

MILAN
July 16, 2025



Ardian finalizes the lease of office property at Via Vespucci 2 in Milan

- Acquired in December 2022, the property, located in the strategic Porta Nuova district, is being extensively redeveloped into a modern, forward-looking workspace, meeting the highest international ESG standards.
- Ardian reaffirms its role as a key player in the green office sector in prime locations, a market characterized by steadily growing demand and a very limited supply.



Ardian, a world-leading private investment firm, and Investire SGR, a leading asset & investment management company in the real estate sector in Italy, announce that they have leased the entire property at Via Amerigo Vespucci 2 in Milan.

The 10-storey standalone property, spanning approximately 10,000 sqm, is undergoing extensive redevelopment as part of a major investment plan to create a cutting-edge structure focused on sustainability and innovation, qualifying it as a Net Zero Energy Building. The project is designed to

minimize energy consumption and CO₂ emissions by integrating renewable energy sources, such as geothermal systems and rooftop solar panels. The building aims to keep emissions below 65 kWh/sqm and will achieve LEED Platinum, BREEAM Very Good, WELL Gold, Wired Score, and EPC A certifications.

The project has been designed by Stefano Belingardi Architetti – an Italian firm with a proven international track record. It features over 1,300 sqm of terraces offering unique views of Milan's skyline, a rooftop with a 360-degree panoramic view of the city, a hidden 200-sqm inner garden, and an agora enhanced by a system of striking stepped platforms that create dynamic communal spaces for users.

The intervention has completely repositioned the property, addressing the growing demand for green office spaces in prime locations across Milan and Europe, amid an increasingly limited supply. This structural shortage is driving up rental values and reshaping the market, which is now more focused on assets in key urban areas that align with the evolving needs of tenants. In addition, the project has revitalized an iconic building in one of Milan's most dynamic districts, widely recognized as a hub for urban innovation.

"This important lease is further recognition of the project's quality and Ardian's vision in promoting work environments that are sustainable, innovative, and focused on well-being. It has attracted top-tier international tenants thanks to a real estate development strategy focused on both energy performance and sensitivity to the surrounding urban context. The initiative forms part of a broader strategy aimed at creating new and lasting value through modern, efficient assets that are seamlessly aligned with the dynamics of today's market."

● **RODOLFO PETROSINO** ● HEAD OF REAL ESTATE SOUTHERN EUROPE AND SENIOR MANAGING DIRECTOR, ARDIAN

"Vespucci 2 is the demonstration that offices are far from dead; on the contrary, they continue to attract growing demand from multinational companies, particularly when located in prime areas and equipped with high environmental sustainability performance. We are observing this trend across major European cities, and it's even more noticeable in Milan due to a lack of quality stock and a limited pipeline of future operations. We are particularly proud of this lease, confirming the strength of our investment strategy in this asset class and our team's ability to deliver high-impact value-enhancement initiatives."

● **MATTEO MINARDI** ● HEAD OF REAL ESTATE ITALY AND MANAGING DIRECTOR, ARDIAN

"We are proud to have supported Ardian in this transaction, aimed at enhancing a strategic asset in one of the most dynamic areas of Milan. Through an approach based on environmental sustainability, energy efficiency, and innovative design, we contributed to bringing back to the market a building capable of meeting the new demand for high-quality workspaces. When reimaged through an ESG lens, the office

asset class continues to offer concrete opportunities to attract international tenants and generate value for investors”.

● **ALESSANDRO POLENTA** ● *MANAGING DIRECTOR, INVESTIRE SGR*

Dils and JLL advised Ardian and Investire SGR on the transaction and C&W acted as co-agent.

ABOUT ARDIAN

Ardian is a world-leading private investment firm, managing or advising \$180bn of assets on behalf of more than 1,850 clients globally. Our broad expertise, spanning Private Equity, Real Assets and Credit, enables us to offer a wide range of investment opportunities and respond flexibly to our clients’ differing needs. Through Ardian Customized Solutions we create bespoke portfolios that allow institutional clients to specify the precise mix of assets they require and to gain access to funds managed by leading third-party sponsors. Private Wealth Solutions offers dedicated services and access solutions for private banks, family offices and private institutional investors worldwide. Ardian’s main shareholding group is its employees and we place great emphasis on developing its people and fostering a collaborative culture based on collective intelligence. Our 1,050+ employees, spread across 19 offices in Europe, the Americas, Asia and Middle East are strongly committed to the principles of Responsible Investment and are determined to make finance a force for good in society. Our goal is to deliver excellent investment performance combined with high ethical standards and social responsibility.

At Ardian we invest all of ourselves in building companies that last.

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ABOUT INVESTIRE SGR

Investire SGR SpA is a leading asset and investment management company in the Italian real estate market, with approximately €7 billion in assets under management, over 60 real estate funds and SICAFs, and a specialized team of 140 professionals with deep expertise across the real estate sector (offices, residential, retail, healthcare, hospitality, and logistics). Investire SGR provides fund management, asset management, advisory, acquisition and development services, and acts as a trusted partner to both Italian and international investors.

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Media Contacts

ARDIAN

HEADLAND

ardian@headlandconsultancy.com