

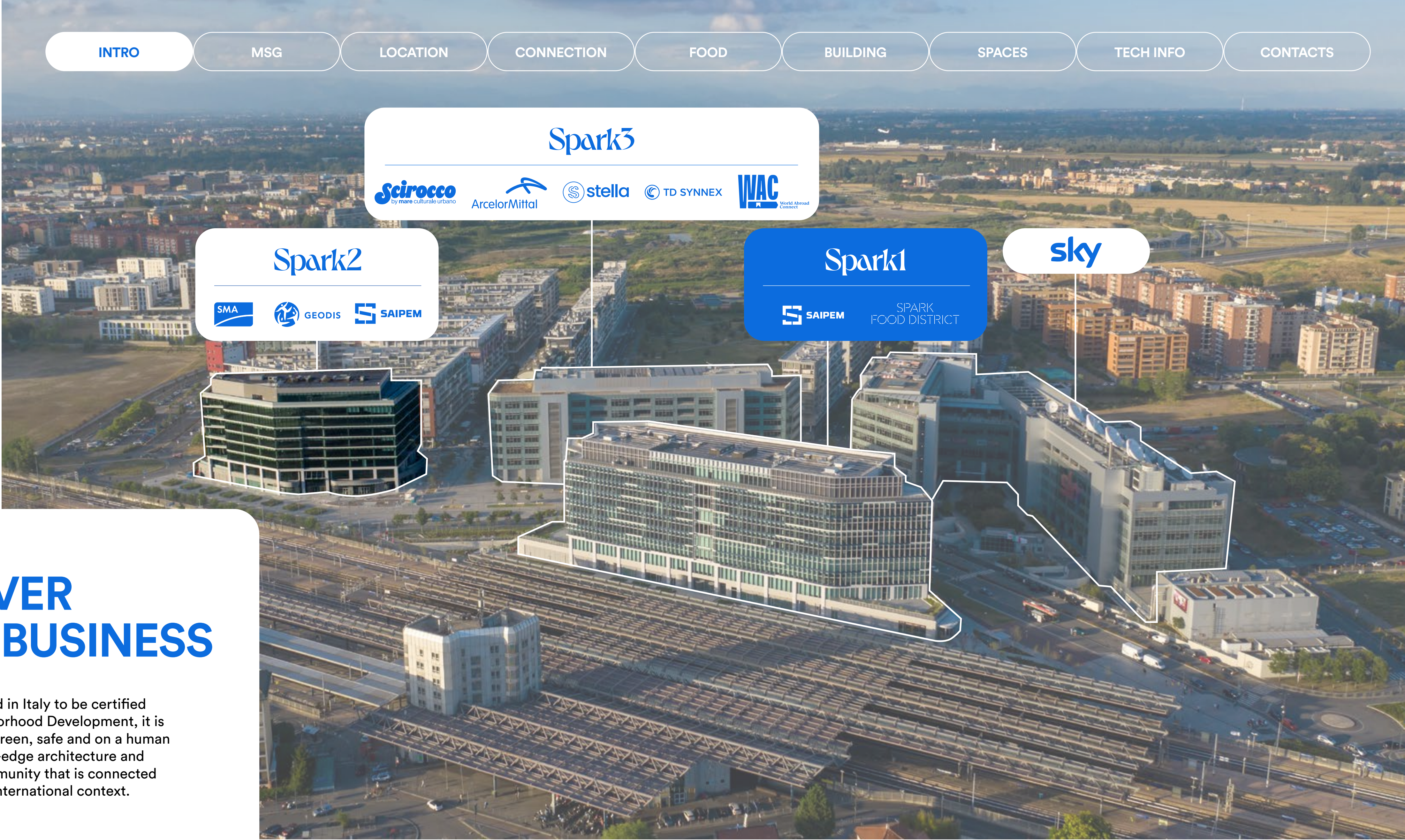
Spark3

INNOVATION
THAT INSPIRES

msg
MILANO
SANTA
GIULIA

Created by





Spark3

Scirocco
by mare culturale urbano

ArcelorMittal

stella

TD SYNnex

WAC
World Abroad
Connect

Spark2

SMA

GEODIS

SAIPEM

Spark1

SAIPEM

SPARK
FOOD DISTRICT

sky

DISCOVER SPARK BUSINESS

The first neighbourhood in Italy to be certified under LEED for Neighborhood Development, it is inclusive, sustainable, green, safe and on a human scale, featuring cutting-edge architecture and spaces, creating a community that is connected to both the urban and international context.

MILANO SANTA GIULIA DISTRICT

Museum/
Educational

Soul

UnipolDome

ESSELUNGA

Parco Santa Giulia

Linfa

Spark Business

Spark3

Spark Living

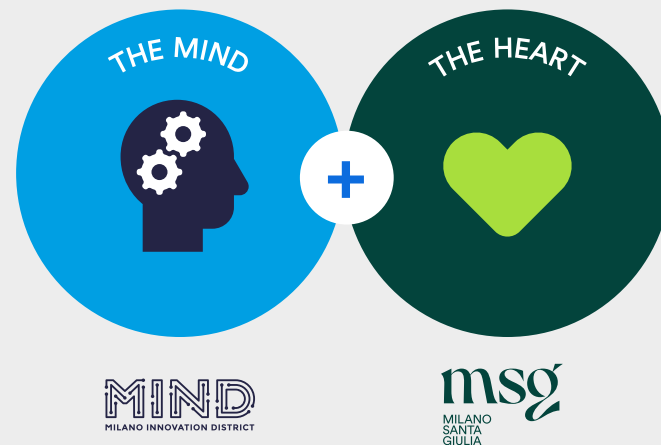
Bosco
della Musica

AN ECOSYSTEM CONNECTED TO THE FUTURE

The south-eastern part of the city is buzzing with activity. Here, in the Santa Giulia district of Milan, a vast and integrated urban regeneration project is underway, set to transform the area into a new landmark for the city of Milan. Working here means being at the heart of a constantly evolving world. The project, which is redefining the city's boundaries, combines wellbeing, sustainability and social development to create a new European destination.

The potential of the area has been recognised by Lendlease, a leading international real estate group, specialising in urban development, listed on the Australian Securities Exchange, with projects in Australia, Asia, Europe and the Americas. Lendlease's vision is to create the best places – places that create value and where communities can thrive, inspiring and enriching the lives of people around the world.

Created by





WE ARE MSG: BUILDING THE IDENTITY OF A PLACE

Milano Santa Giulia is set to become one of the city's most sought-after destinations, offering a close-knit community and a vibrant setting brimming with business opportunities. The regeneration project, in collaboration with Lendlease, Big Spaces and Mare Culturale Urbano, kicks off with "We are MSG" – an exciting programme of events that will bring life to indoor and outdoor spaces such as Piazza Tina Modotti and Parco Trapezio.

For those seeking workspaces and offices, Milano Santa Giulia represents an unmissable opportunity to become part of a dynamic environment that fosters growth and innovation. Choosing Milano Santa Giulia for your business means becoming part of a cutting-edge neighbourhood, ideal for living and working.

ART & CULTURE



LIVE MUSIC



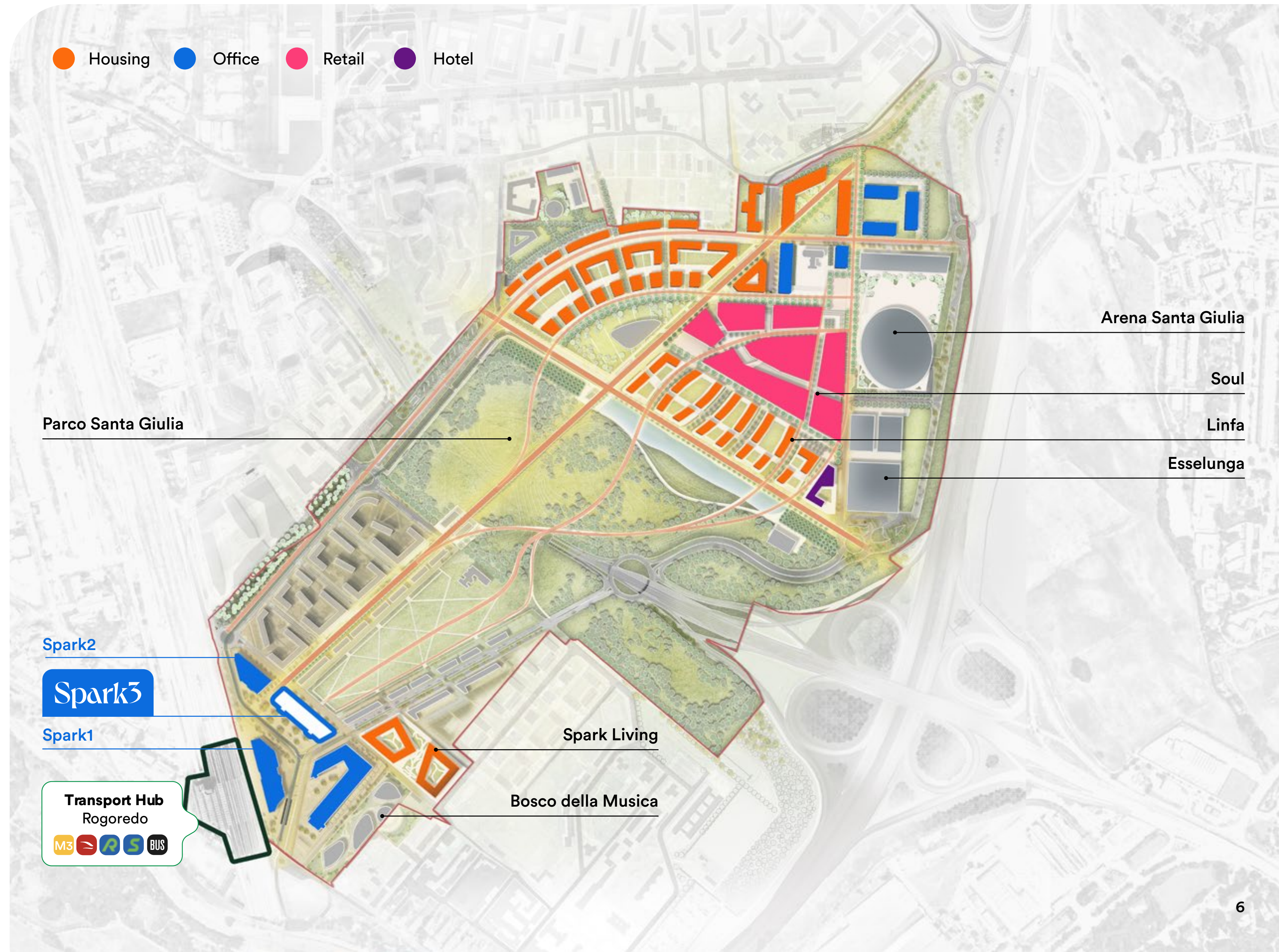
NEIGHBOURHOOD EVENTS

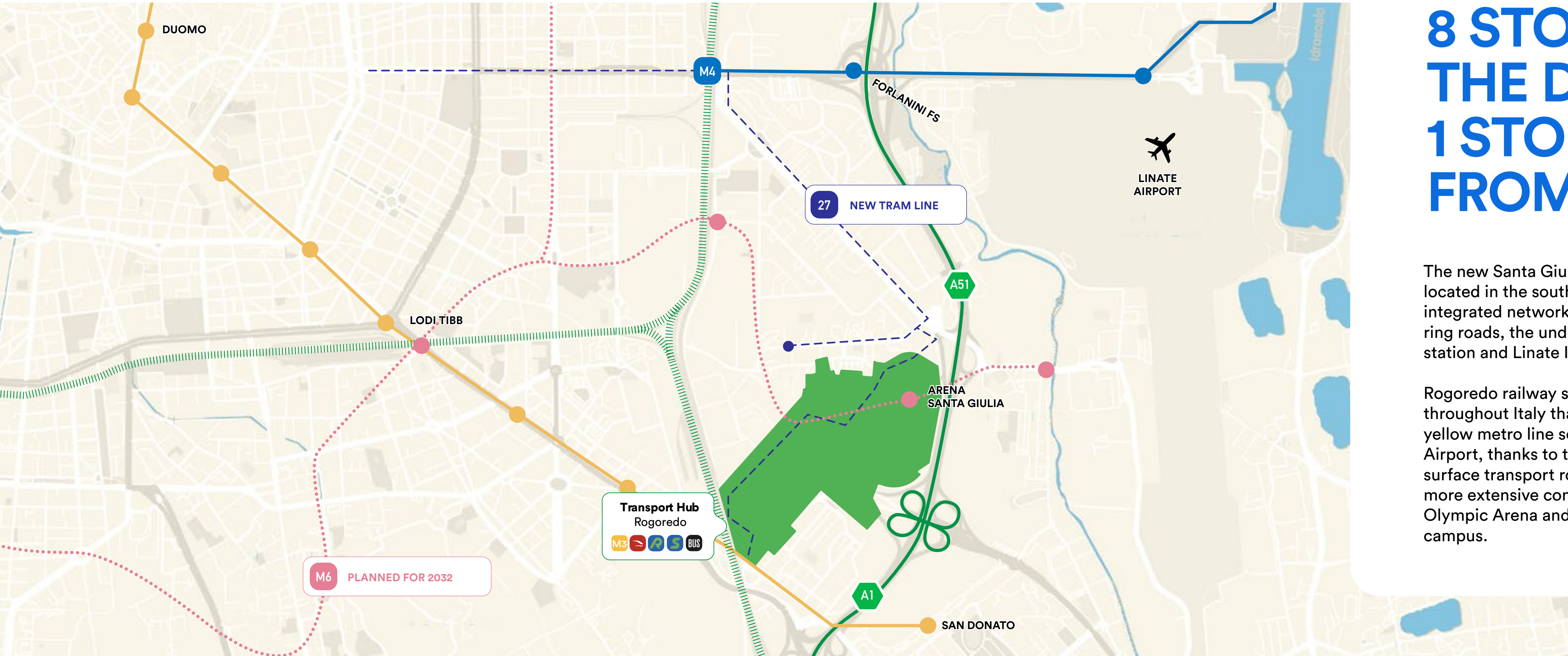


A KEY DISTRICT IN THE DEVELOPMENT OF MILAN

The Spark3 building forms part of the southern section of the wider urban regeneration project in Milan's Santa Giulia district, covering an area of over 1 million square metres. The office district comprises the Spark1, Spark2 and Spark3 buildings, which already house major companies including Saipem, Sma and Geodis, and are closely linked to the two buildings housing Sky's headquarters.

With excellent infrastructure links between the future Olympic district and the new residential area of Milan Santa Giulia, the district is expected to attract a pedestrian catchment of over 10,000 people within a 15-minute walk. These figures are set to rise in the run-up to the Milan-Cortina 2026 Olympics and the construction of the new 16,000-seat Olympic Arena and the new Milan Conservatory. The southern area, of which Spark3 forms part, also houses the existing residential neighbourhood, home to 1,400 families, with personal services, the large, well-equipped Trapezio park, a new nursery, and the promenade with its shops, bars and restaurants.





8 STOPS FROM THE DUOMO, 1 STOP FROM ROME

The new Santa Giulia district in Milan is strategically located in the south-east of the city and is connected to an integrated network of major transport links: motorways, ring roads, the underground, Rogoredo high-speed rail station and Linate International Airport.

Rogoredo railway station provides rapid connections throughout Italy thanks to the high-speed service. The yellow metro line serves the whole city, including Linate Airport, thanks to the new metro interconnections. New surface transport routes will be introduced, offering even more extensive connections in anticipation of the future Olympic Arena and the arrival of the new Conservatoire campus.

METRO DISTANCES

10min	Duomo	M1 M3
20min	Cadorna	M1 M2 S MXP
24min	Rho Fiera – MIND	M1 S

TRAIN DISTANCES

15min	Garibaldi FS
10min	Centrale FS
20min	Cadorna FS

BUS AND TRAIN LINES

S1 S2 S12 S13
77 88 88/ 95 140 NM3

HIGH-SPEED RAIL

3h 00min	Roma Termini
3h 00min	Venezia Santa Lucia
1h 00min	Torino Porta Susa

AIRPORT DISTANCES

8min	Linate
40min	Orio al Serio
50min	Malpensa

ADDITIONAL CAR PARKS IN THE NEARBY

ATM Rogoredo
Via F. Pizzolpasso

- 669 car park
- 127 moto park
- 50m / 1 min

FS Rogoredo
Via G.B. Cassinis

- 190 car park
- 650m / 9 min

Santa Giulia
Via G. Manzù

street parking
with blue lines

- 350m / 5 min

San Venerio
Via S. Venerio

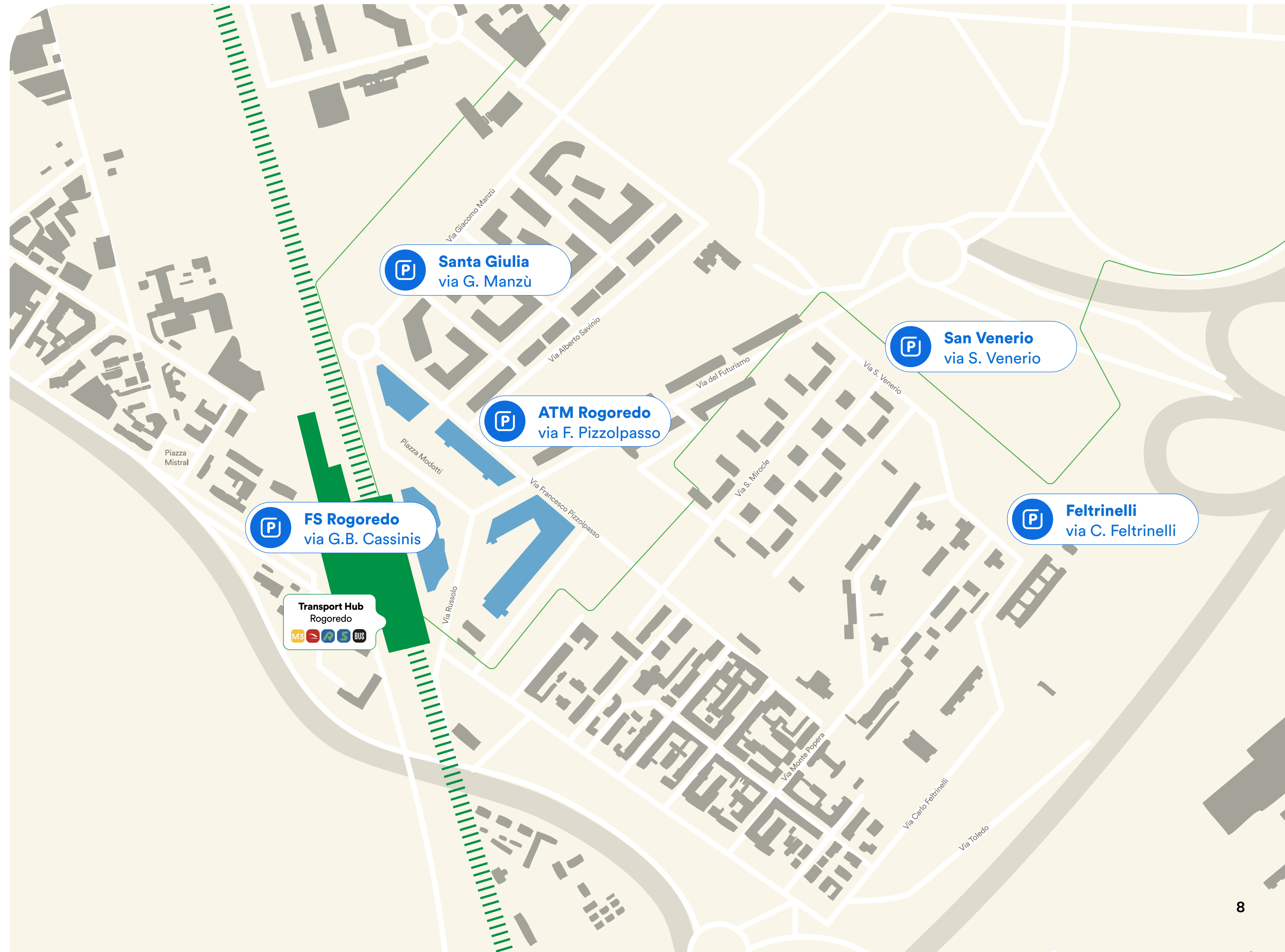
street parking
with blue lines

- 120 car park
- 650m / 9 min

Feltrinelli
Via C. Feltrinelli

free
street parking

- 100 posti auto
- 750m / 10 min



**Bun**
UNBELIEVABLE BURGERS**PANINO GIUSTO**
MILANO 1979**Pizzikotto****Scirocco**
by mare culturale urbano

7 F&B DESTINATIONS FOR A TASTY STOP

Restaurants, cafés, healthy lunch options, fast food and much more: at the foot of the Spark1, Spark2 and Spark3 buildings lies the Spark Food District, a food and beverage area hosting a diverse range of dining options that bring the common ground to life throughout the day, from breakfast to business lunches, from happy hour to dinner.

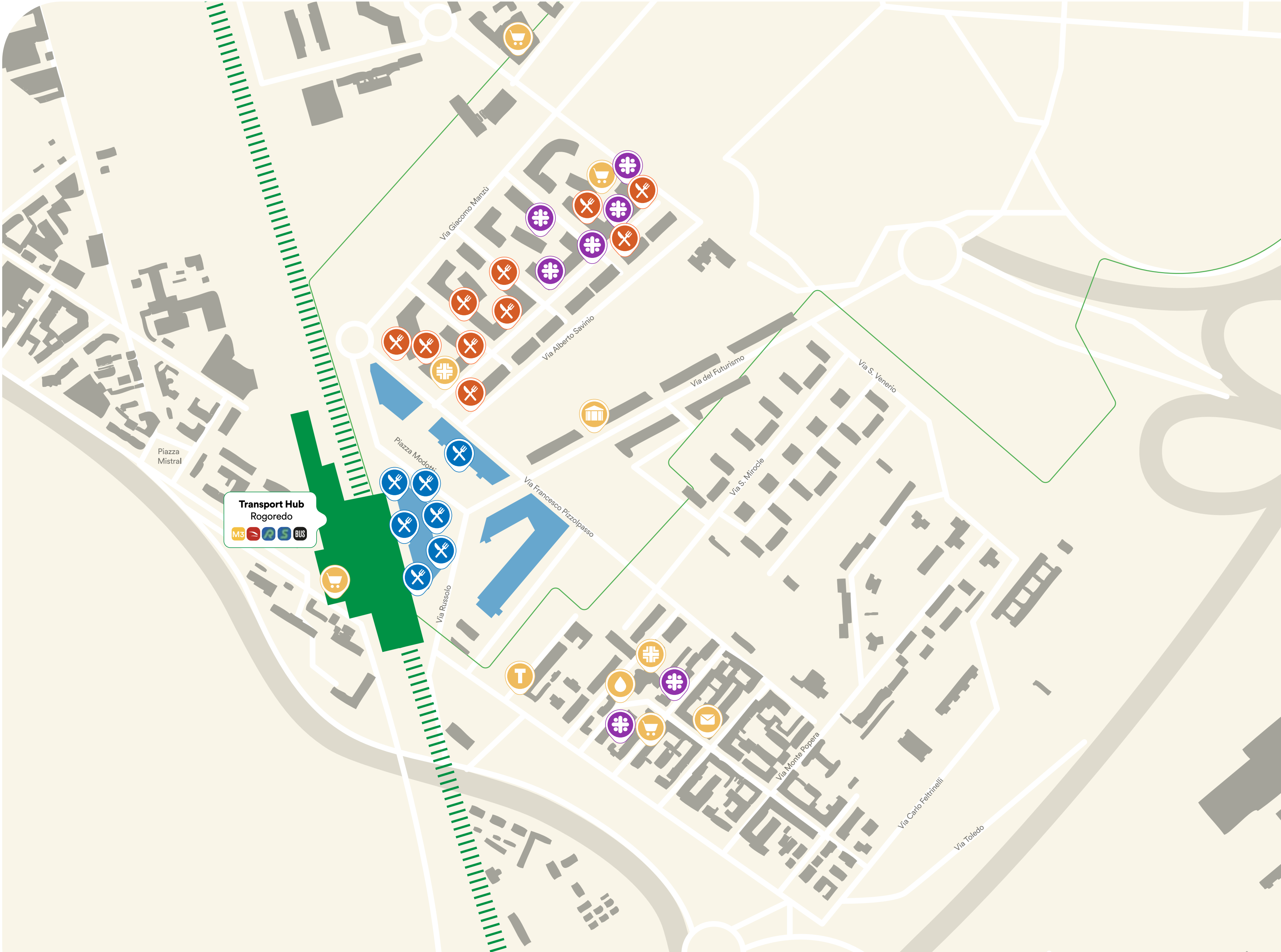
The 7 venues in the Spark Food District, ranging in size from 80 to 300 square metres, with their distinctive outdoor seating areas, blend seamlessly with the neighbourhood's public spaces and bustling street life.

AN AREA BRIMMING WITH ACTIVE SERVICES

In addition to what the Spark Food District has to offer, the entire Santa Giulia area in Milan is home to numerous vibrant shops offering a wide variety of goods, ready to meet every need.

Click on the icons below to see them all:

-  SPARK FOOD DISTRICT
-  FOOD&BEVERAGE
-  MEDICAL/BEAUTY
-  GENERAL AMENITIES



THE "SEA" IN MILAN SANTA GIULIA

On the ground floor of Spark3, a special space has opened – a new hub for all ages and for every moment of the day, hosting a packed programme of events ranging from culture and music to artistic sports. It is called Scirocco, after the southerly wind. It is run by a network well known in Milan: Mare Culturale Urbano.

This hybrid space covers over 500 square metres, comprising the interior and the outdoor area overlooking Piazza Tina Modotti. It is a place designed to foster fruitful exchanges with the local community and to drive processes of social inclusion and urban regeneration.

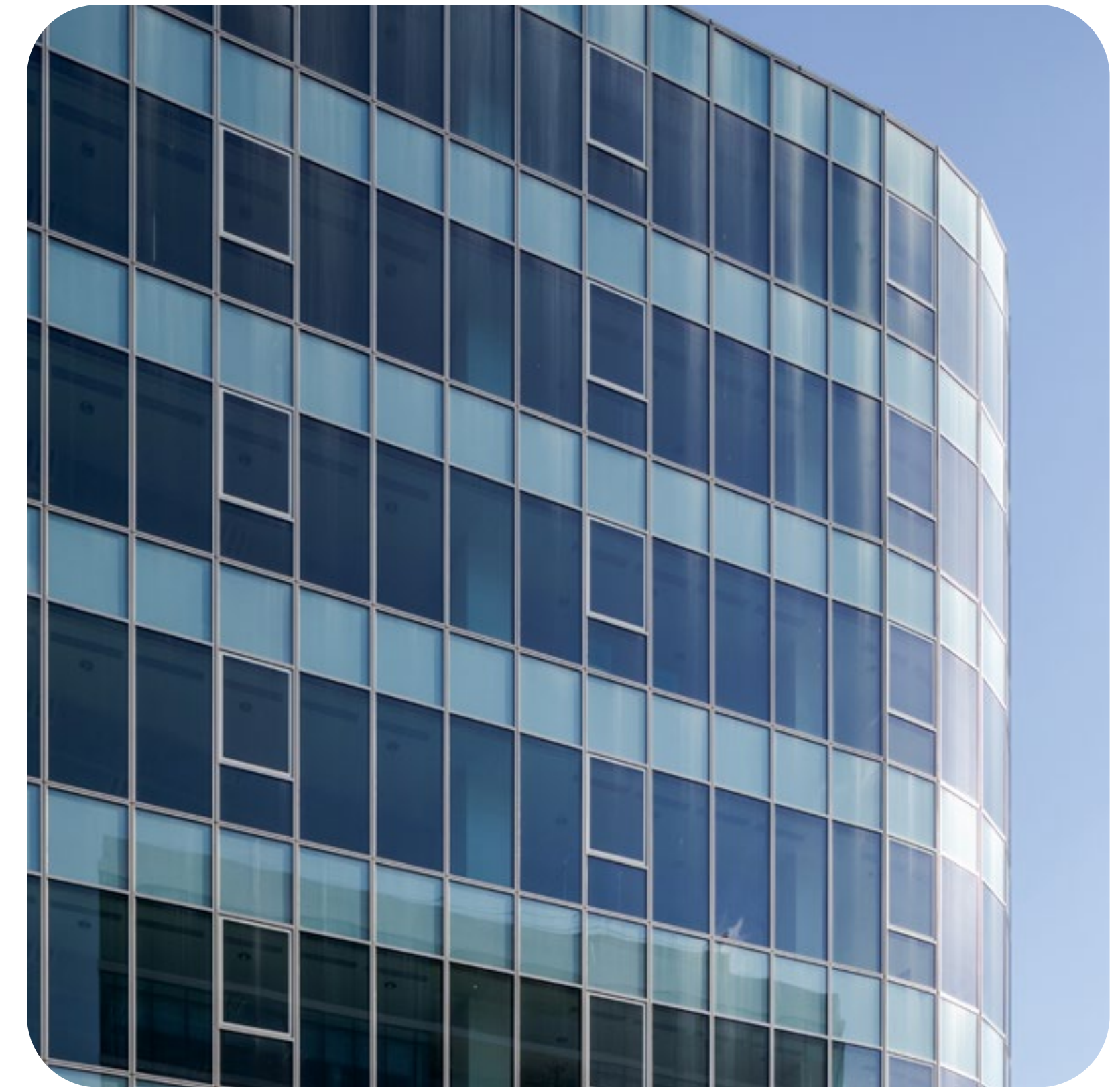
Scirocco
by mare culturale urbano



LIGHT AND AIRY ARCHITECTURE

Spark3 is spearheading the regeneration of Milan's Santa Giulia district, with a focus on light and transparency. The project's concept is the result of an integrated approach combining urban planning, landscape design and architecture. This helps to redefine a new identity for the area, inspired by the concepts of community, sustainability, efficiency and participation.





“An area that stands out for its modern vision: inclusivity, environmental sustainability, efficiency and active participation.”

THE HALL, A NEW WELCOME

Spark3 welcomes you once again with a completely refurbished reception area, designed to be both functional and smart. More than just an entrance and transit area, it is a space to be enjoyed: the lobby is now a flexible, multi-functional environment ideal for informal meetings and refreshing breaks. The striking, double-height modular spaces are made memorable by carefully designed, dramatic lighting.

“The Spark3 lobby: a versatile, multi-purpose space, perfect for informal meetings and moments of relaxation.”



INTERIORS ARE BECOMING MORE FLEXIBLE

Flexibility is the cornerstone of the entire Spark3 project. Tenants can choose to occupy a section of a floor, half a floor or an entire floor. Where multiple floors are leased, a dedicated reception area is available. Maximum spatial flexibility has been achieved through meticulous and well-planned building services engineering and new lifts, which have made the spaces dynamic and modular. This flexibility is further demonstrated by the decision to dedicate the first of the building's six levels to flex offices, featuring meeting rooms, open-plan offices and support facilities for all tenants and the growing community of Milan's Santa Giulia district.





TECHNICAL INFORMATION

DELIVERY STATUS

CAT A (ground floor)
As-is – CAT B (office) with any changes to the layout upon request from the tenants.

BUILDING GRID

8,4×8,4 m

FACADE MODULE

1,4 m

CAR PARK

153

BYCICLE PARK

35

MOTO PARK

6

MAXIMUM FLOOR CAPACITY

263

HVAC SYSTEM

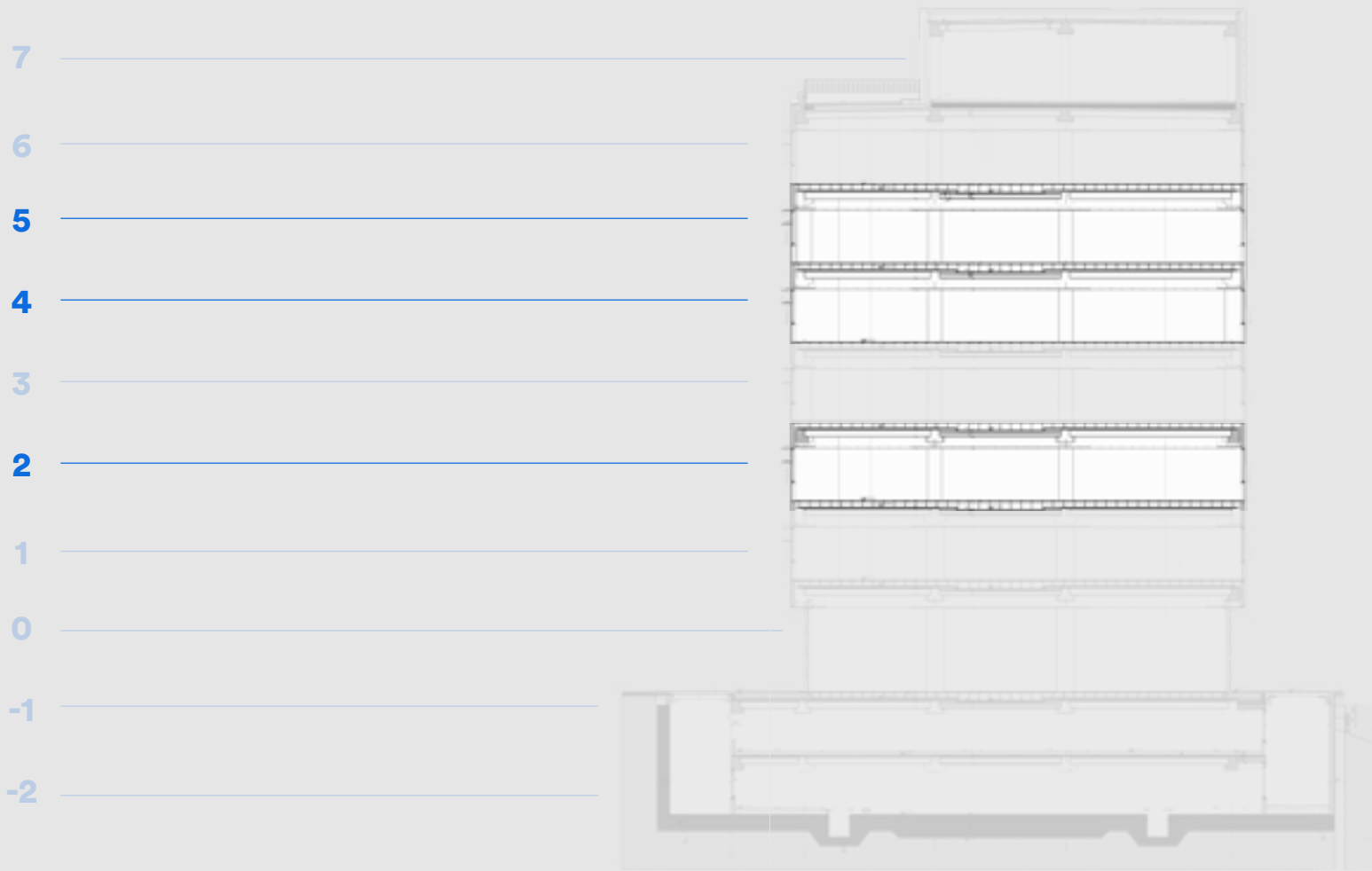
4 pipes, 3 air-cooled chillers, 2 of which are partial heat recovery units, serving the chilled water and hot water circuits. Ceiling-mounted fan coils and a building management system (BMS).

PLUMBING AND SANITARY SYSTEMS

The domestic hot water system is a storage-type system, with the water preheated via a heat exchanger supplied by the heat recovery circuit of the existing refrigeration units and by storage tanks fitted with a coil connected to the high-temperature hot water network (district heating).

ELECTRICAL SYSTEM

- Standard lighting
- Emergency lighting
- Structured cabling (UTP Cat 6A)
- Smoke detection system
- Audible evacuation system



AVAILABLE SPACE

OFFICE
8,684 mq



Ample private underground parking



Public car park nearby



Showers on this floor



Reception service



Accessibility guaranteed 24 hours a day



Multifunctional lobby

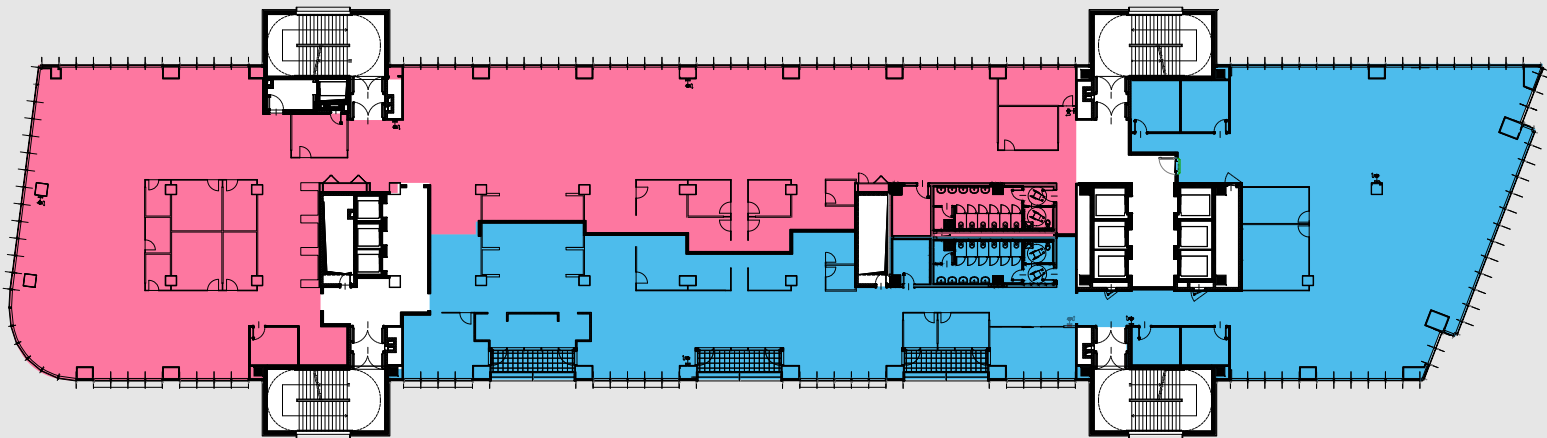
TEST FIT LAYOUT
STANDARD PLAN



- 1 Reception
- 2 Medium meeting room 8 pax
- 3 Board meeting
- 4 Phone booth
- 5 Small meeting room 6 pax
- 6 Open Space workstation
- 7 Large meeting room 10/12 pax
- 8 Informal workstation
- 9 Informal meeting
- 10 Hot Desk
- 11 Kitchenette and area break
- 12 Toilet

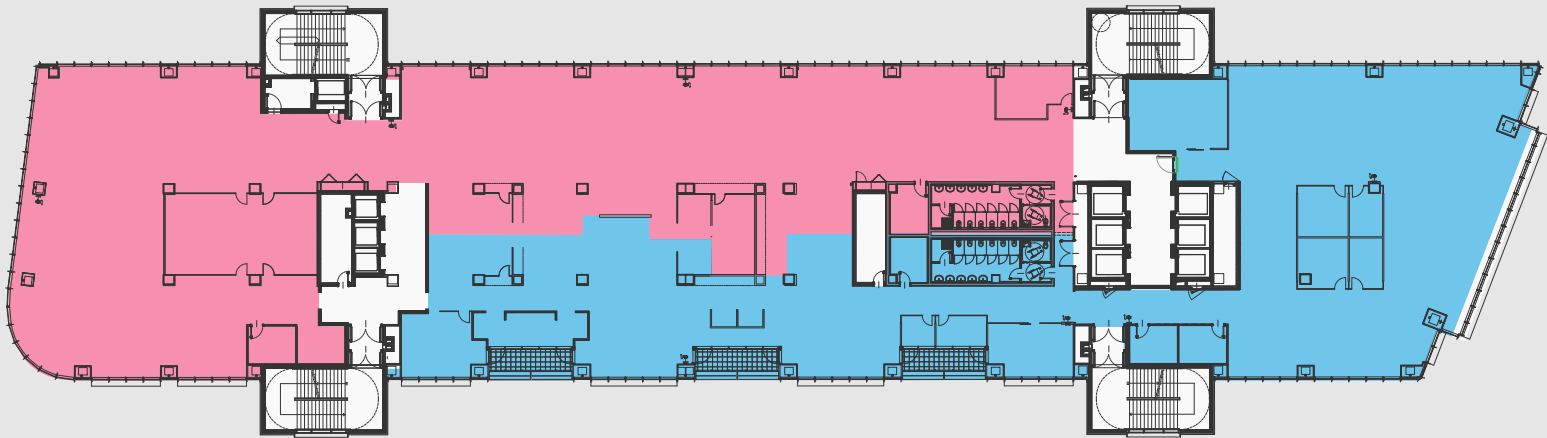
L02

UNIT 1	
GLA (sqm)	Max capacity
1,517	140
UNIT 2	
GLA (sqm)	Max capacity
1,376	123



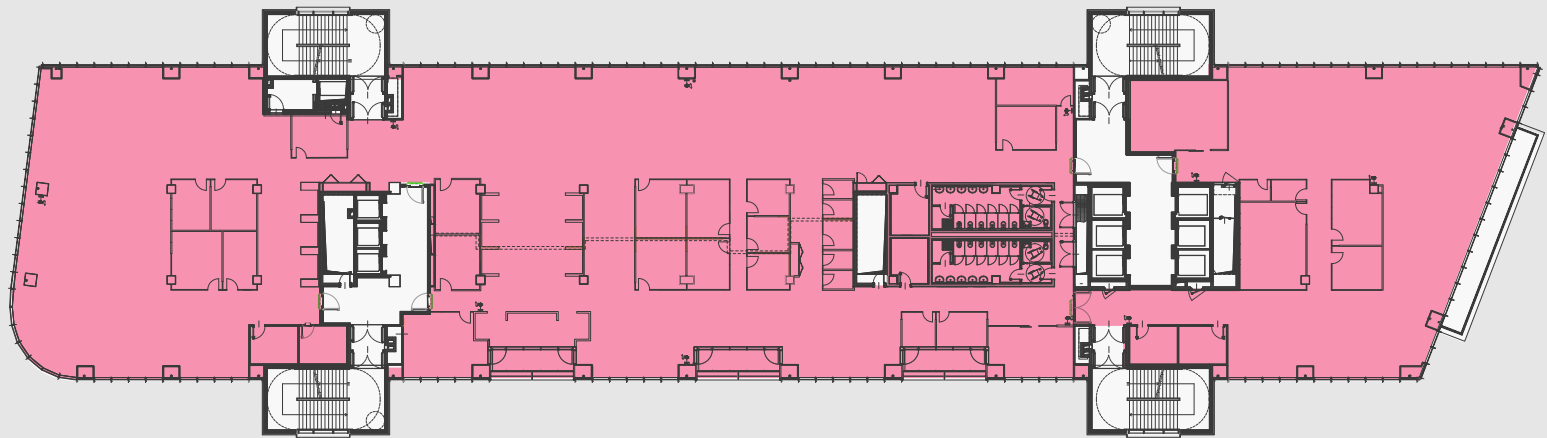
L04

UNIT 1	
GLA (sqm)	Max capacity
1,525	139
UNIT 2	
GLA (sqm)	Max capacity
1,377	124



L05

UNIT 1	
GLA (sqm)	Max capacity
2,879	263



A SUSTAINABLE DISTRICT

Spark Business is the first neighbourhood in Italy to be certified as LEED Neighborhoods Gold.

The Lendlease MSG1 (Italy) Fund, owner of Spark3, has been awarded the Sector Leader classification in the Global Office, Europe Office, Global Non-listed Office and Regional Non-listed Office categories, with a 5-star rating.

CERTIFICATIONS OBTAINED



LEED ND



LEED BD+C v.2009:
Core & Shell

CERTIFICATIONS UNDER REVIEW



Office - LEED O+M v.4.1
Existing building
Minimo Gold

A 43 kWp rooftop solar panel system generates 50,834 kWh annually to power the communal areas.

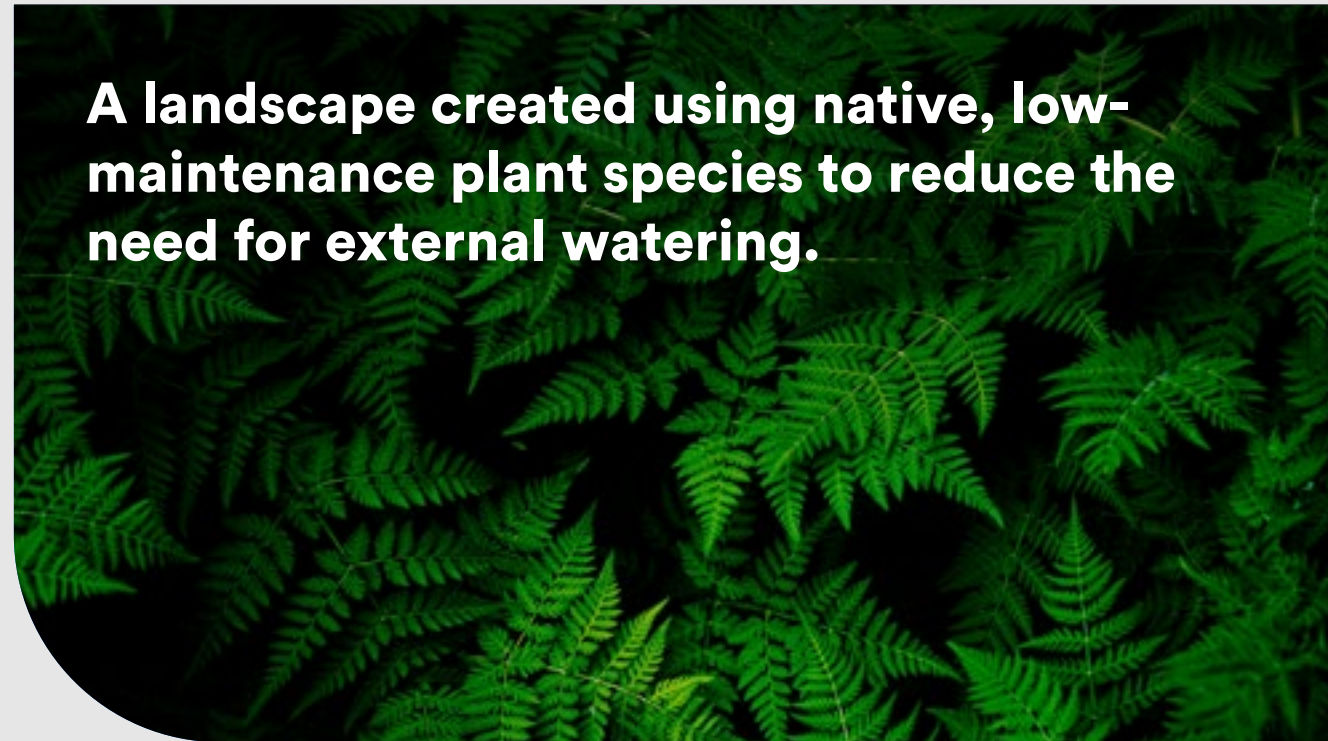


All the building's technical systems are controlled by the BMS, including the drinking water supplied to the mains.

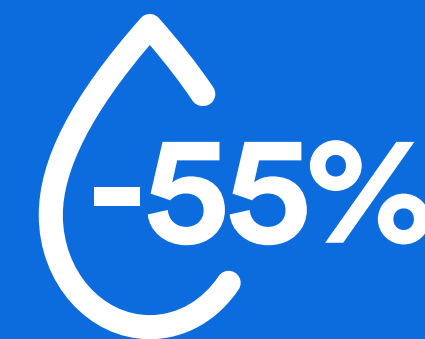
Extensive use of materials with EPDs.



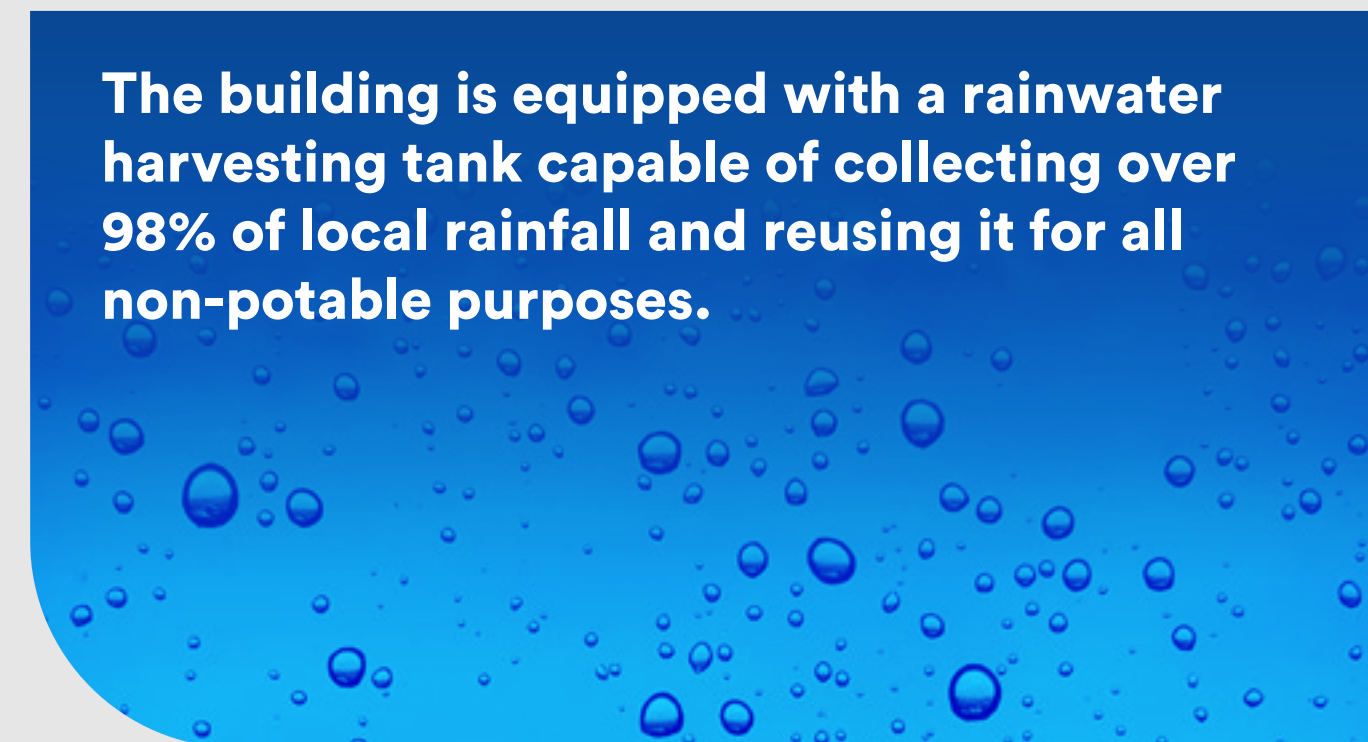
A landscape created using native, low-maintenance plant species to reduce the need for external watering.



The taps are fitted with aerators and flow restrictors, and the toilets have dual-flush systems, resulting in an overall water saving of over 55%.



The building is equipped with a rainwater harvesting tank capable of collecting over 98% of local rainfall and reusing it for all non-potable purposes.



For further information, please contact:

EXCLUSIVE AGENTS FOR THE OFFICE AND RETAIL SECTOR



Corso Matteotti, 10
20121 Milano
+39 0267 160 201
agency.italy@colliers.com



Via Turati, 16/18
20121 Milano
+39 0263 799 799
office.italy@cushwake.com

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