

THE ED!SON CENTER

BRIGHT IDEAS. BIG BUSINESS



Viale Tommaso Edison, 110
Milan - Sesto San Giovanni

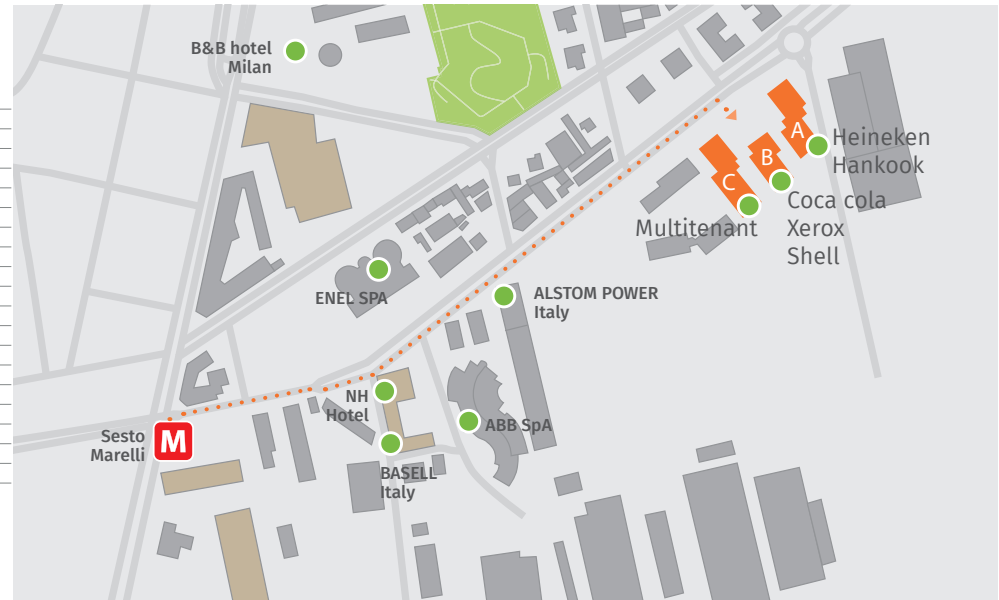


YOUR BUSINESS HEADQUARTERS

Edison Park Center is a new office centre in Viale Edison 110, Sesto San Giovanni.

The complex consists of three buildings - A, B and C - positioned within a fully fenced, landscaped area. The buildings house a total of about 35,000 m² of offices plus **4,000 m² of archives** and **490 underground parking spaces**, designed to meet the highest international standards (**Grade A**).

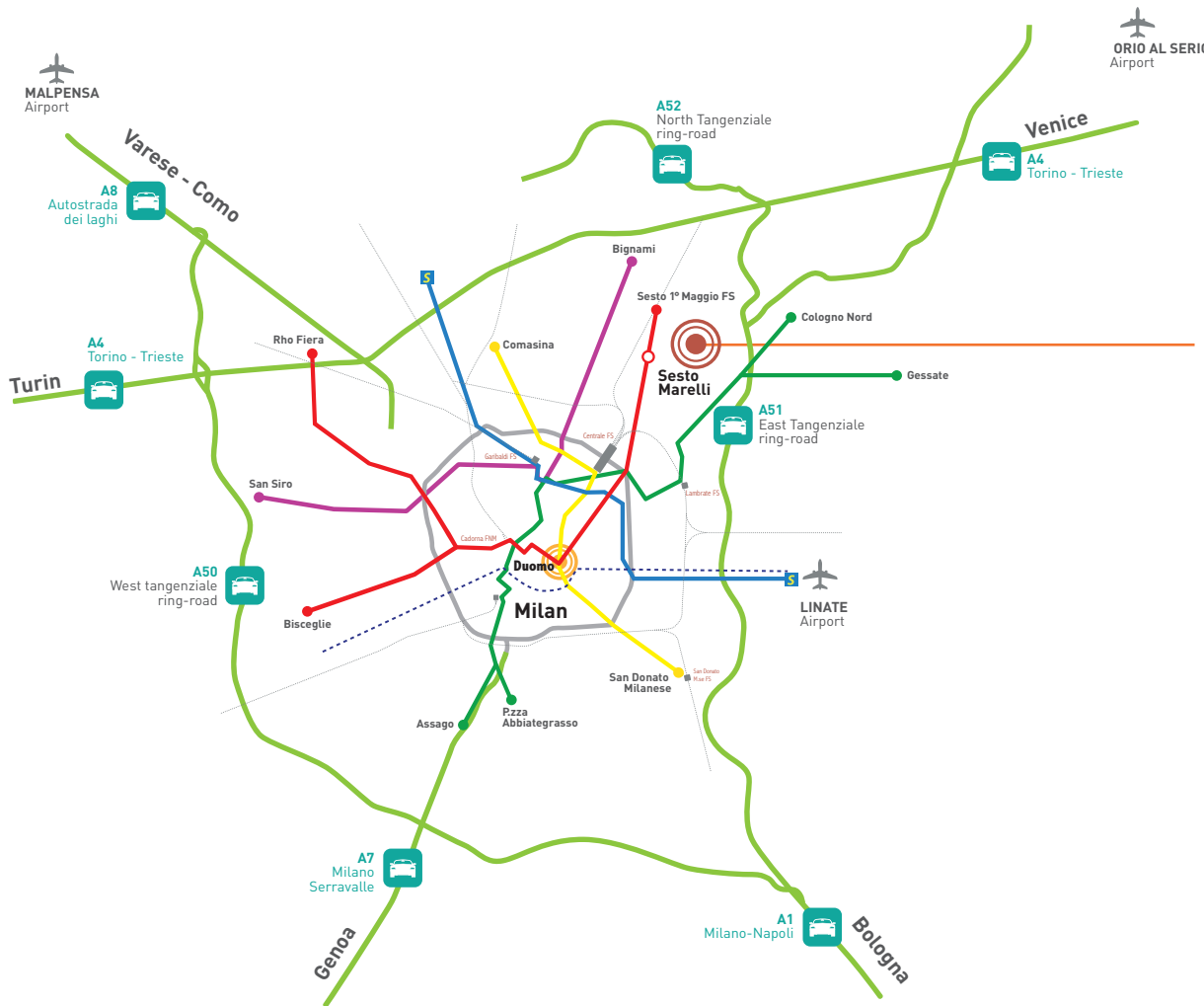
Design, function and **flexibility** are blended in perfect harmony to provide the ideal solution for your business, with full respect for the environment.



The office centre is **strategically located**, in terms of accessibility, both for those travelling by car and for those using public transport.

The **Sesto Marelli stop** on **Line 1** of Milan's metro is just minutes away, providing a fast link between Edison Park and the city centre.

THE EDISON CENTER



The **North and East Tangenziale ring-roads**, amongst the city's main road arteries, are close by and provide immediate access to the entire road and motorway network (**A1, A4 and A9**).



5'

MM1 Metro
Sesto Marelli stop



5'

Sesto train station



10'

Tangenziale



20'

Linate Airport

35'

Orio al Serio Airport

60'

Malpensa Airport



20'

Milan centre

The **Sesto San Giovanni and Milan Central railway stations** are easily accessible by both car and public transport, as are the **airports of Linate, Orio al Serio and Milan Malpensa**.





THE EDISON CENTER

Edison Park Center was designed by architectural studio **Garretti Associati** to respond to a precise design philosophy: blending, in an indissoluble intersection, attention to **design** and **technology** with **environmental sustainability**, thus creating an office centre featuring the **highest international standards**, chosen by multinationals such as: **Coca-Cola, Shell, Heineken** and **Hankook**.

The façades, characterised by features of a modern, captivating style, have been designed to make optimal use of **natural lighting**.

The building's casing comprises **thermal cladding** with **ample windows**, alternated with continuous, **ventilated glass facades**.

A brise-soleil system uses earthenware slabs in cotto and special glass allowing **the best results to be obtained in terms of thermal comfort**.



SERVICES

- CONCIERGE/SECURITY AT THE ENTRANCE TO EDISON PARK CENTER
- RECEPTION IN EACH BUILDING
- PERMANENT MAINTENANCE PERSONNEL
- 24-HOUR CAMERA SURVEILLANCE
- UNDERGROUND PARKING SPACES
- CANTEEN AND BAR





THE OFFICES

The modern and elegant architectural features of the buildings combined with the use of natural materials, contribute to the definition of a highly **professional environment designed to accommodate and satisfy the needs of companies of all sectors and sizes.**

The design solutions that have been implemented guarantee tenants **considerable economic savings** on the cost of heating and air conditioning, while the technological solutions facilitate the maintenance of the equipment, contributing to an additional **reduction in management costs.**



The office spaces inside the Edison Park Center buildings have been designed to guarantee **maximum flexibility.**

The typical floor plan of each building has **a central core dedicated to equipment, hygienic services, stairs, lifts and fire escapes,** while all **the peripheral areas are designed to optimize the internal layouts,** fully customizable according to the company's needs, even with regards to surface area.

THE EDISON CENTER

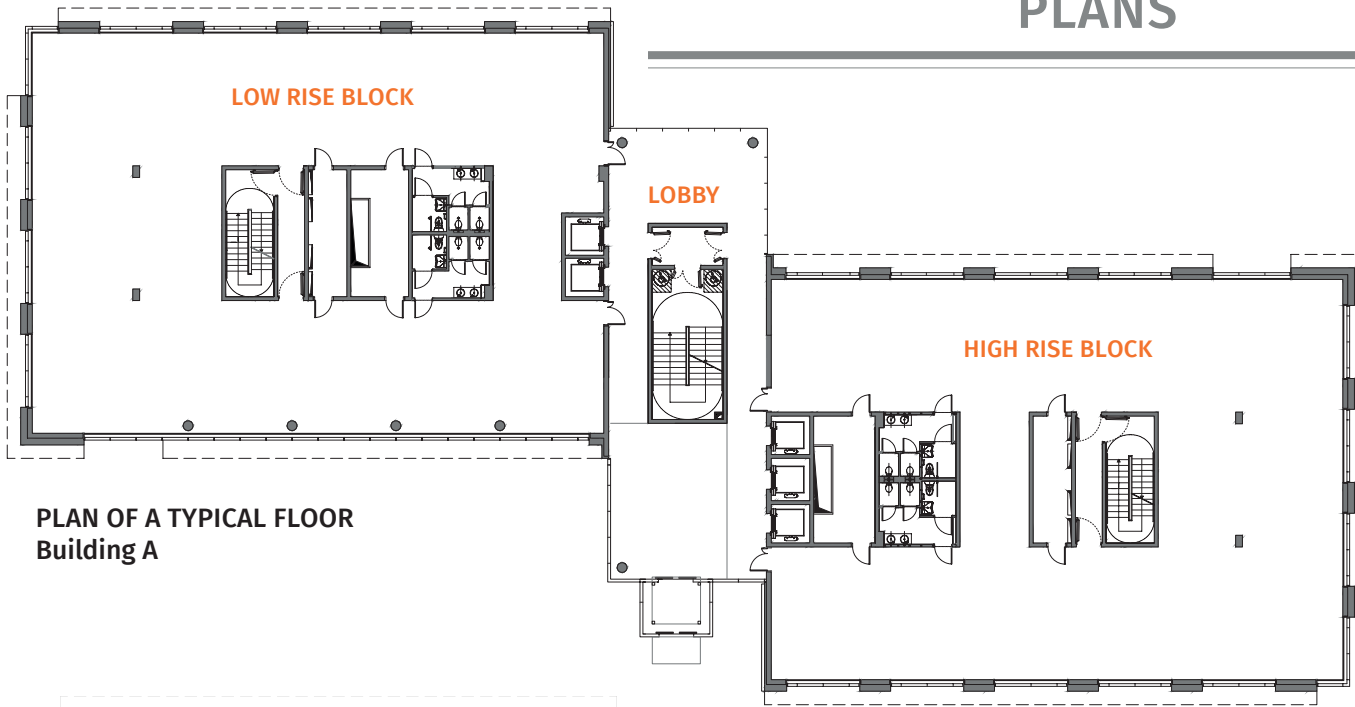
Each floor, thanks to its large surface areas and abundant natural light, has been designed to be used by one or more tenant, guaranteeing **efficient solutions for even the smallest company.**

OFFICES

- RAISED FLOORS
- PLASTERBOARD SUSPENDED CEILINGS WITH LIGHTING UNITS
- STONE FLOORS AND TILES IN THE BATHROOMS
- AIR CONDITIONING SYSTEM, 4 TUBES WITH PRIMARY AIR
- BMS SYSTEM FOR INTEGRATED AIR-CONDITIONING MANAGEMENT
- CONNECTION TO THE DISTRICT HEATING NETWORK
- SMOKE DETECTION SYSTEM AND PREDISPOSITION FOR BURGLARY ALARM SYSTEM IN THE OFFICES
- CCTV SYSTEM, VIDEO INTERCOM, SOUND DIFFUSION
- NATURAL STONE FLOOR RECEPTION
- ACCESS CONTROL SYSTEM WITH PERSONALIZED BADGES (BUILDING AND LIFTS)

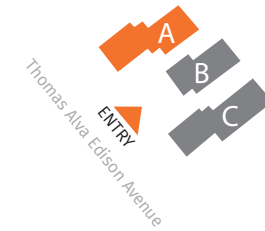


PLANS



PLAN OF A TYPICAL FLOOR
Building A

BUILDING A



POSSIBLE DIVISION OF THE LOWER PORTION AND SPACE PLANNING

320 COMMERCIAL SQM
Portion of the floor

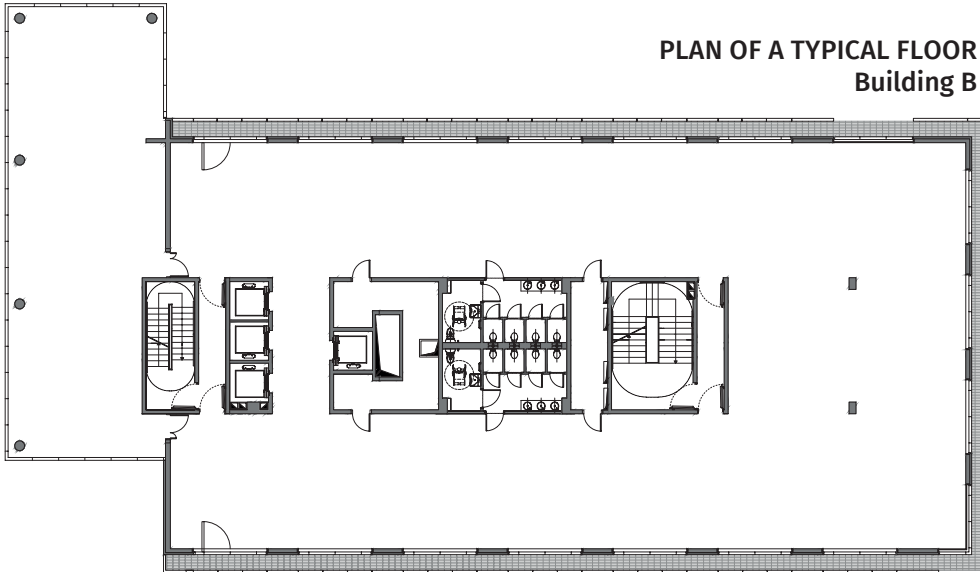
Maximum capacity 28 people

AVAILABLE OFFICE AND LOBBY AREAS - BUILDING A

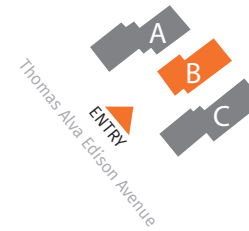
FLOOR	LOW RISE BLOCK	HIGH RISE BLOCK	LOBBY	LOW + HIGH RISE BLOCK + LOBBY
	office area	office area	lobby area	total office area+lobby
GF	-	631 sqm	-	631 sqm
3°	347	661 sqm	37 sqm	1.045 sqm
Total area	347	1.292 sqm	37 sqm	1.676 sqm

THE EDISON CENTER

PLAN OF A TYPICAL FLOOR
Building B



BUILDING B



AVAILABLE OFFICE AND LOBBY AREAS - BUILDING B

7^o floor 1.026 sqm

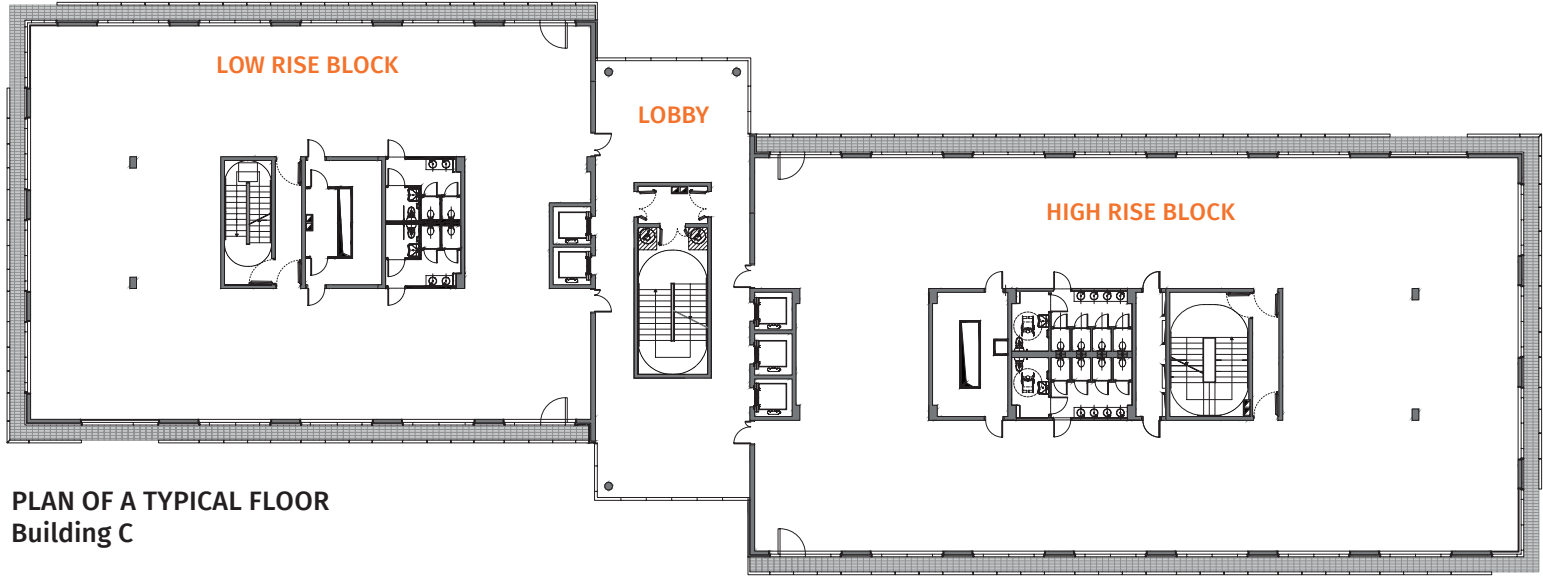
SPACE PLANNING HYPOTHESIS

1.026 SQM - Entire floor

Maximum capacity 82 people

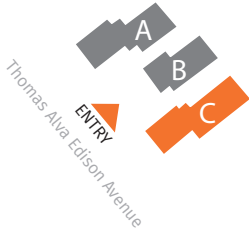


PLANS



PLAN OF A TYPICAL FLOOR
Building C

BUILDING C



AVAILABLE OFFICE AND LOBBY AREAS - BUILDING C				
	LOW RISE BLOCK	HIGH RISE BLOCK	LOBBY	LOW + HIGH RISE BLOCK + LOBBY
FLOOR	office area	office area	lobby area	total office area+lobby
PT	-	866 sqm	-	866 sqm
1°	636 sqm	863 sqm	117 sqm	1.616 sqm
3°	625 sqm	393 sqm	55 sqm	1.073 sqm
4°	-	840 sqm	55 sqm	895 sqm
Total area	1.261 sqm	2.962 sqm	227 sqm	4.450 sqm

Storage and car parking spaces are available

ENERGY CLASS C -EPI 21,5 Kwh/m³yr

THE EDISON CENTER



SPACE PLANNING HYPOTHESIS 1.616 SQM - Entire floor

Maximum capacity 132 people

TYPICAL FLOOR LAYOUT:

- single workstations n° 4
- double workstations n° 3
- open-plan workstations n° 114
- meeting rooms n° 10
- workstations in touch down and collaboration areas n° 32
- annexed areas (break, copy machine, wardrobe and phone booth spaces) n° 8





The property is owned by:



Exclusive Agent

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