

WOLIBA OFFICE CAMPUS

2026

ROME

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AGENDA

01

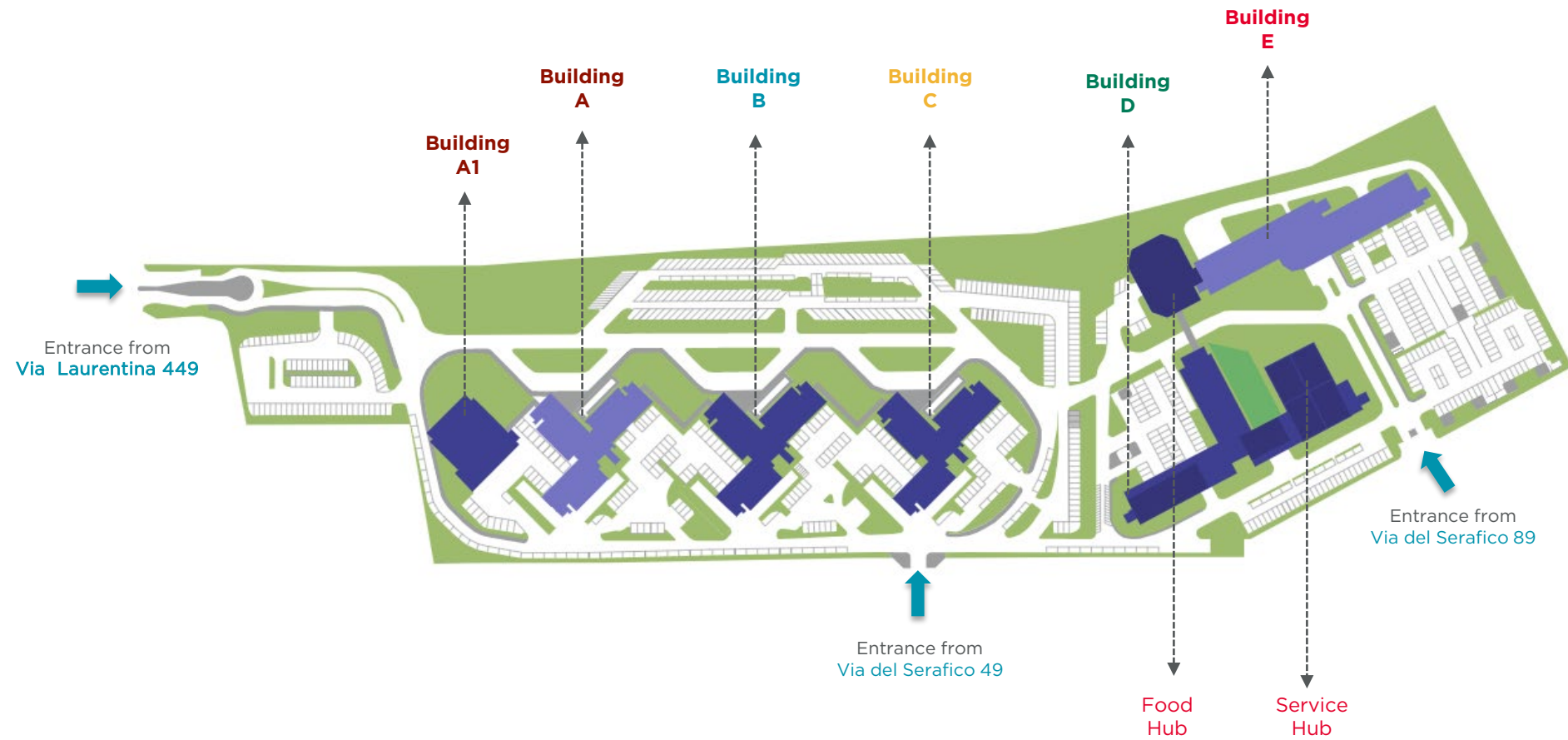
Building B

02

Building C



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SERVICES IN THE CAMPUS

Woliba, Via Laurentina 449

Food Hub: Canteen & Cafeteria



With 100 sqm of outdoor space and 185 sqm indoors, the canteen and cafeteria offer a comfortable and welcoming environment to take a break, recharge, or work in a more relaxed setting.

Equipped with Wi-Fi and designed for both informal meetings and individual work, these spaces combine productivity and well-being — with coffee always within reach.

Service Hub: Meeting rooms



Meet colleagues or external clients in one of Woliba's meeting rooms or host your events here. The total of 147 sqm is divided into three versatile rooms, complemented by indoor and outdoor workstations.

Service Hub: Co-working



Woliba is designed to let you work even outside your office. 75 sqm of flexible space are at your disposal, with indoor and outdoor areas and a private meeting room. Additional services include Wi-Fi throughout, cloakroom, and catering upon request.

SERVICES IN THE CAMPUS

Woliba, Via Laurentina 449

Service Hub: Gym



When it's time to take a break from work, you can focus on your body at Woliba's gym, equipped with state-of-the-art equipment.

Train in the equipment room, the fitness area, or outdoors — alone, with a personal trainer, or join group classes booked via the app. After your workout, enjoy a hot shower in the private changing rooms.

Outdoor Gym



Enjoy your workout in the open air at Woliba's Outdoor Gym. With dedicated fitness stations and space for group classes, you can train individually, with a personal trainer, or join scheduled sessions via the app. The Outdoor Gym is part of a LEED GOLD certified environment, designed for sustainability and efficiency, offering a regenerative experience while respecting the planet and its inhabitants.

Service Hub: Outdoor agora



The Woliba community has several places where it can meet up with others: one of them is the Woliba Agora.

An outdoor place, but one that can also be used in bad weather thanks to sheltered areas; it has benches to take a break, or maybe organise an outdoor meeting. The square is one of Woliba's many places to take care of yourself, at any time of day.

SERVICES AND CHARGES

Woliba, Via Laurentina 449

Shuttle Service operating hours Monday to Friday

Morning: 4 trips from Laurentina metro station to the campus every 30 minutes, from 8:00 a.m. to 9:30 a.m.

Evening: 5 trips from the campus to Laurentina metro station every 30 minutes, from 5:30 p.m. to 7:30 p.m.

Canteen operating hours Monday to Friday

From 12:30 p.m. to 2:30 p.m.

Cafeteria operating hours Monday to Friday

From 7:30 a.m. to 3:00 p.m.

Gym operating hours Monday – Tuesday – Thursday

from 7:00 to 9:00 a.m. | from 12:30 to 14:30 p.m. | from 18:00 to 20:30 p.m.

Gym operating hours Wednesday – Friday

from 12:30 to 14:30 p.m. | from 18:00 to 20:30 p.m.

SERVICES AND CHARGES

Woliba, Via Laurentina 449

Services charges are estimated to be approx. 65 - 80€/sqm/year + VAT and they include the following costs and services:

- Security / Surveillance
- Shuttle Service to Laurentina Metro Station
- Heating / Cooling / Electricity / Water for Common Areas
- Cleaning Services for common parts
- Maintenance of Electrical, Plumbing, Mechanical, Elevator, and Fire-Prevention Systems
- Rodent Control and Pest Control
- Condominium Gym
- Campus App
- BrainBox AI – cloud-based service using artificial intelligence technology to optimize energy consumption
- Woliba Website and Editorial Plan
- Green Area / Landscaping Maintenance



01 Building B



 CUSHMAN &
WAKEFIELD

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BUILDING B



AVAILABLE AREA

1,350 sqm for office use

ASKING RENT

Office: 380€/sqm/year + VAT

Deposit: 152€/sqm/year + VAT

Parking in: 2,000€/car/year + VAT

Parking out: 1,000€/car/year + VAT

AVAILABILITY

1st January 2027

GRADE

A Green – Leed Gold Certified

GENERAL FEATURES

Flexible layout

Parking in 10

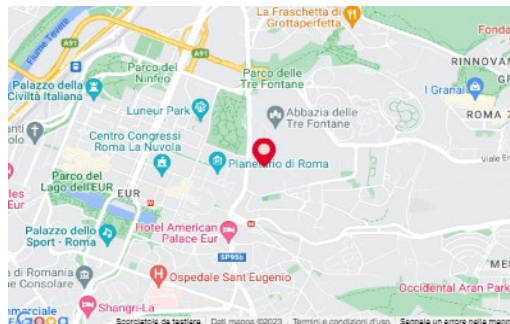
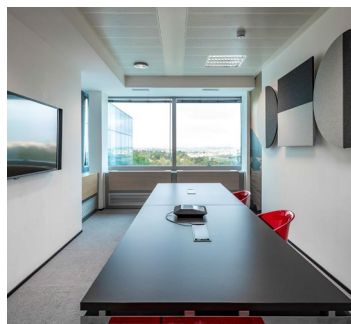
Floating floor

Parking out: 20

Suspended ceiling

Deposit: 270 sqm

Max. occupancy: 131 people



Public Transportation



Bus

- 671 - P.le Nervi P.L. - Via Colli Albani
- 671 - P.le Nervi P.L. - Via Colli Albani



Metro

- B - Laurentina

Floor plan



Floor	Office use (sqm)	Deposit (sqm)	Parking In	Parking out
6	1.350	270	10	20

02 Building C



BUILDING C



AVAILABLE AREA

2,700 sqm for office use

ASKING RENT

Office: 360€/sqm/year + VAT

Parking in: 1,500€/car/year + VAT

Parking out: 1,000€/car/year + VAT

Motorbike: 400€/moto/year + VAT

AVAILABILITY

3 months from a binding agreement

GRADE

A Green - Leed Gold Certified

GENERAL FEATURES

Flexible layout

Parking in 22

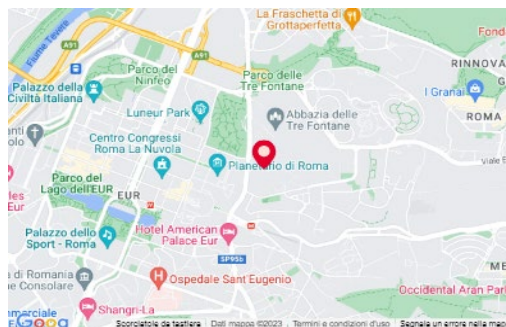
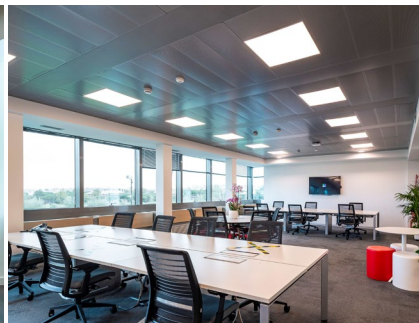
Floating floor

Parking out: 41

Suspended ceiling

Motorbike parking: 4

Max. occupancy: 140 people per floor



Public Transportation



Bus

- 671 - P.le Nervi P.L. - Via Colli Albani
- 671 - P.le Nervi P.L. - Via Colli Albani

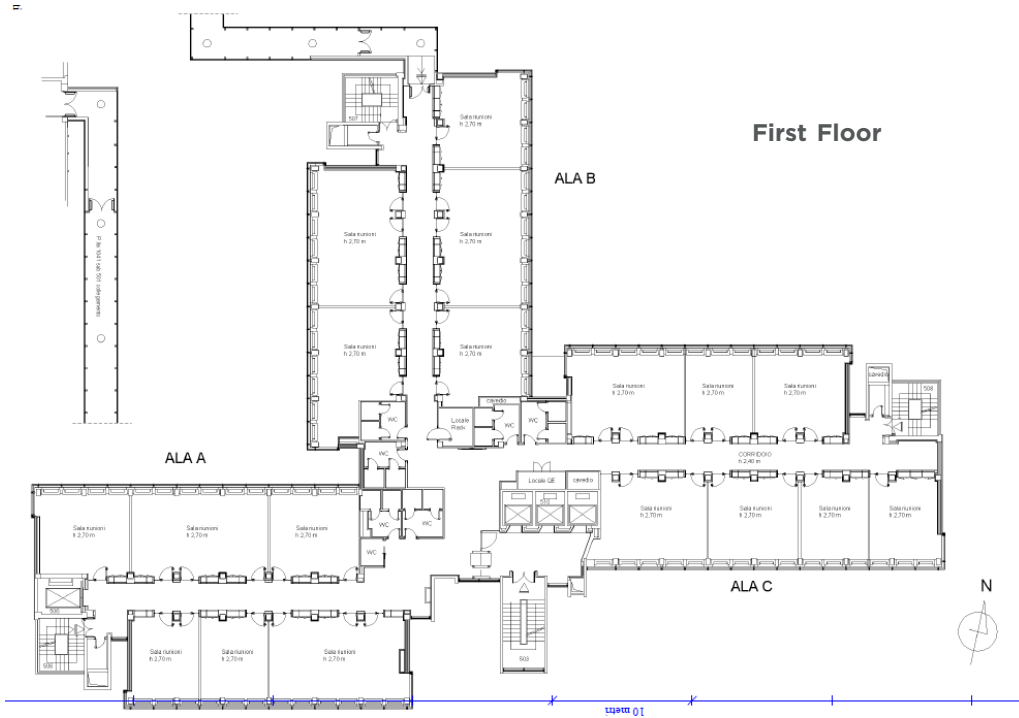


Metro

- B - Laurentina

BUILDING C

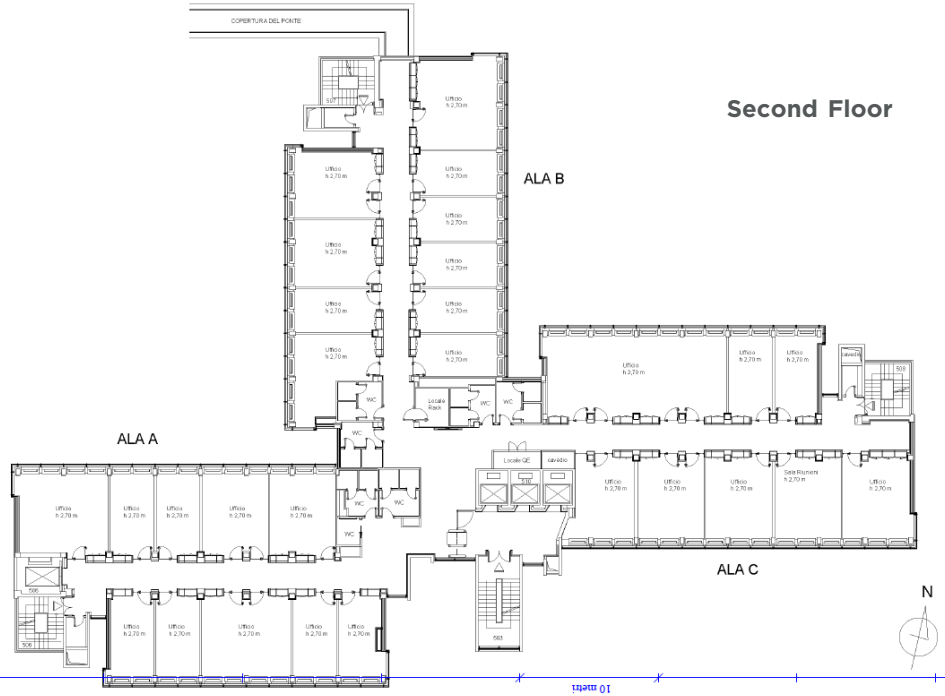
ENTIRE FLOOR



Floor	Office use (sqm)	Motorbike (#)	Parking In (#)	Parking out (#)
2	1.350	2	11	20
1	1.350	2	11	20

BUILDING C

ENTIRE FLOOR



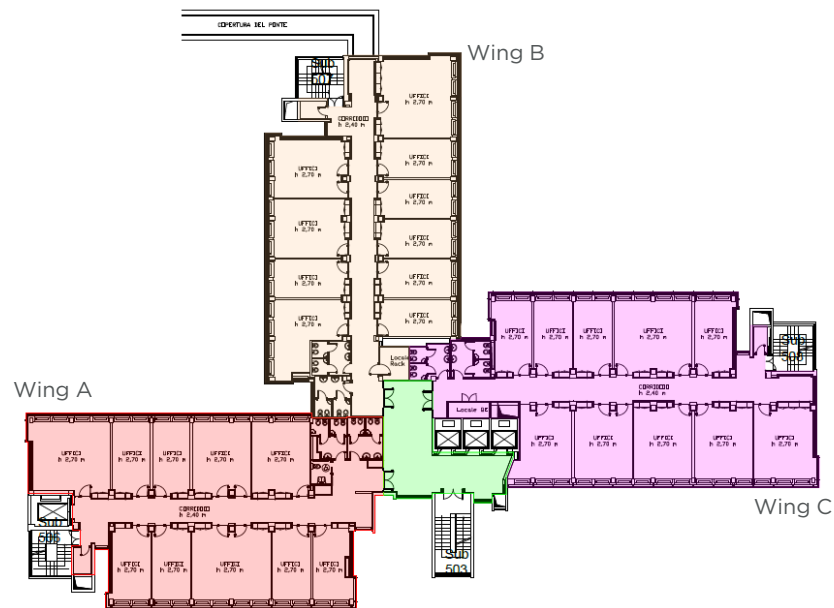
Floor	Office use (sqm)	Motorbike (#)	Parking In (#)	Parking out (#)
2	1.350	2	11	20
1	1.350	2	11	20

BUILDING C

DIVISION IN WINGS

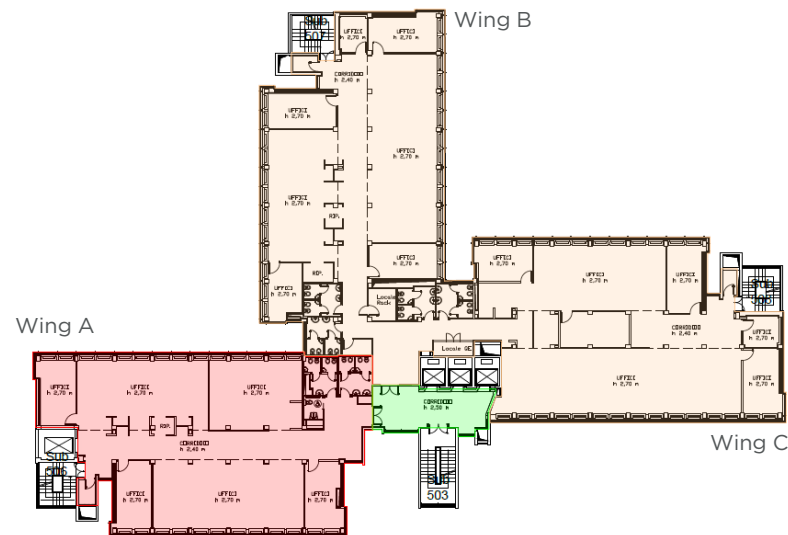
3 TENANTS

Floor	Office Wing A (sqm)	Office Wing B (sqm)	Office Wing C (sqm)
1	450	450	450



2 TENANTS

Floor	Office Wing A (sqm)	Office Wing B + C (sqm)
1	450	900





FOR MORE INFORMATION, PLEASE CONTACT:



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ABOUT CUSHMAN & WAKEFIELD

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2023, the firm reported revenue of \$9.5 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), sustainability and more.

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