



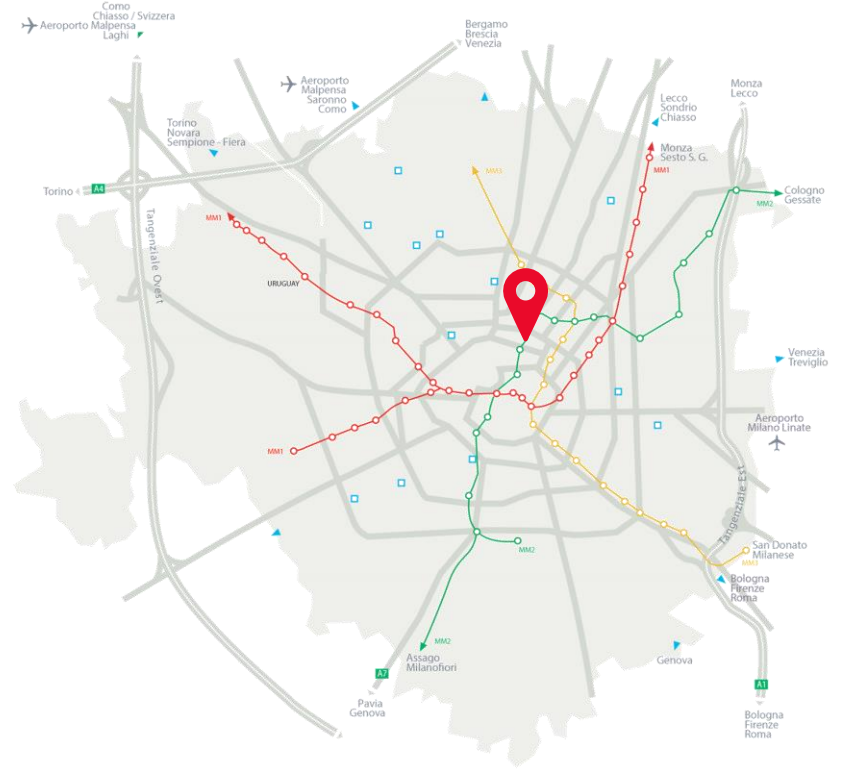
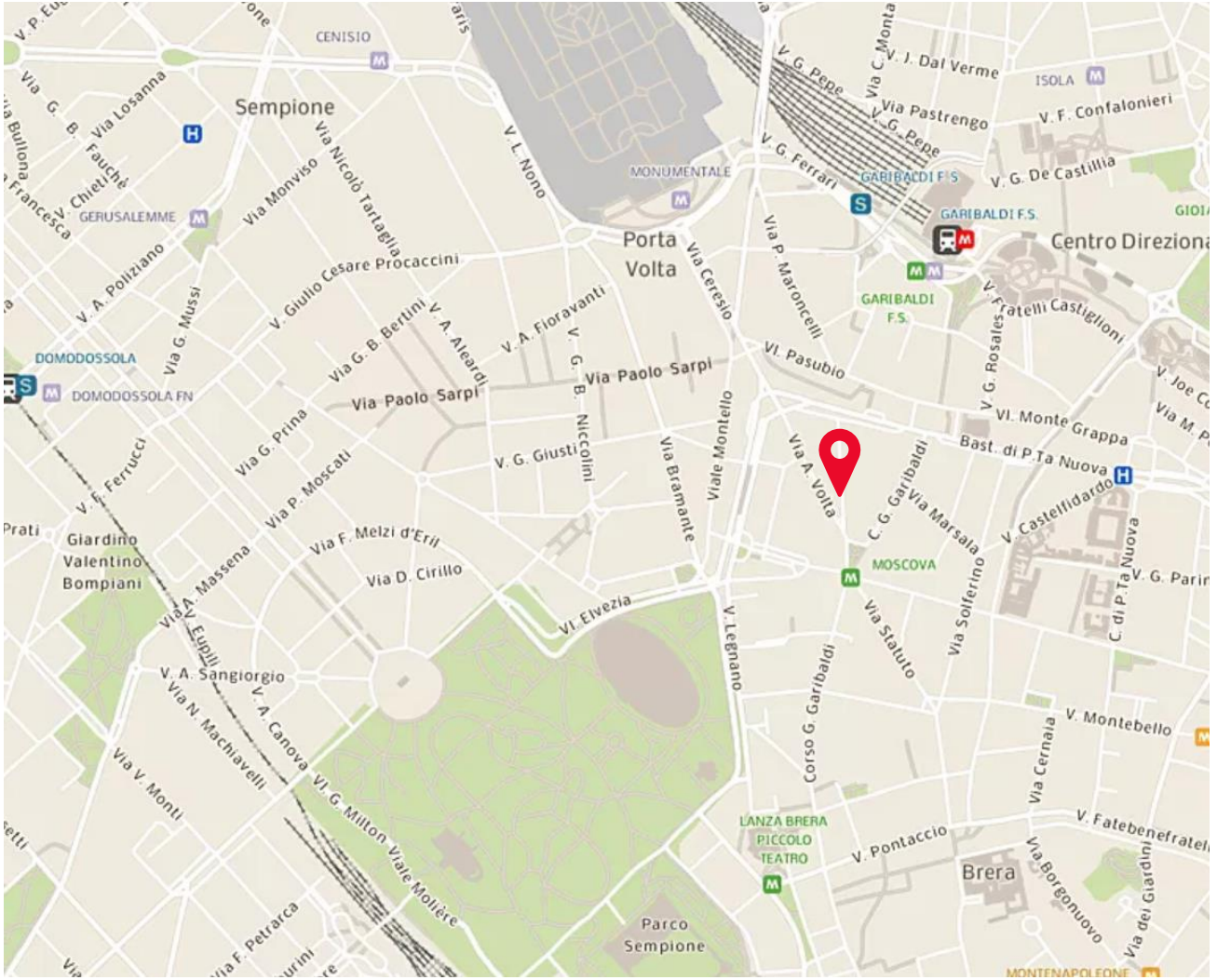
CUSHMAN &  
WAKEFIELD

# Via Varese 11

Milan

# Via Varese 11

## LOCATION MAP



**M2** MOSCOVA  
100 meters

**M2 M5** GARIBALDI  
700 meters

 GARIBALDI F.S.  
700 meters

# Via Varese 11

## PROPERTY FOCUS



AVAILABLE AREA 1,210 sqm (offices) + 124 sqm (external areas)

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ASKING RENT 650,000 €/year + VAT

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DELIVERY DATE In an AS IS solution: June 2024  
In a CAT A solution: October 2024

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COMMENTS

Stand alone building:

- 3<sup>rd</sup> floor: 206 sqm (office) + 45 sqm (terrace)
- 2<sup>nd</sup> floor: 251 sqm (office)
- 1<sup>st</sup> floor: 251 sqm (office)
- Ground floor: 251 sqm (office) + 79 sqm (courtyard)
- Lower Floor: 251 sqm (office)

Delivery condition: Cat A or As is (To Be Confirmed)

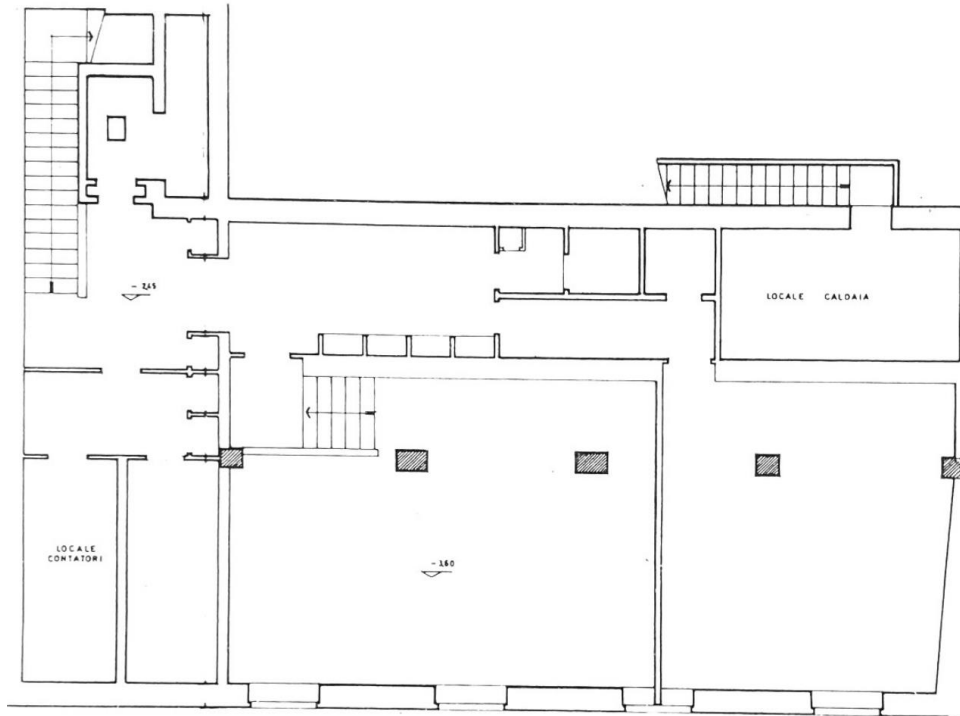
Raised floor & drop ceiling

New internal lift

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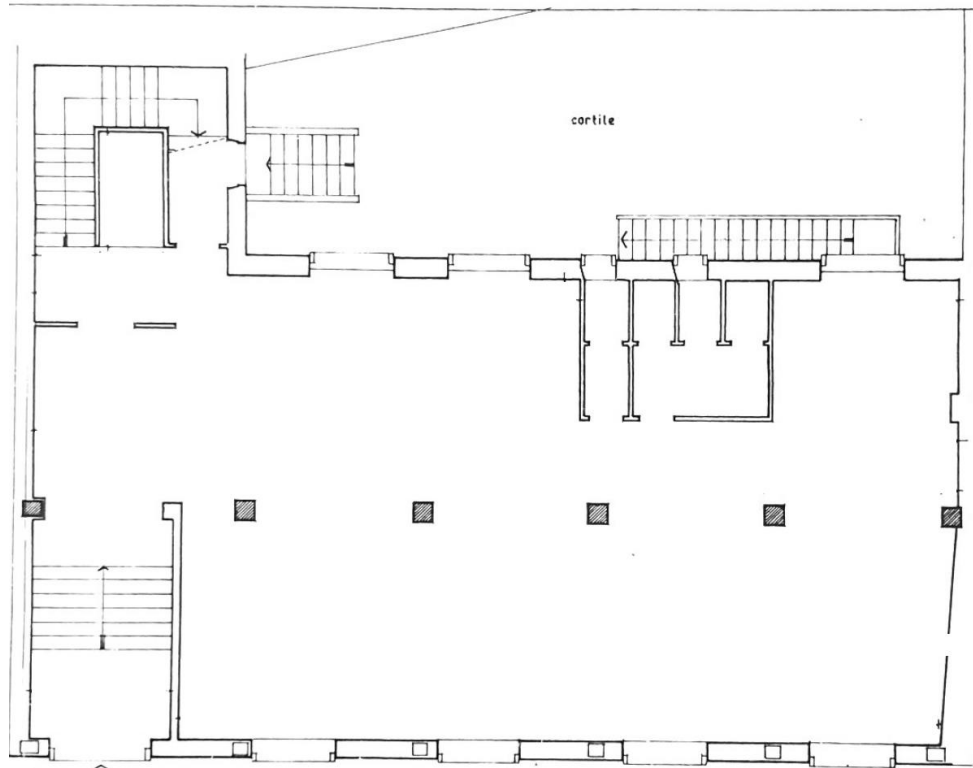
# Via Varese 11

## BASEMENT FLOOR - plan and photo



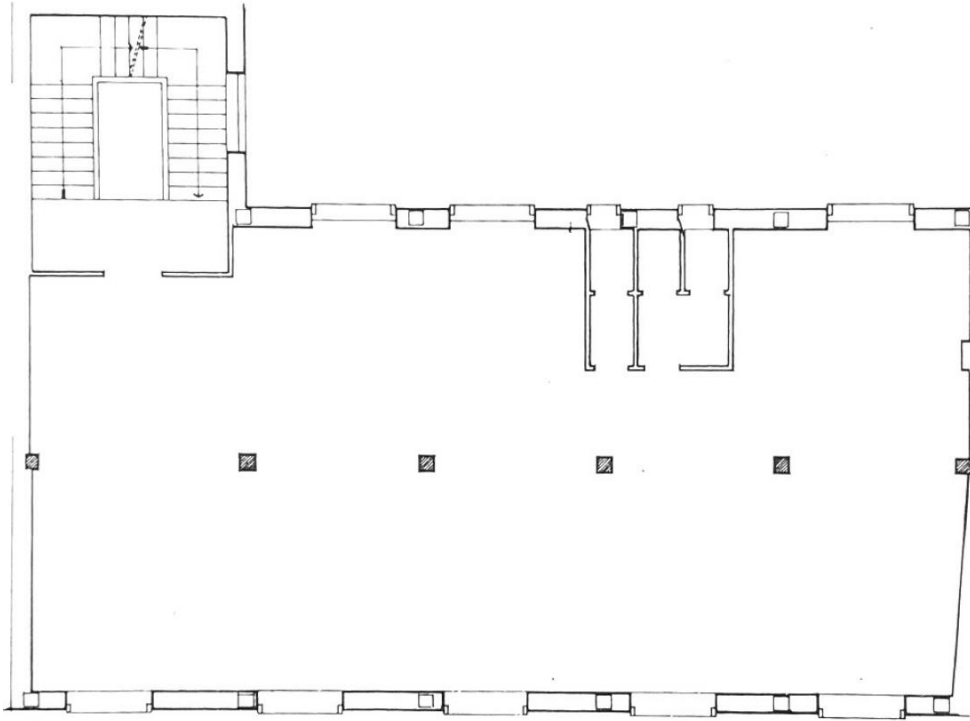
# Via Varese 11

## GROUND FLOOR - plan and photo



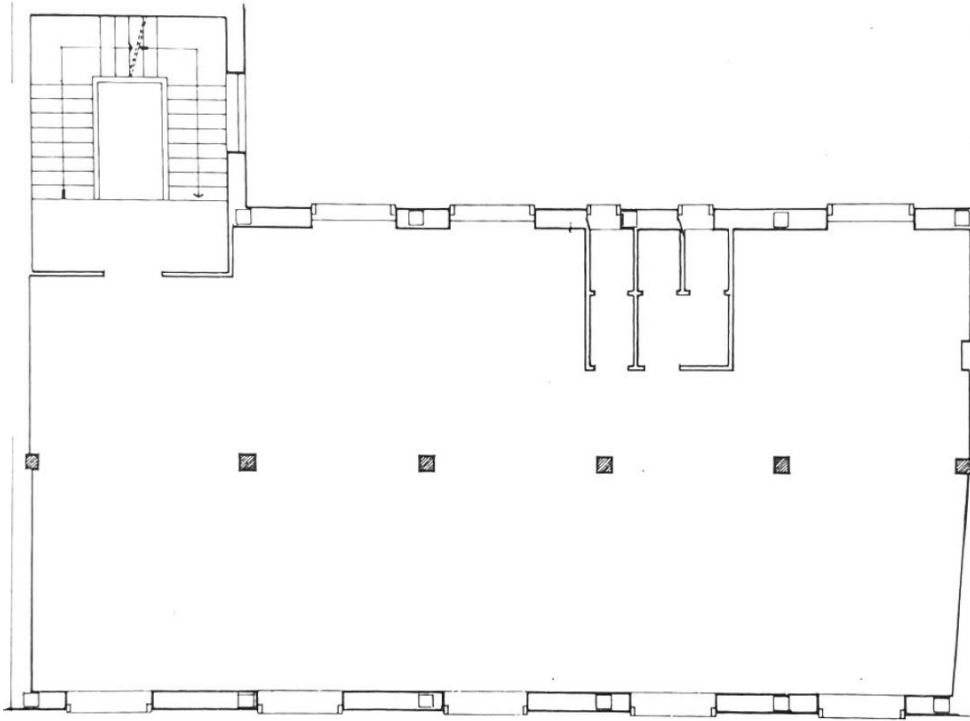
# Via Varese 11

## FIRST FLOOR - plan and photo



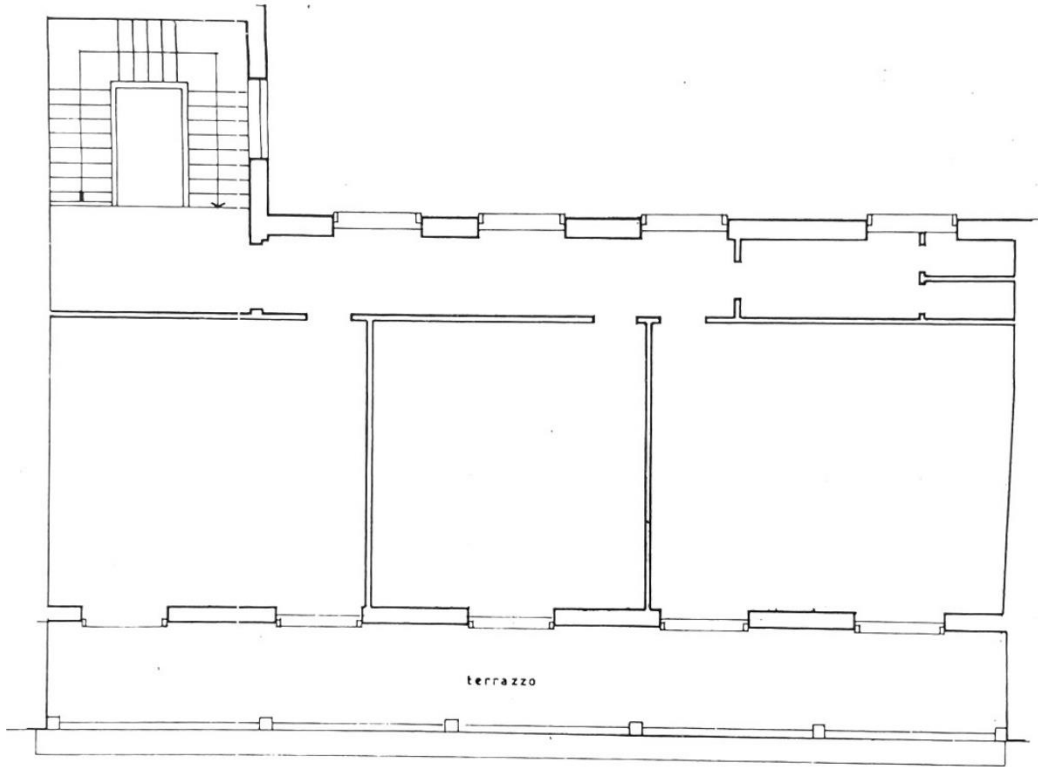
# Via Varese 11

## SECOND FLOOR - plan and photo



# Via Varese 11

THIRD FLOOR - plan and photo







## About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 50,000 employees in over 400 offices and approximately 60 countries. In 2021, the firm had revenue of \$9.4 billion across core services of property, facilities and project management, leasing, capital markets, and valuation and other services.

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