



STAIRWAY

Porta Romana District

Workplace *Evolution*

Piazza Trento | Milano

 **concept**

 **district**

 **project**

 **floor plans**

 **sustainability**

 **features**



concept

district

project

floor plans

sustainability

features

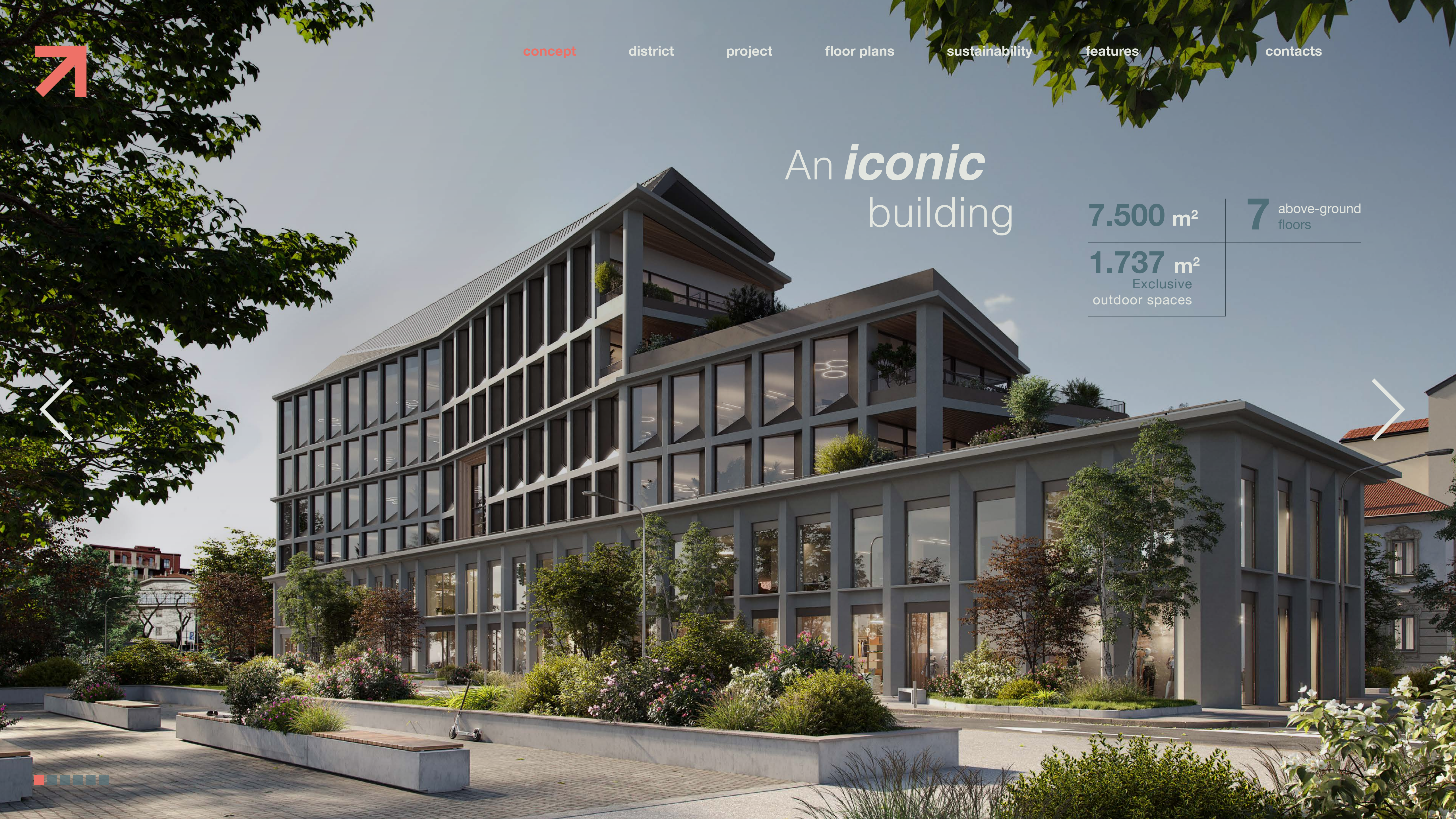
contacts

An *iconic* building

7.500 m²

7 above-ground
floors

1.737 m²
Exclusive
outdoor spaces





Stairway è **un edificio di ultima generazione** in grado di garantire la **massima flessibilità degli spazi di lavoro**. Una struttura iconica concepita per accogliere importanti realtà in una delle zone più attraenti di Milano per il business del futuro.

Stairway is an **ultra-modern building** that provides **highly flexible workspaces** which support diverse tenant needs. This iconic building is designed to accommodate important enterprises in one of Milan's most attractive districts that cater to the evolving needs of future-oriented businesses.

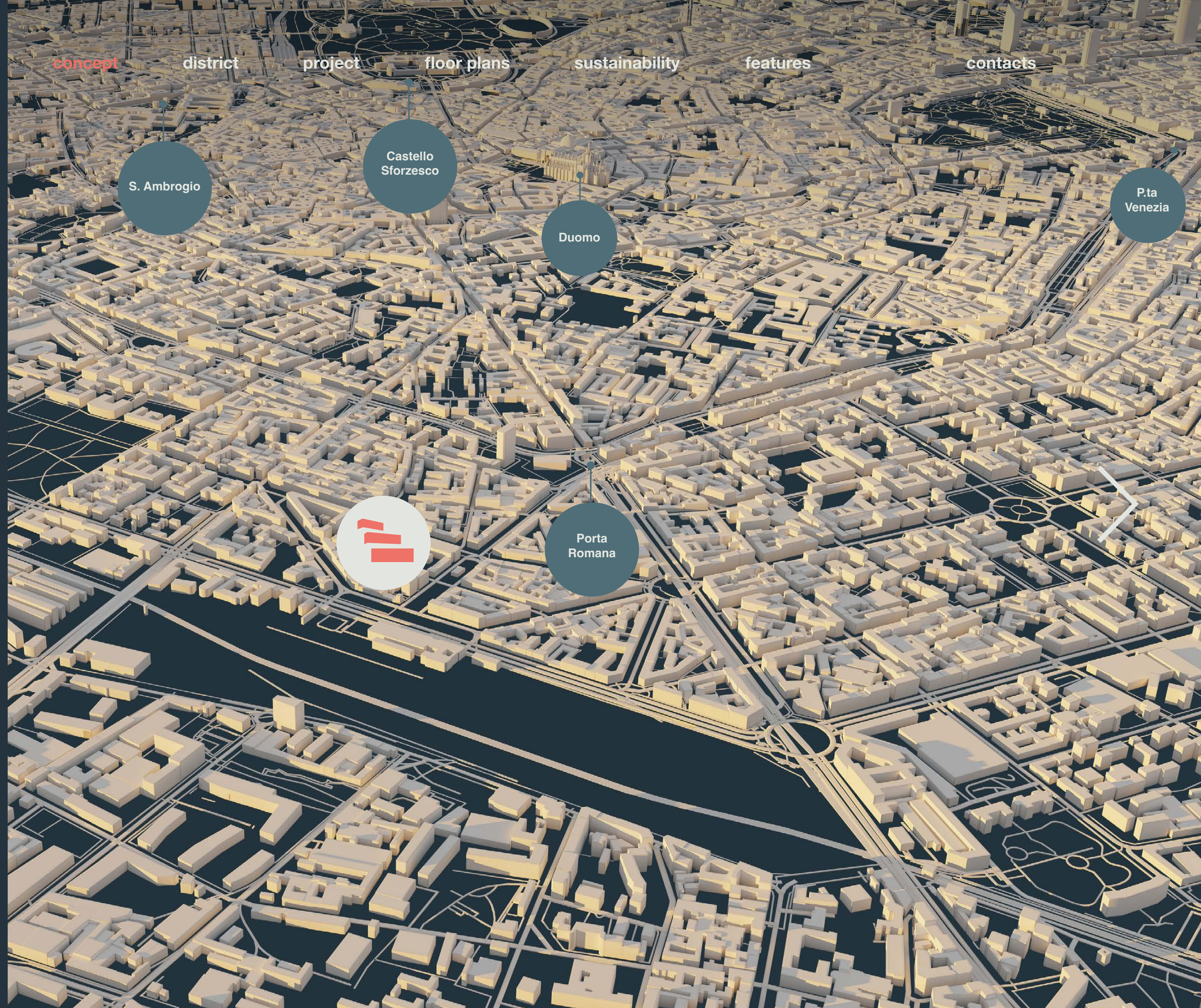




In the heart of *change*

Stairway sorge nel nuovo Business District di Milano, a due passi dal grande progetto di riqualificazione di *Scalo di Porta Romana*. Una architettura di eccellenza in una delle *location più in fermento della città* dove primari player stanno trasferendo i propri headquarter.

Stairway is situated in the new Business District of Milan, just a stone's throw from the large redevelopment project in *Scalo di Porta Romana*. This architectural marvel is nestled *in one of the city's most vibrant areas*, where leading corporations are choosing to relocate their headquarters.





Dal cortile interno alle terrazze, Stairway offre una varietà di spazi aperti che favoriscono una **connessione diretta tra l'interno degli uffici e l'ambiente esterno**. Orientato al concetto del work-life balance, l'asset si distingue notevolmente tra gli edifici contemporanei grazie a una struttura progettata per massimizzare l'uso della luce naturale.

From an inner courtyard to terraces, Stairway offers a diverse range of open spaces, facilitating a seamless **transition between the indoor office areas and the outdoor environment**. Embracing the concept of work-life balance, this building stands apart from other modern structures due to its architectural design, which optimises the use of natural light.

Work and life *equilibrium*





concept

district

project

floor plans

sustainability

features

contacts

A *responsible* building





L'edificio è **progettato in un'ottica di sostenibilità** sia per i materiali utilizzati, come il legno, che per la ricerca di soluzioni all'avanguardia per minimizzare l'impatto energetico e ambientale.

La sua **visione responsabile** si estende a tutti coloro che vivranno l'esperienza Stairway con spazi di lavoro e di relax pensati per favorire un clima di condivisione, positività, benessere.

The building **integrates sustainability into its design** at every level, from using eco-friendly materials like wood to searching for innovative methods that reduce energy consumption and environmental impact.

Its **commitment to sustainability** extends to all those who will partake in the Stairway experience, offering workspaces and relaxation areas designed to cultivate an environment of cooperation, positivity and well-being.





Future in progress

Stairway sorge accanto a Scalo di Porta Romana, *nel suo lato più prestigioso*, verso il centro della città. Nell'area dello Scalo è in corso un innovativo progetto di rigenerazione urbana in vista delle *Olimpiadi invernali del 2026*. La zona ospiterà il Villaggio Olimpico - che sarà poi convertito in studentato - oltre a *spazi funzionali e un grande parco centrale*.

Stairway is located adjacent to the Scalo di Porta Romana, on its most prestigious side facing the city centre. The Scalo area is currently undergoing an innovative urban regeneration project in preparation for the *2026 Winter Olympics*. The space will host the Olympic Village, which will subsequently be converted into a student residence, as well as *functional spaces and a large central park*.

concept

district

project

floor plans

sustainability

features

contacts





concept

district

project

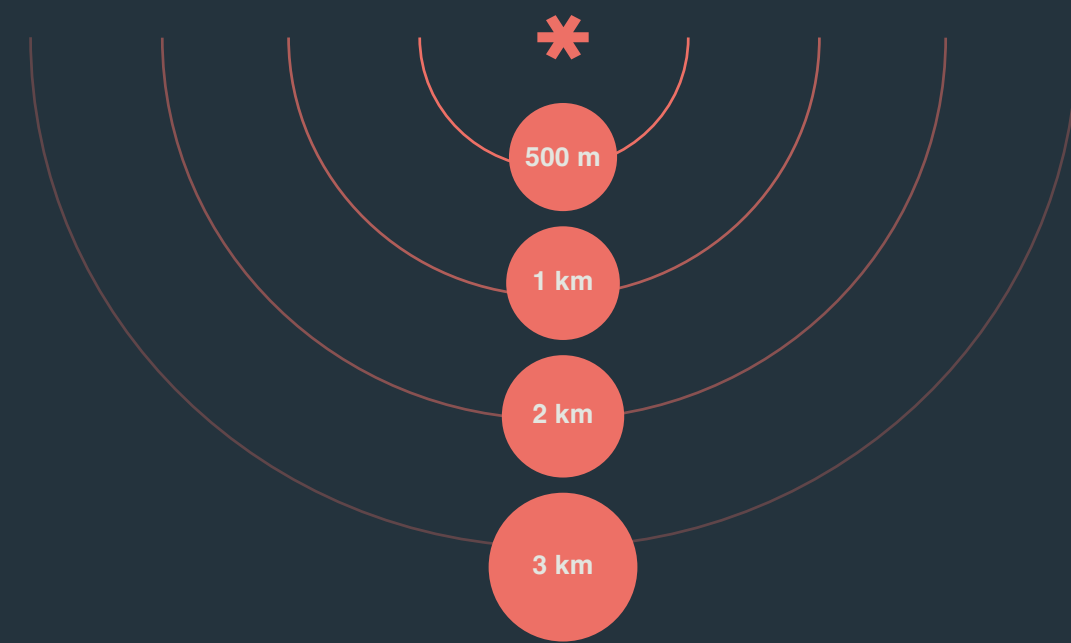
floor plans

sustainability

features

contacts

Mode	Line	Time	Walk
Tram	24	2 min walk	50 min
Bus	90, 92	3 min walk	50 min
Metro	M3	7 min walk	50 min
Metro	M2, 90	15 min	50 min
P. Romana Train Station		13 min walk	50 min
Tibaldi Train Station	90	12 min	50 min
Rogoredo Train Station	M3	13 min	50 min
Centrale Train Station	M3	22 min	50 min
P. Garibaldi Train Station	M3, M2	32 min	50 min
Linate Airport		15 min drive	50 min
Malpensa Airport		45 min drive	50 min
Orio al Serio Airport		47 min drive	50 min
Duomo	M3	18 min	50 min





Scalo of tomorrow

Scalo di Porta Romana guarda al futuro con innovazione e sostenibilità. L'ambizioso progetto della nuova **Circle Line** diventerà simbolo di rigenerazione e connessione a impatto visivo zero. La "**Foresta Sospesa**" che attraverserà il grande parco interno collegherà in linea retta Corso Lodi a Via Ripamonti con un'innovativa passerella alberata. La **Piazza Sopraelevata**, in continuità con la Foresta Sospesa e Corso Lodi, rappresenta il cuore del progetto e costituisce un ampio spazio aperto di aggregazione urbana che potrà ospitare eventi e attività culturali.

Scalo di Porta Romana looks to the future with innovation and sustainability. The ambitious project of the new **Circle Line** will become a symbol of renewal and connection with zero visual impact. The "**Suspended Forest**" will stretch across an expansive large park that features an innovative tree-lined promenade connecting Corso Lodi to Via Ripamonti. In alignment with the Suspended Forest and Corso Lodi, the **Elevated Square** stands as the project's centrepiece. This expansive urban space is designed to host cultural events and activities, fostering a communal atmosphere.





concept

district

project

floor plans

sustainability

features

contacts

STAIRWAY
Porta Romana District

Suspended
Forest

The
Park

Residential & Commercial use

Residential

Olympic Village

Prada





The new *business* *district*

Numerose aziende hanno il proprio **headquarter** nell'area intorno allo Scalo, con una presenza importante di brand che si contraddistinguono per **stile, cultura, immagine e vision.**

Stairway: tutto il valore di fare parte del **nuovo business district di Milano.**

Many companies have their headquarters in the area surrounding Scalo, including prominent brands known for their distinctive **style, rich culture, strong image** and **forward-thinking vision.**

Stairway: enjoy all the benefits of being a **part of Milan's new business district.**





concept

district

project

floor plans

sustainability

features

contacts



STAIRWAY
Porta Romana District



FASHION

- PRADA
- LVMH
- GOLDEN GOOSE ★
- MONCLER

- OTB
- BOTTEGA VENETA
- ROLEX
- FABIANA FILIPPI

UTILITY

- a2a
- plenitude
- ENGIE
- DAIKIN

SERVICES

- FASTWEB
- facile.it
- Virgin
- amplifon
- UNIVERSAL
UNIVERSAL MUSIC GROUP

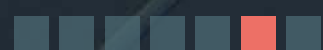
- tag Talent Garden
- Regus

UNIVERSITY

- Bocconi
- IED

COMPANY

- OMG Omnicom MediaGroup
- IPG
- FEDRIGONI
- HEINZ
- DELL





Your company is at the **forefront**
of a new urban reality

Via Crema



90%
Pedestrian-friendly

Scalo di Porta Romana



190.000 m²
Redeveloped land

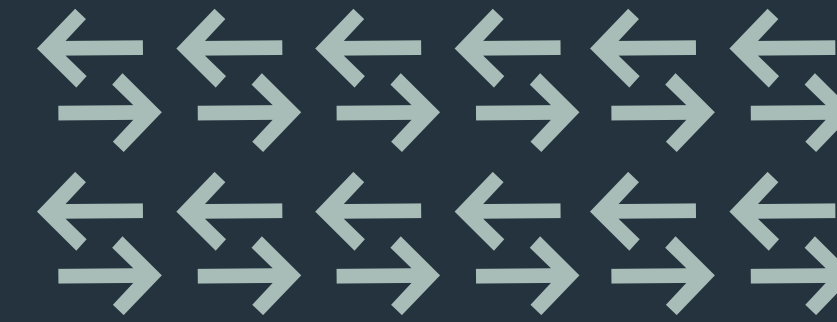


24/7
Liveable neighbourhood



>50%
Public gardens and parks

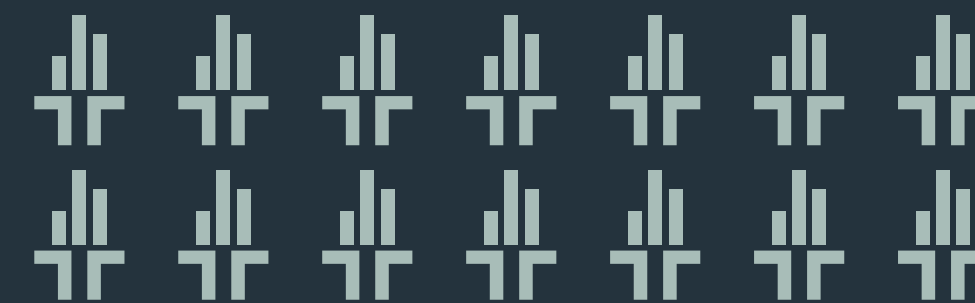
Your business **connected**
to every corner of Milan



1 New
Circle Line

5 Public transport
Lines

Your brand **at the centre**
of a global event



2026
Milan-Cortina Olympics



[concept](#)

[district](#)

[project](#)

[floor plans](#)

[sustainability](#)

[features](#)

[contacts](#)

Welcome
to majesty





La lobby di Stairway è il miglior biglietto da visita per una realtà di alto profilo. Un'**entrata di luce a doppia altezza** con affaccio sul verde rigoglioso del cortile interno. **Charme e prestigio** di un ingresso maestoso.

The lobby of Stairway is the best calling card for a high-profile enterprise. A **bright, double-height entrance** that overlooks the lush greenery of the inner courtyard. The **charm and prestige** of a grand entrance.





Ogni piano può essere personalizzato su esigenze specifiche del tenant, con **reception secondarie** e ulteriori **spazi di accoglienza**.

Each floor can be customised to the tenant's specific needs, with a dedicated **reception area** and additional areas for **welcoming visitors**.

Ready to
customise



Anche lo spazio dedicato agli uffici è **totalmente flessibile**, con la possibilità di creare aree open space e showroom, sale riunioni e uffici privati. Ogni ambiente è pensato per **un comfort di ultima generazione illuminato da una luce naturale**.

The office layout is also **completely customisable**, enabling the creation of open workspaces, showrooms, meeting rooms, and private offices. Each environment is designed to **provide unparalleled comfort**, complemented by abundant **natural light**.



[concept](#)

[district](#)

[project](#)

[floor plans](#)

[sustainability](#)

[features](#)

[contacts](#)



Living the
outdoors





Le terrazze sono la naturale estensione degli spazi interni con *ampie zone riparate* che migliorano la fruibilità degli spazi all'aperto.

Piante ornamentali ed essenze che seguendo il flusso delle stagioni favoriscono relax e condivisione.

Terraces are a natural extension of the *interior spaces*, offering expansive covered areas that enhance the usability of the exterior spaces. Carefully selected ornamental plants and essences that change with the seasons promote relaxation and foster a sense of community.





[concept](#)

[district](#)

[project](#)

[floor plans](#)

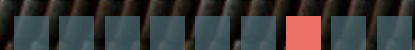
[sustainability](#)

[features](#)

[contacts](#)



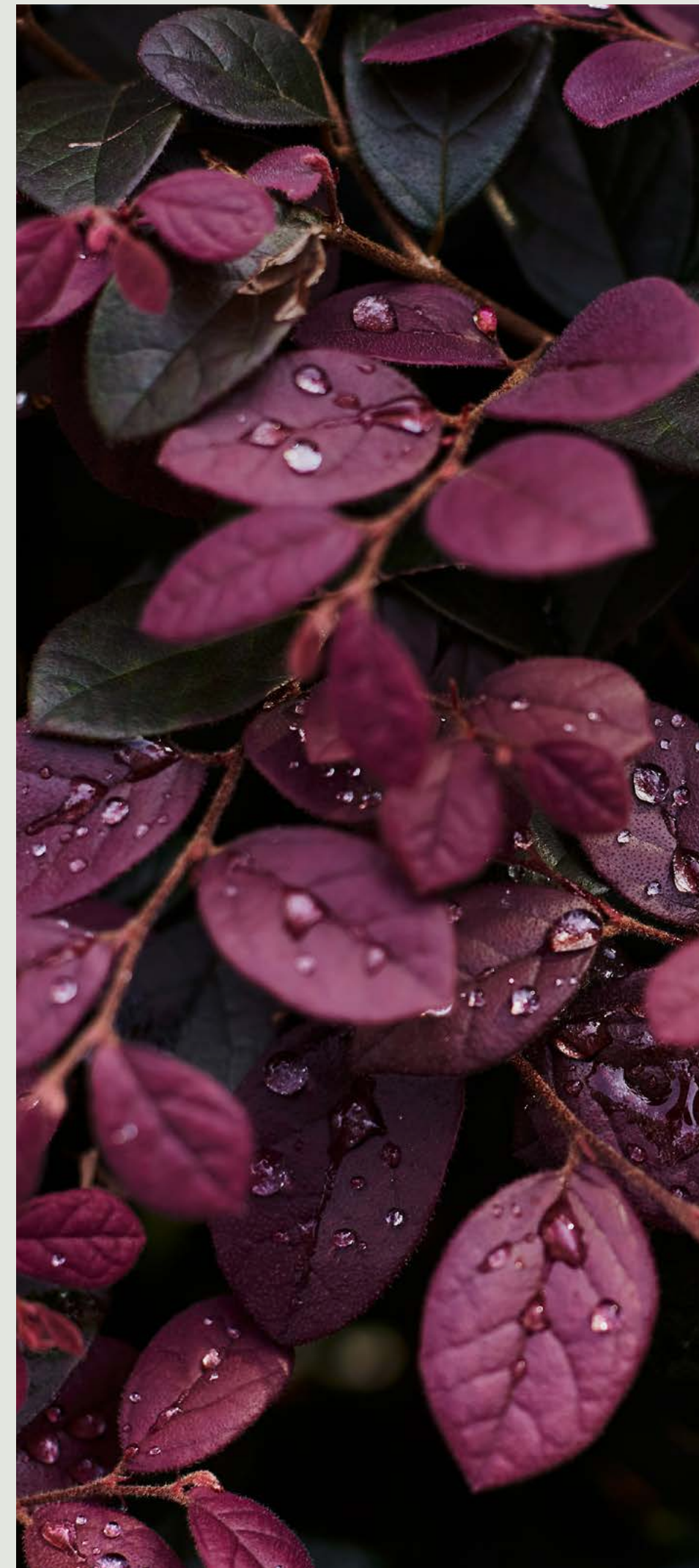
Green
inside





Il cortile esclusivo interno di Stairway offre un'esperienza autentica immersa nel verde, perfettamente integrata nella visione di un'architettura sostenibile. Un'oasi di pace con *alberi ad alto fusto* e vialetti nascosti per respirare *un nuovo modello di vita e di lavoro*.

Surrounded by greenery, Stairway's *exclusive inner courtyard* offers an authentic experience that seamlessly incorporates the principles of sustainable architecture. This tranquil oasis, adorned with *tall trees and hidden pathways*, presents a *new approach to living and working*.





Uno spazio progettato e realizzato con una visione innovativa per *accrescere le connessioni interpersonali e il modo di interfacciarsi con colleghi e clienti.*

Un luogo prestigioso di rappresentanza da utilizzare per eventi, serate speciali o incontri istituzionali.

A space designed and created with an innovative vision to *foster meaningful interpersonal connections and interactions with colleagues and clients.*

A prestigious venue that is ideal for hosting events, special evenings or institutional meetings.

An exclusive *lounge*





Offices



Terraces



Commercial area



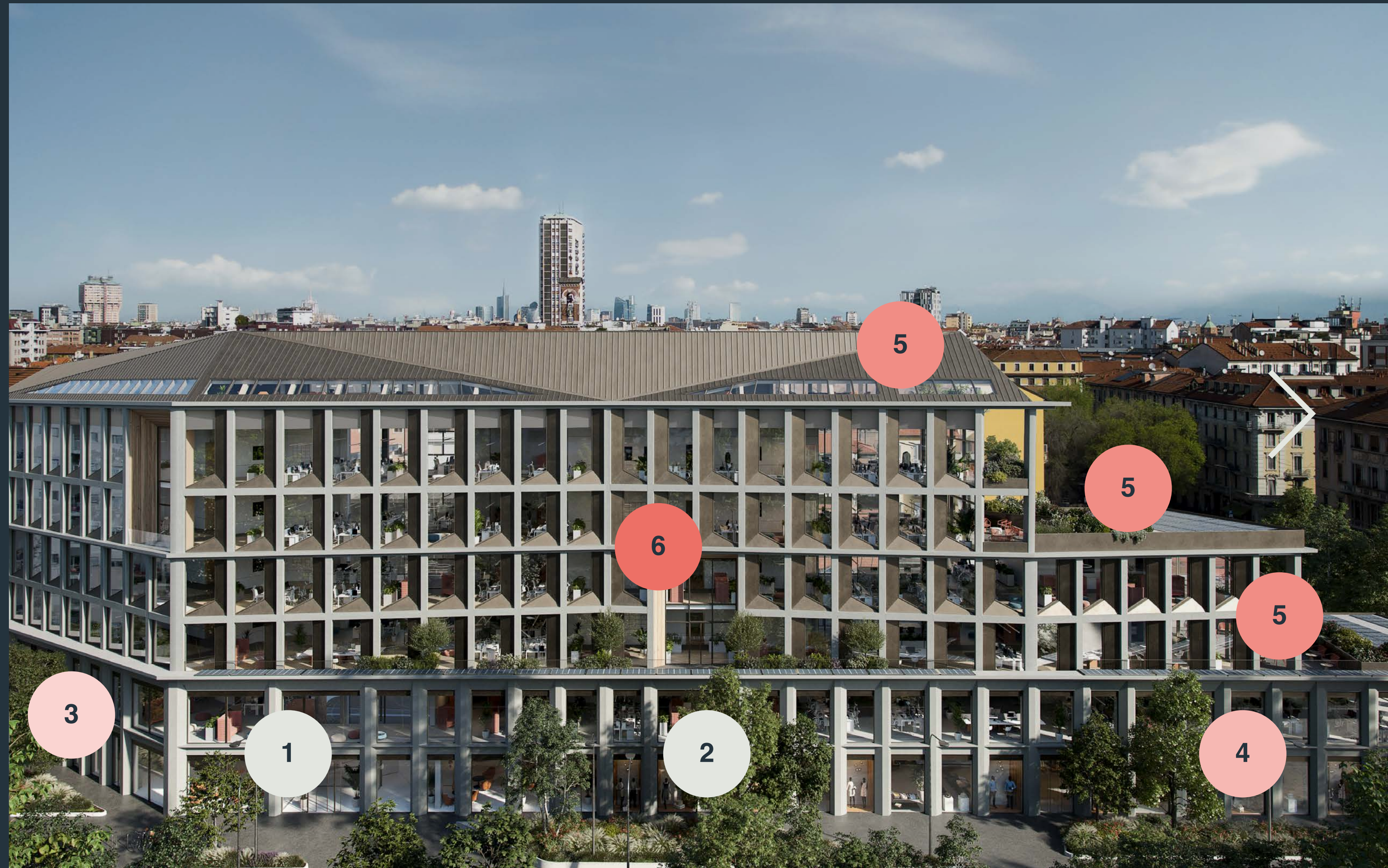
Vehicle entrance



Secondary lobby



Main lobby





concept

district

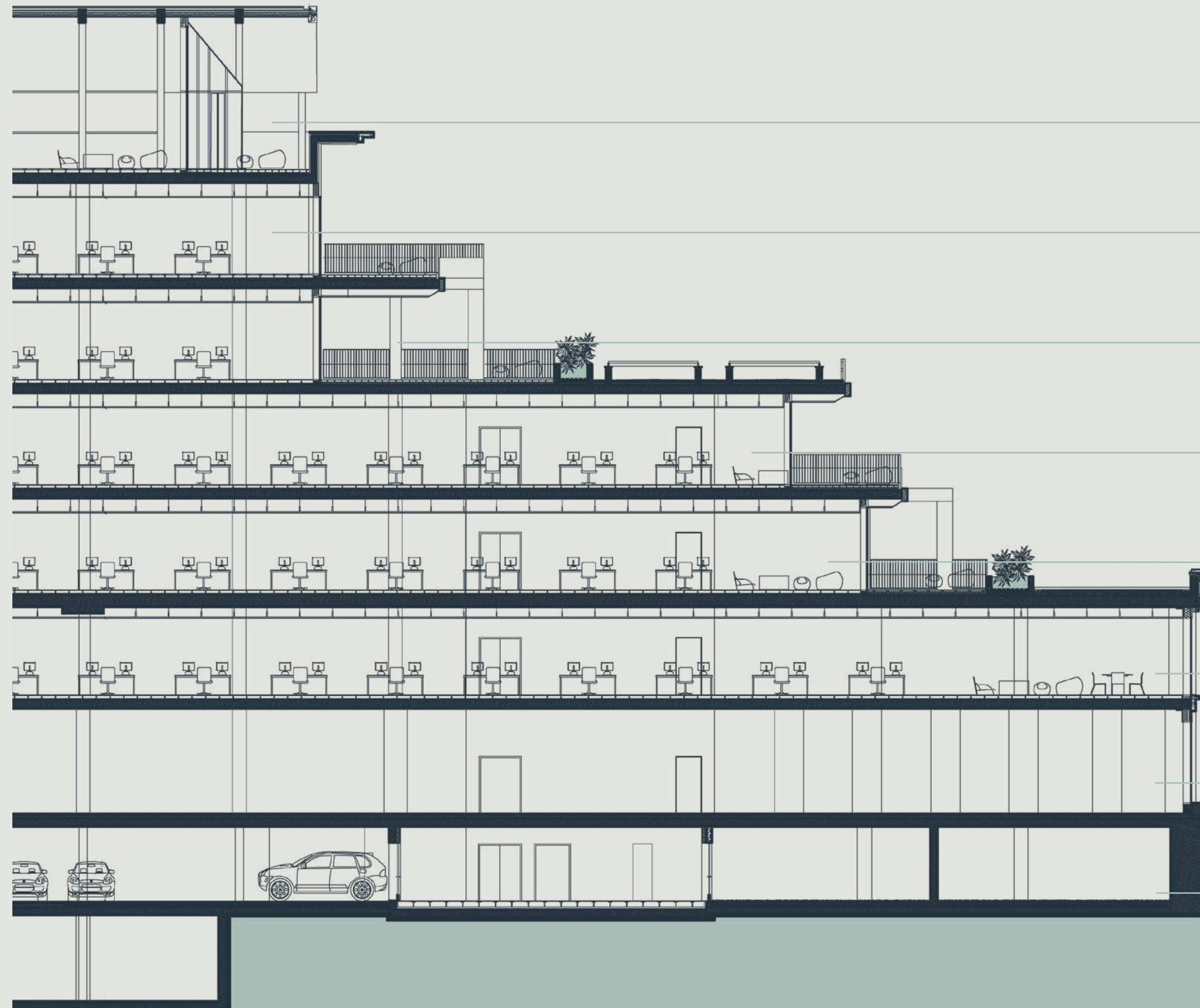
project

floor plans

sustainability

features

contacts



FLOOR	GLA OFFICES	GARDEN TERRACES	RETAIL	STORAGE	CAR PARKING	MOTORCYCLE PARKING	GLA	MAX OCCUPANCY
sixth	567 sq. m	48 sq. m	-	-	-	-	591 sq. m	30 pax
fifth	883 sq. m	61 sq. m	-	-	-	-	914 sq. m	90 pax
fourth	1.016 sq. m	135 sq. m	-	-	-	-	1.083 sq. m	90 pax
third	1.101 sq. m	53 sq. m	-	-	-	-	1.127 sq. m	118 pax
second	1.375 sq. m	370 sq. m	-	-	-	-	1.560 sq. m	118 pax
first	1.481 sq. m	-	-	-	-	-	1.481 sq. m	182 pax
ground	-	1.070 sq. m	751 sq. m	-	-	-	751 sq. m	-
underground	-	-	77 sq. m	-	40	11	77 sq. m	-
TOT	6.423 sq. m	1.737 sq. m	827 sq. m	34 sq. m	40	11	7.583 sq. m	628 pax





concept

district

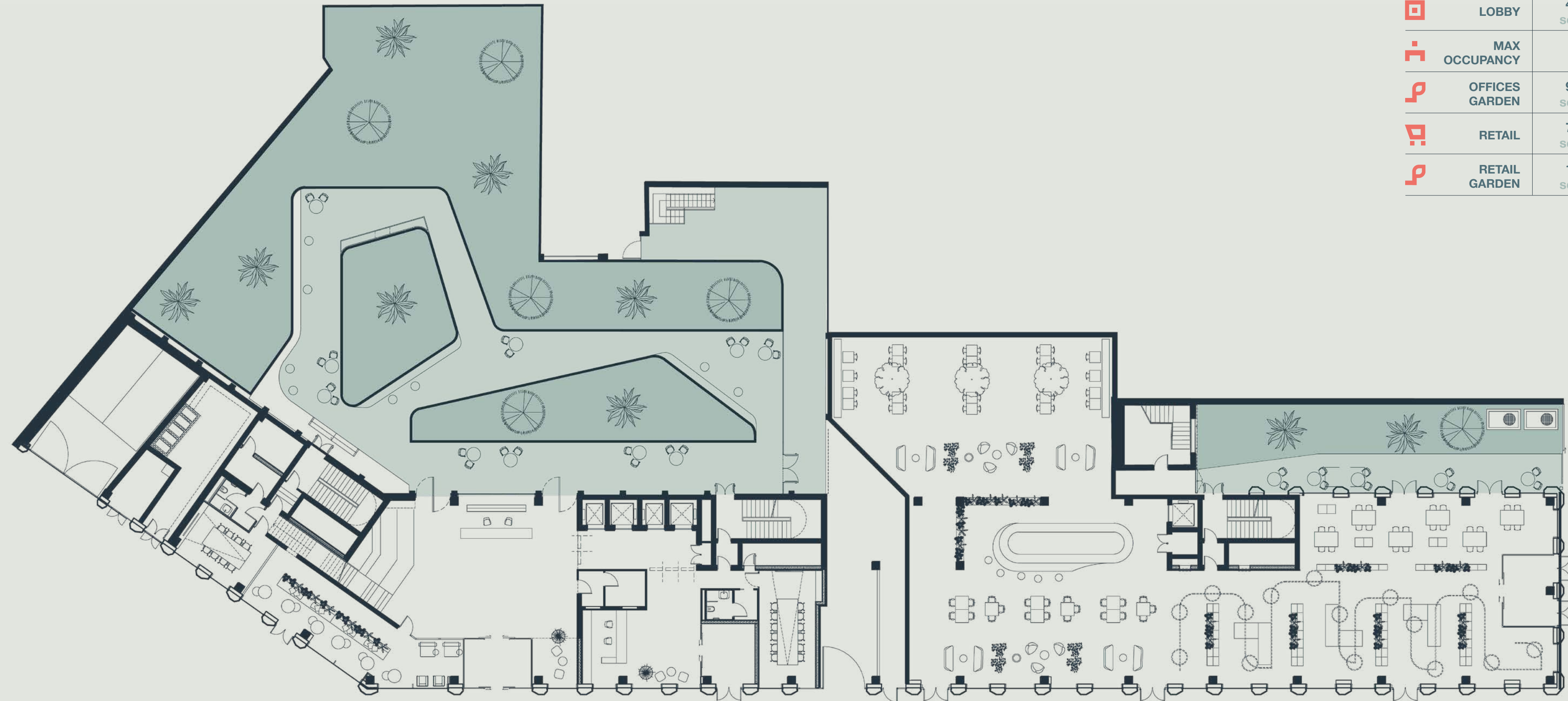
project

floor plans

sustainability

features

contacts



	GLA OFFICES	-
	LOBBY	405 sq. m
	MAX OCCUPANCY	-
	OFFICES GARDEN	920 sq. m
	RETAIL	751 sq. m
	RETAIL GARDEN	150 sq. m

ground floor





concept

district


project

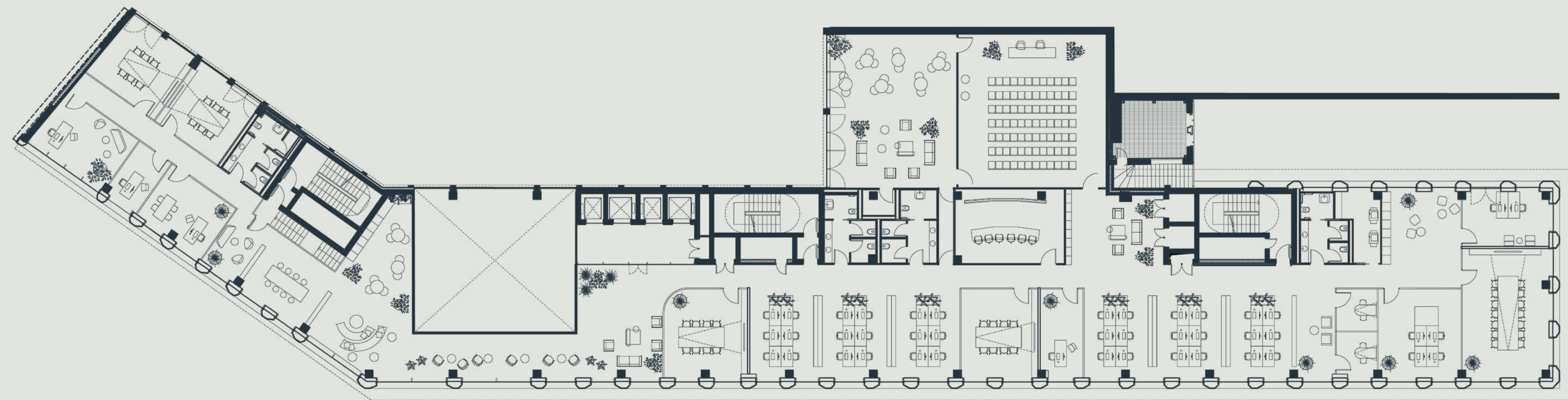
floor plans

sustainability

features

contacts

 GLA OFFICES	1.481 sq. m
 MAX OCCUPANCY	182 pax
 TERRACES	-



first floor





concept

district




project

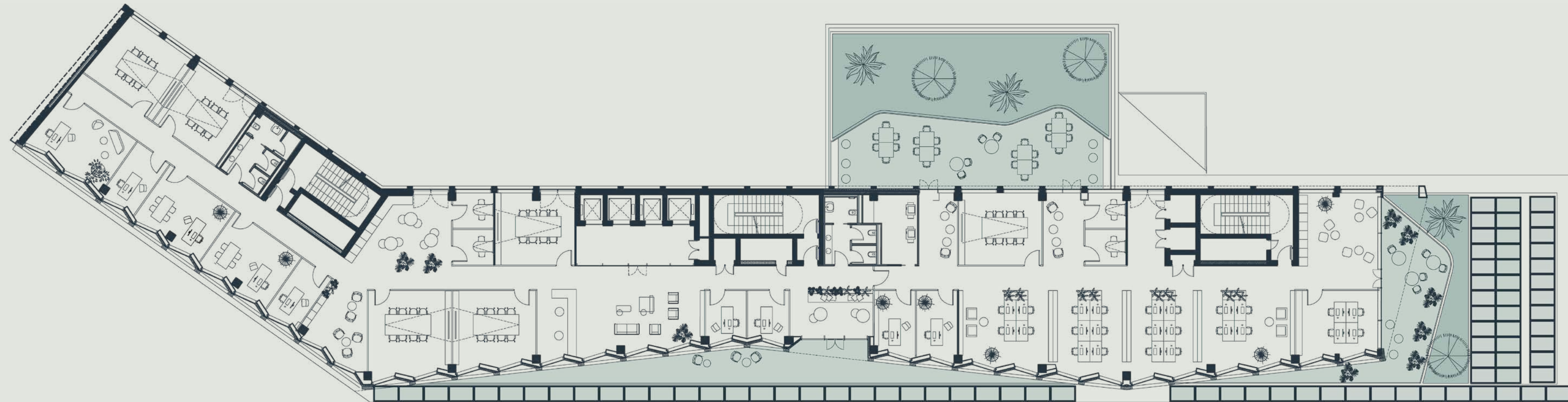
floor plans

sustainability

features

contacts

 GLA OFFICES	1.375 sq. m
 MAX OCCUPANCY	118 pax
 TERRACES	370 sq. m



second floor

Option A - 33 Work stations





concept

district


project

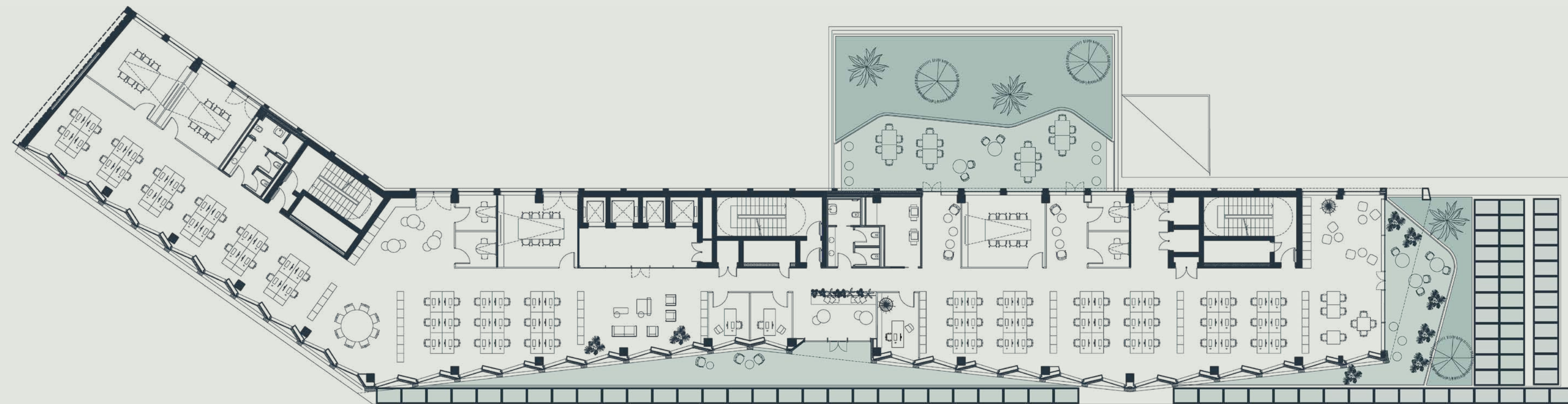
floor plans

sustainability

features

contacts

	GLA OFFICES	1.375 sq. m
	MAX OCCUPANCY	118 pax
	TERRACES	370 sq. m



second floor

Option B - 81 Work stations





concept

district




project

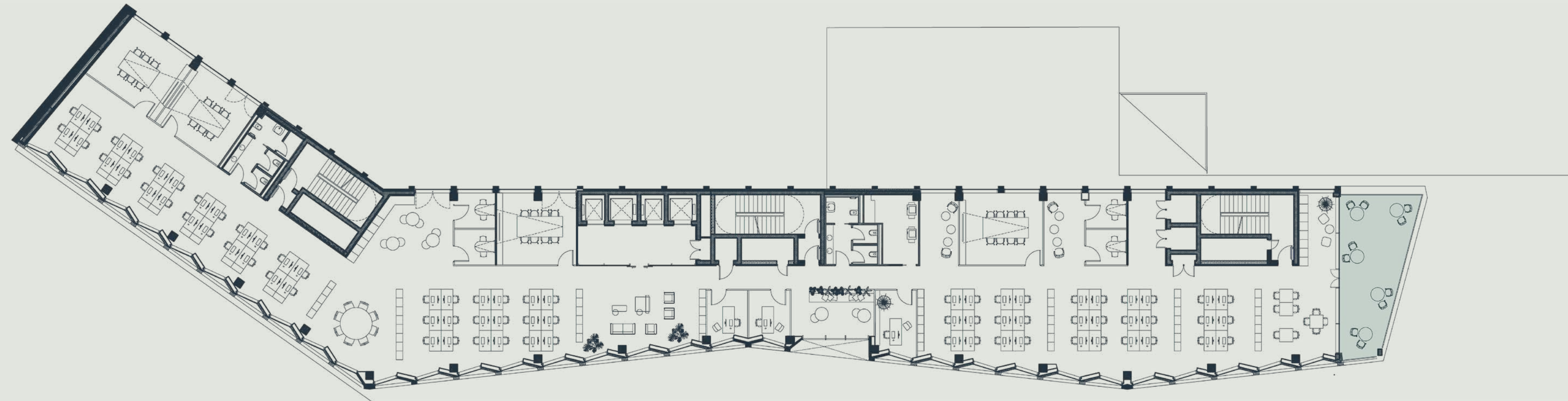
floor plans

sustainability

features

contacts

	GLA OFFICES	1.101 sq. m
	MAX OCCUPANCY	118 pax
	TERRACES	53 sq. m



third floor





concept

district




project

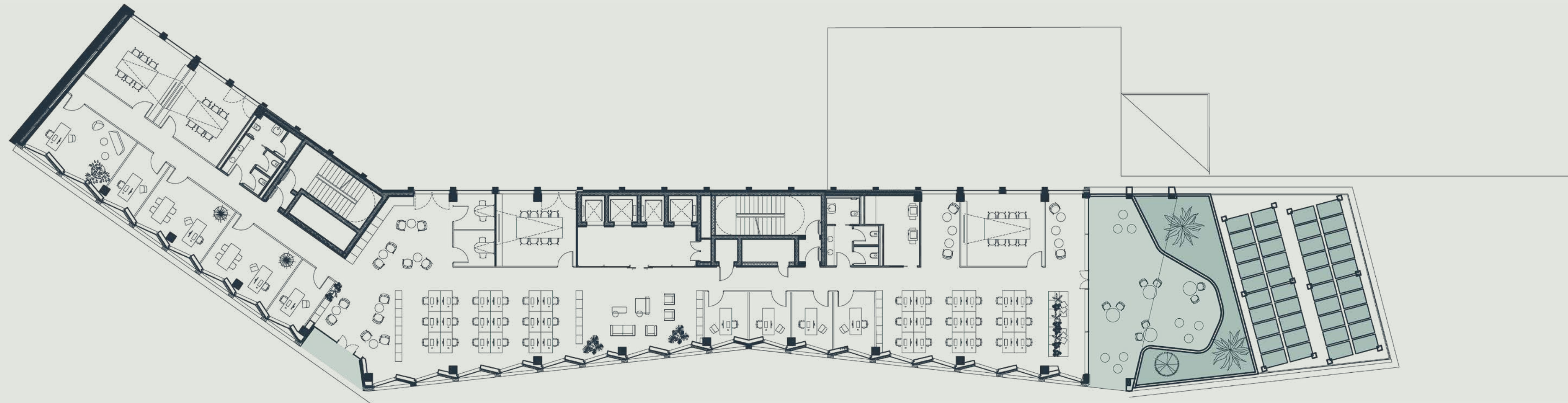
floor plans

sustainability

features

contacts

	GLA OFFICES	1.016 sq. m
	MAX OCCUPANCY	90 pax
	TERRACES	135 sq. m



fourth floor





concept

district

project

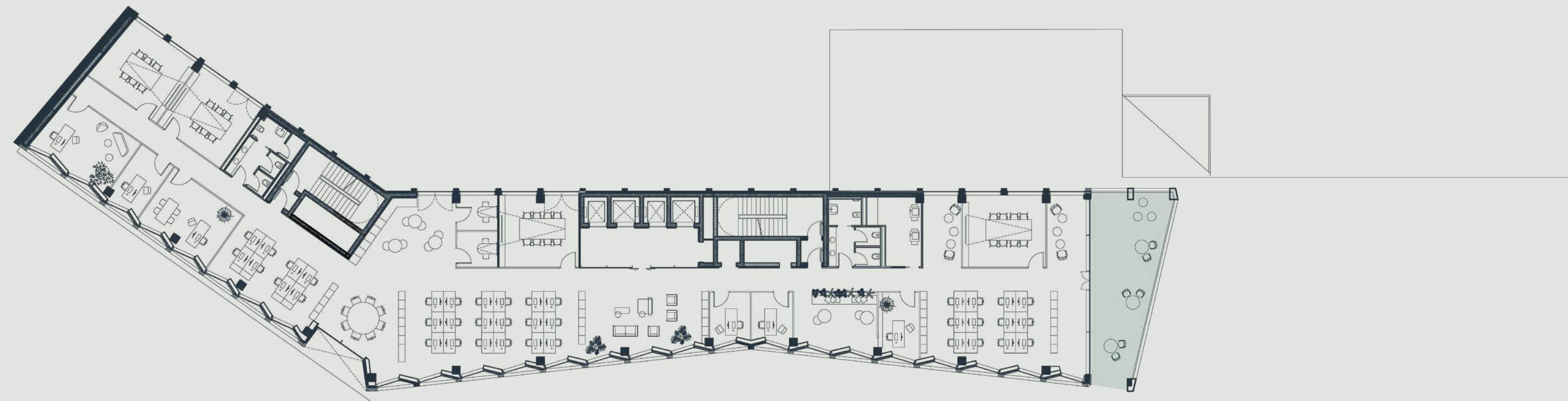
floor plans

sustainability

features

contacts

 GLA OFFICES	883 sq. m
 MAX OCCUPANCY	90 pax
 TERRACES	61 sq. m



fifth floor





concept

district

project

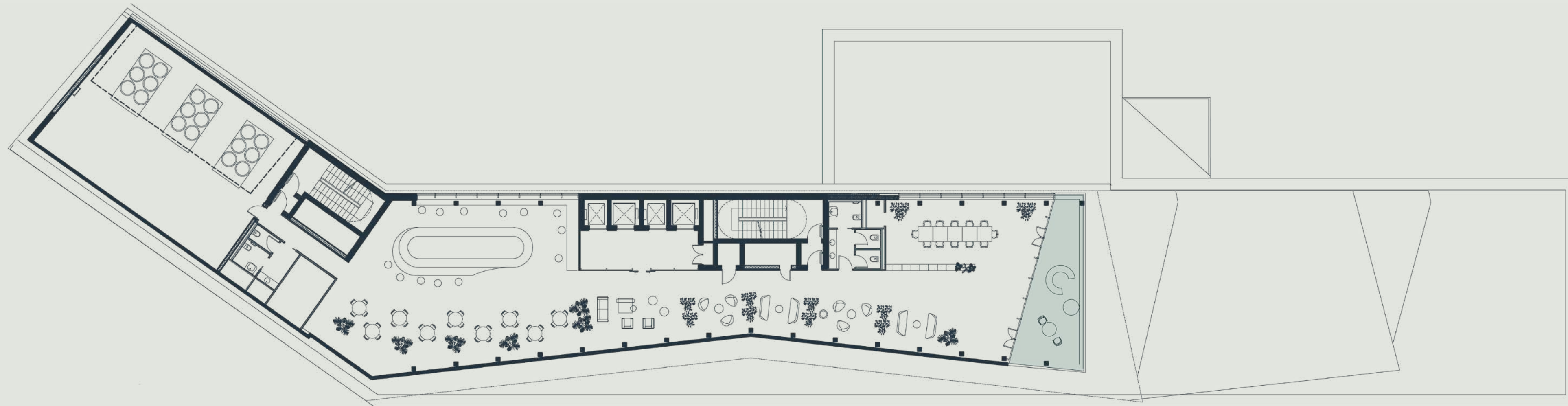
floor plans

sustainability

features

contacts




	GLA OFFICES	567 sq. m
	MAX OCCUPANCY	30 pax
	TERRACES	48 sq. m

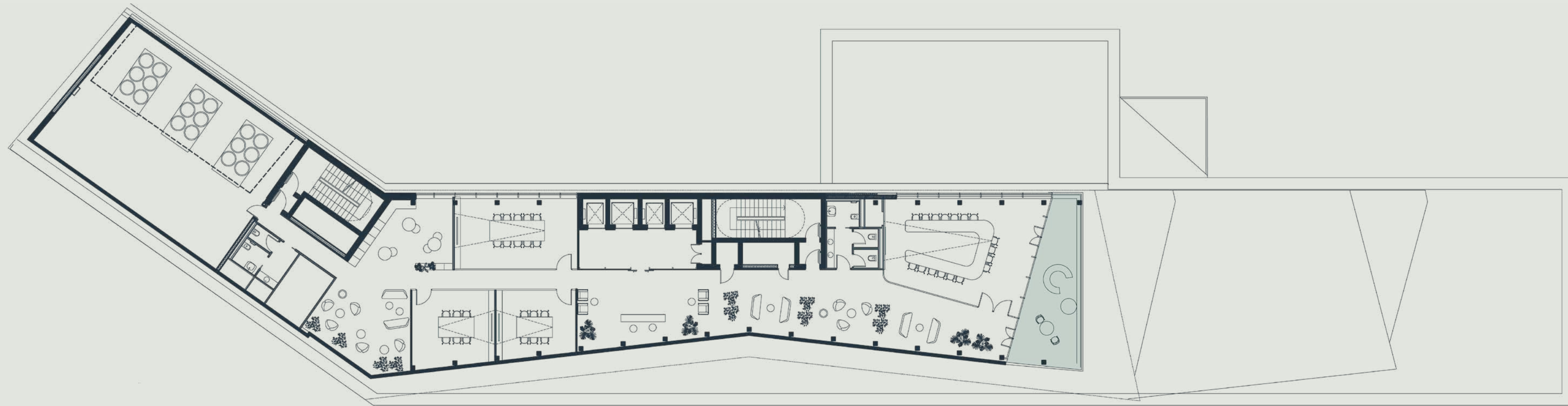


sixth floor
Option A



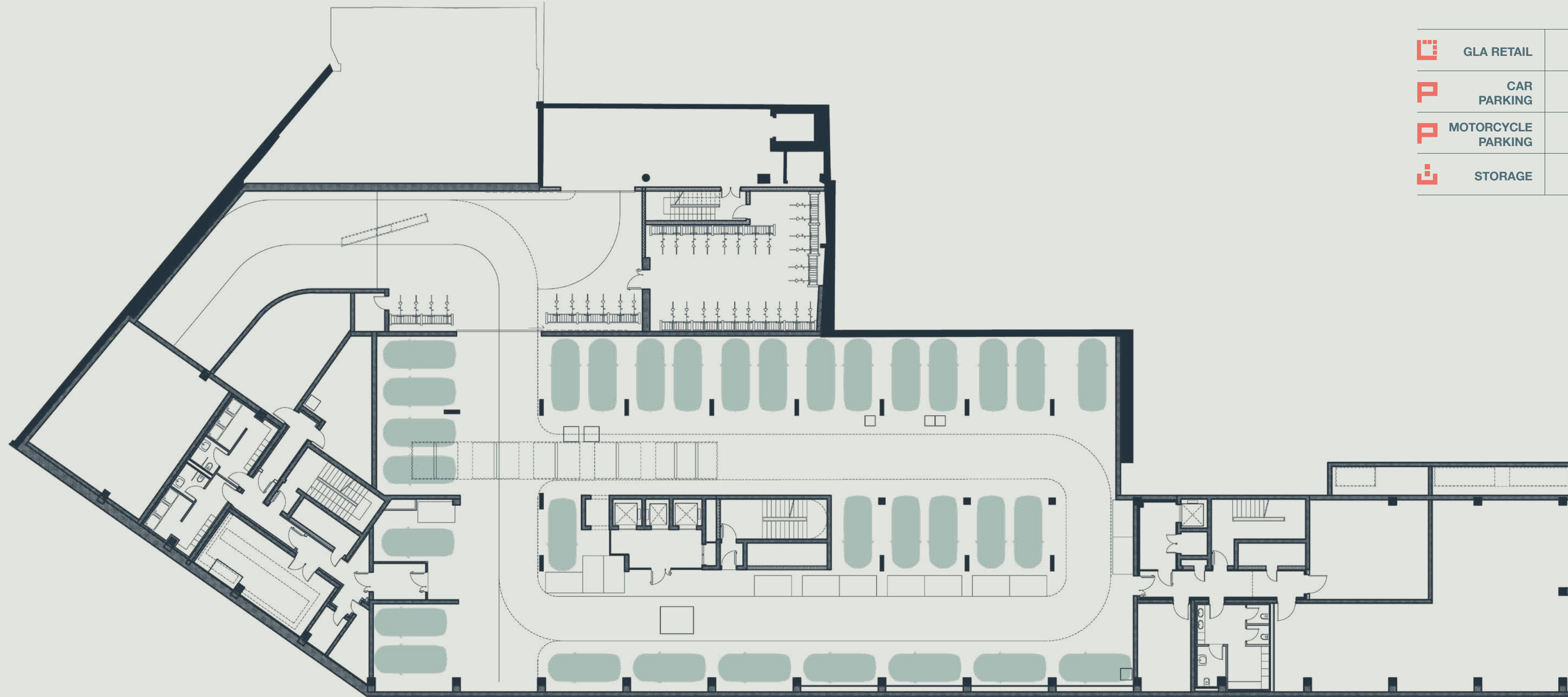





 GLA OFFICES	567 sq. m
 MAX OCCUPANCY	30 pax
 TERRACES	48 sq. m



sixth floor
Option B





	GLA RETAIL	77 sq. m
	CAR PARKING	40
	MOTORCYCLE PARKING	11
	STORAGE	34 sq. m

underground floor





[concept](#)

[district](#)

[project](#)

[floor plans](#)

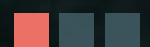
[sustainability](#)

[features](#)

[contacts](#)



Eco friendly
technology



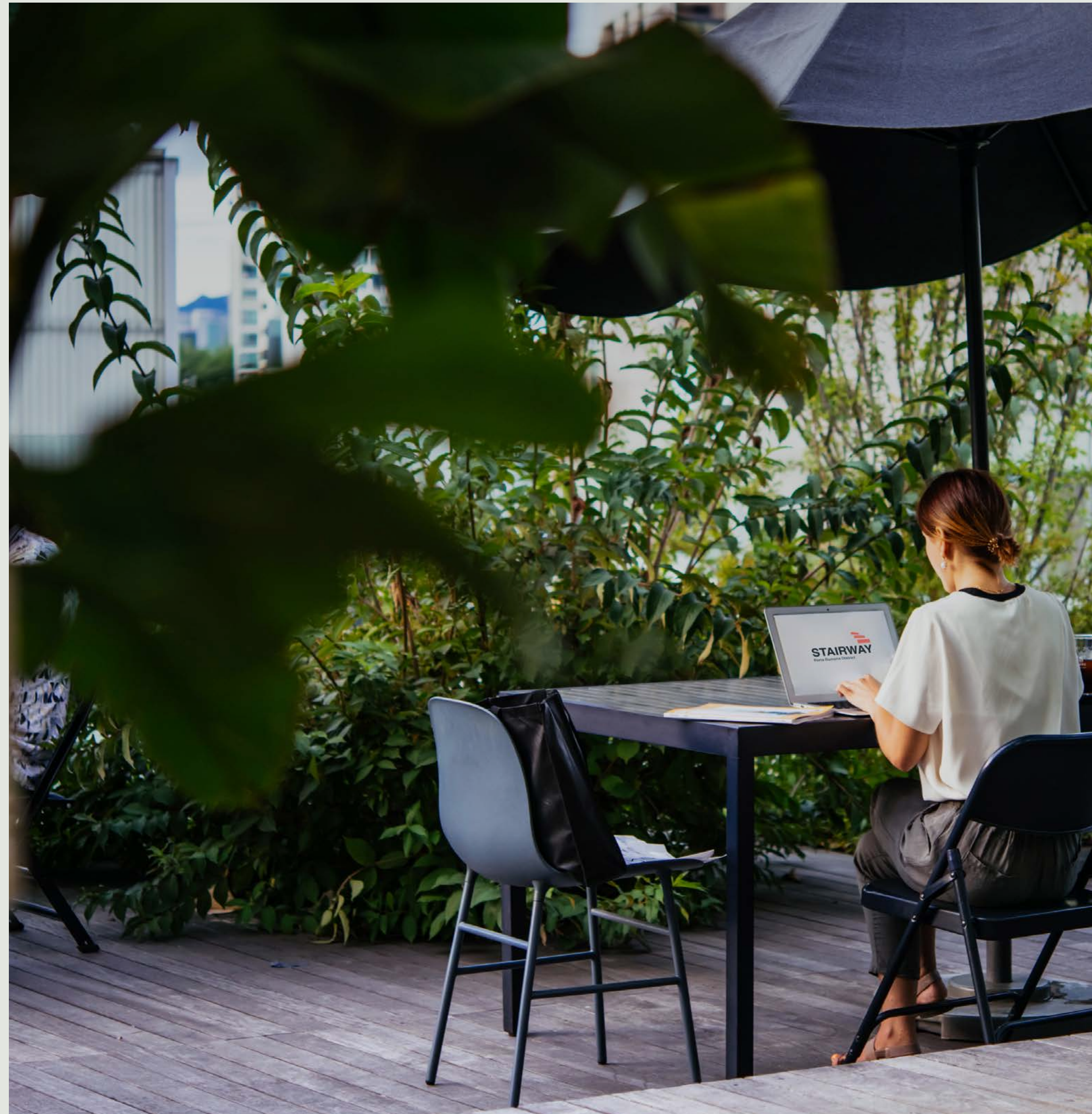


Dai **materiali green** utilizzati alle **vetrate intelligenti** fino a **sistemi VMC per il recupero termico**, Stairway è un edificio costruito in ottica responsabile. Tecnologia evoluta al servizio del risparmio energetico per un impegno sostenibile garantito da **due certificazioni** di valore: **Leed Platinum** e **Well Platinum**.

Stairway is a testament to responsible construction, incorporating **eco-friendly materials, intelligent glazing** and **VMC systems for heat recovery**.

The use of advanced energy-saving technology demonstrates its commitment to sustainability, which is validated by two **esteemed certifications: Leed Platinum and Well Platinum**.





Accessibilità, comfort, luce, spazi aperti, giardino e terrazze. Lavorare in Stairway significa vivere in ***una dimensione attenta al benessere dell'individuo e alla sua crescita umana e professionale.***

Un ufficio coerente con i valori sostenibili di un business che guarda al futuro.

Accessibility, comfort, light, open spaces, gardens and terraces. Working in Stairway is an ***experience tailored to enhance individual well-being and foster personal as well as professional growth.*** This office building embodies the sustainable values of a forward-thinking enterprise.

Well-being *at work*



Impianto di illuminazione

- Uffici: corpi illuminanti incassati a controsoffitto, a LED, reattore dimmerabile con controllo DALI;
- Corridoi: corpi illuminanti a LED tipo faretti da incasso;
- Depositi e locali tecnici: corpi illuminanti a LED stagni



Rilevazione incendi

- Impianto di rilevazione incendi puntiforme e sensori ad aspirazione in tutto il fabbricato
- Impianto antincendio rete idranti



Regolazione impianti

- Installazione del sistema BMS (Building Management System) per poter controllare, in tempo reale, tutti i parametri rilevanti di gestione impiantistica



Rete dati

- Predisposizioni in partenza dal locale provider ad eccezione delle sole parti comuni



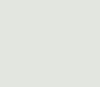
Impianto fotovoltaico

- Collocamento sulla copertura del piano sesto e a ridosso dei terrazzi del piano secondo e quarto



Impianto per la ricarica dei veicoli elettrici

- Installazione n. 2 postazioni di ricarica per auto elettriche con potenza di ricarica 11 kW. Predisposizione per futura



installazione di postazioni di ricarica sul 100% dei posti auto con idoneo fattore di contemporaneità.



Classe energetica

- Classe energetica A4



Impianto di climatizzazione

- Uffici: sistema misto costituito da aria primaria e fancoil a soffitto (fancoil a pavimento al solo sesto piano)
- Lobbies: impianto a tutt'aria, fancoil a soffitto ed impianto di riscaldamento con pannelli radianti a pavimento



Generazione fluidi termovettori

- Utilizzo di impianti polivalenti aria/acqua



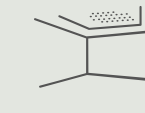
Impianto EVAC

- Impianto di diffusione sonora per evacuazione in tutti gli spazi



Pavimenti

- Uffici open space: pavimento sopraelevato incapsulato con anima in truciolare. Finitura a carico Tenant
- Spazi interni comuni (PT): moquette su massetto. Sale riunioni (PT): moquette su massetto, Atrii comuni: piastrelle in terrazzo su massetto, Bagni: gres porcellanato su massetto



Controsoffitti

- Uffici open Space: controsoffitto metallico microforato su Bandraster
- Lobbies ed area comune PT: controsoffitto acustico in pannelli di tessuto



Facciata

- Facciata continua vetrata o a serramenti singoli, porzioni opache rivestite in lamiera di alluminio brunita, lesene e marcapiani in pannelli prefabbricati in cemento fibro rinforzato colore grigio, porzioni opache con cappotto intonacato lavorato con rastrello per effetto rigato. Grandi bowindi con rivestimento in legno.
- Facciata vetrate nelle lobby



Terrazze

- Controsoffitto: pannelli con lamelle in legno
- Pavimento: Grès porcellanato per esterni
- Parapetti: metallici a bacchette
- Vasche verdi



Affollamento complessivo

- Uffici: 628 persone



Lighting System

- Offices: Recessed LED luminaires in the false ceiling, dimmable ballast with DALI control.
- Corridors: LED spotlight-type recessed luminaires.
- Warehouses and technical rooms: Sealed LED luminaires.



Fire Detection

- Point fire detection system and aspirating sensors throughout the building.
- Fire protection system with hydrant network.



System Regulation

- Installation of the BMS (Building Management System) to control all relevant system management parameters in real-time.



Data Network

- Preparations starting from the service room, except for the common areas.



Photovoltaic System

- Placement on the sixth-floor roof and adjacent to the terraces on the second and fourth floors.



Electric Vehicle Charging System

- Installation of 2 electric car charging stations with

11 kW charging power. Preparation for future installation of charging stations for 100% of parking spaces with suitable contemporaneity factor.



Energy Class

- Energy Class A4.



Air Conditioning System

- Offices: Mixed system consisting of primary air and ceiling fan coils (floor fan coils on the sixth floor only).
- Lobbies: All-air system, ceiling fan coils, and heating system with radiant floor panels.



Thermal Fluid Generation

- Use of multi-purpose air/water systems.



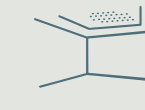
EVAC System

- Sound diffusion system for evacuation in all spaces.



Flooring

- Openspace offices: Raised access flooring encapsulated with chipboard core. Tenant's load finishing.
- Common interior spaces (ground floor): Carpet on screed. Meeting rooms (ground floor): Carpet on screed, Common Atriums: Terrace tiles on screed, Bathrooms: Porcelain stoneware on screed.



False Ceilings

- Open Space offices: Perforated metal false ceiling on Bandraaster.
- Lobbies and common ground floor area: Acoustic false ceiling in fabric panels.



Facade

- Continuous glass facade or single fixtures, opaque portions covered in bronzed aluminum sheeting, pilasters, and stringcourses in prefabricated panels in grey reinforced fiber cement, opaque portions with plaster cladding worked with a scratched effect. Large bow windows with wood cladding.
- Glass facades in the lobbies.



Terraces

- Ceiling: Panels with wooden slats.
- Flooring: Porcelain stoneware for exteriors.
- Railings: Metal with bars.
- Green basins.



Total Occupancy

- Offices: 628 people.



STAIRWAY
Porta Romana District



Piazza Armando Diaz, 7
20123 Milano

T. +39 02 80 29 21

office@dils.com
dils.com



Via Filippo Turati 16/18
20121 Milano

T. +39 02 63 799 799

office.italy@cushwake.com
cushmanwakefield.com

Un'iniziativa

