the diversity of each individual, and creating spaces for civic renaissance. Architecture that goes beyond being a mere functional space and becomes a place of interaction between people and landscape.



STUDIO ANTONIO
PERAZZI

(MILAN, GREVE IN CHIANTI)
LANDSCAPE ARCHITECT

Antonio Perazzi is a landscape architect, botanist and writer. In 1998, after studying at the Milan Polytechnic, ISAD and at the Kew Royal Botanical Gardens in London, he established his own practice undertaking major public and private projects around the world. Through his work and teaching activities he has formulated the concept of 'Temporary Botany', a new landscaping concept, both artificial and ecological, low-budget and low-maintenance. The focus is on the relationship between plants, people and other living and non-living organisms. His mission is to improve the quality of the environment by promoting the regeneration of urban spaces.

ABOUT

The Pirelli 10 and Innovazione 3 buildings form a whole block strategically located in the heart of Bicocca, an area of the city that is attracting renewed interest from international tenants and investors looking for a unique location in Milan. The BiM project envisions their upgrading into state-of-the-art, Class A offices with the highest ESG and sustainability standards.

Investor

AERMONT

Fund Manager

KERVIS
SGR

Project Manager

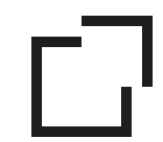
MTDM

Office Letting Agents

 **CUSHMAN &
WAKEFIELD**

 **JLL**

Retail Letting Agents

 **DILS**
CBRE





AERMONT

KERVIS
SGR

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