



THE MEDELAN

MILANO

A UNIQUE OPPORTUNITY

This is unique equity and wealth preservation. This is where iconic tenants want to showcase their brands. This is rental growth potential. This is rock-solid cash on cash. This is history and modernity.

THIS IS THE MEDELAN

Investment Opportunity

Cushman & Wakefield LLP and Dils (the "Advisors") have been retained on an exclusive basis by Fidelidade (the "Vendor") to arrange the sale of The Medelan, located in Piazza Cordusio, Milan, Italy.

Completely redeveloped between 2019–2022, this landmark is a unique 54,404 sq m property, offering exceptional high-quality office and retail space in the heart of Milan's CBD and historical city centre.

Key Facts

Address	Milan, entire urban block between Piazza Cordusio, Via Broletto, Via Bassano Porrone, Via San Protaso, Via Santa Margherita and Via Tommaso Grossi	
Year Built	Palazzo del Credito Italiano:	1902
	Palazzo Magazzini Contratti:	1903
	Credito Italiano Extension:	1960
Full Renovation	2019-2022	
Certification	LEED Platinum, Well Silver (pending certification), WiredScore (core and shell) and 96/100 GRESB	
Gross Area	54,404 sq m	
Floors	8 floors above ground 4 underground floors	
Parking Spaces	30 covered car parking lots 40 covered motorbike parking lots	
Current Occupancy*	Overall:	98%
	Office:	100%
	Retail/F&B:	95%
Tenants	8 office tenants, 3 retail/F&B tenants	

* Including ongoing negotiations



An iconic landmark with unparalleled history

Led by Genius Loci Architettura, the asset has undergone a complete refurbishment to a modern Grade A scheme, preserving the asset's unique history and heritage.



Located in the heart of Milan's CBD and historical city centre

The Medelan boasts a prime location in the heart of Milan's historical city centre within immediate proximity to Milan's iconic, historical landmarks such as Piazza del Duomo and Teatro Alla Scala.



Exceptional tenant mix

Globally renowned tenants occupying this asset as their Italian headquarters and flagship stores.

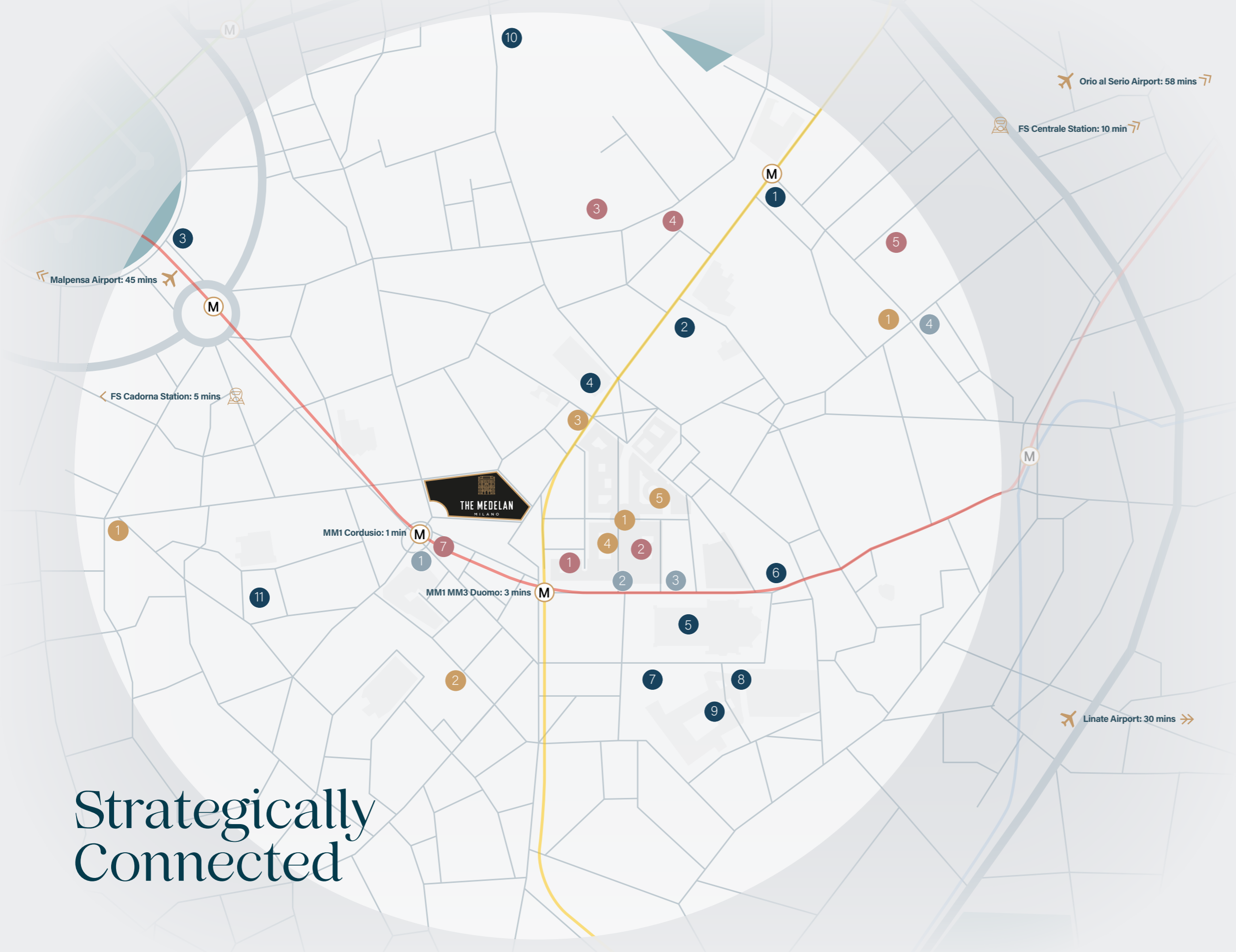


ESG oriented investment opportunity

The asset's design is based on technology and state-of-the-art specifications, leading to obtain the highest building certifications: LEED level Platinum, WELL Silver (pending certification) and WiredScore (core and shell).



Strategically Connected



ACCESSIBILITY

Underground Connections

MM1 Cordusio	1 min
MM1 MM3 Duomo	3 min

Stations

FS Cadorna	2 stops MM1/5 min	1 km/8 min
FS Centrale	4 stops MM3/10 min	4 km/20 min

Airports

Linate	9 km/30 min
Malpensa	50 km/45 min
Orio al Serio	60 km/58 min

AMENITIES AND PLACES OF INTEREST

Culture

- ① Museo Poldi Pezzoli
- ② Gallerie D'Italia
- ③ Castello Sforzesco
- ④ Teatro alla Scala
- ⑤ Duomo di Milano
- ⑥ Odeon Cinema
- ⑦ Museo del Novecento
- ⑧ Museo del Duomo
- ⑨ Palazzo Reale
- ⑩ Pinacoteca di Brera
- ⑪ Piazza Affari

Restaurants

- ① Marchesi 1824
- ② Peck
- ③ Trussardi
- ④ Cracco
- ⑤ Savini Cafe

Hotels

- ① Park Hyatt
- ② Seven Stars Galleria
- ③ Bulgari Hotel
- ④ Mandarin Oriental
- ⑤ Four Seasons
- ⑥ The Gray
- ⑦ Meliá

Bars & Cafés

- ① Starbucks Roastery
- ② Camparino in Galleria
- ③ Terrazza Aperol
- ④ Pasticceria Cova

Transaction Structure

The Medelan is owned by the closed real estate alternative investment fund "Fondo Broggi - Fondo di Investimento Alternativo Immobiliare di Tipo Chiuso Riservato" entirely invested by Fidelidade, which is looking to sell the 100% of the Fund's Participation units.

All enquiries and requests should be made directly to the Advisors.



Over 2,200 sq m of terraces and internal courtyards across multiple floors, providing each tenant with abundant green areas and an unparalleled tranquillity in the heart of the city



Two majestic and outstanding lobbies, with entrance from Via Broletto and Via San Protaso, providing direct access to the office spaces and offering a high-standing welcome area



Panoramic restaurant on the rooftop, lead by Michelin star chef, with amazing terraces boasting a unique 360-degree point of view of Milan's skyline

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