

0068/0069 - Ex Centro Servizi

Bergamo, Via Portico nsn

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Ownership

100% Fondo Investimenti per la Valorizzazione – Plus Fund, managed by CDP Investimenti Sgr SpA

Location

The property, known as the former services centre, is located in the Municipality of Bergamo in a strategic area from a logistical and production point of view, in the immediate vicinity of Orio al Serio International Airport and close to the A4 motorway.

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| Description | The property is an unfinished, free-standing building with a total gross area of about 30,800 sqm (excluding basements). Built in the late 1980s to host public offices, it spans five floors above ground, in addition to a basement. The ground floor has a greater height and a rectangular 'plate'-shaped plan from which two blocks stand out on three floors, forming a cross. |
| Restrictions | There are no restrictions on the property. |
| Occupancy status | The property is vacant. |
| Planning status - Procedure for development | Based on the draft preliminary implementation plan (SPPA) presented in February 2015, the development project provides for the construction of the Berg Tower Tertiary Recreation Centre, with conversion and redevelopment of the existing building with a functional combination of mix of private offices and commercial spaces (about 16,000 sqm of offices and an average sales area of about 2,600 sqm), as well as the construction of a new hotel with about 180 rooms (about 8,200 sqm) in total. The basement floors will be used as a car park (24,641 sqm). The planning process is currently under way. |

| Property details | |
|----------------------|------------------|
| Data | |
| Current gross area | about 30,800 sqm |
| Gross project area | about 31,920 sqm |
| Retail project area* | about 29,260 sqm |

(* Including 2,530 sqm to be transferred to the Municipality)



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