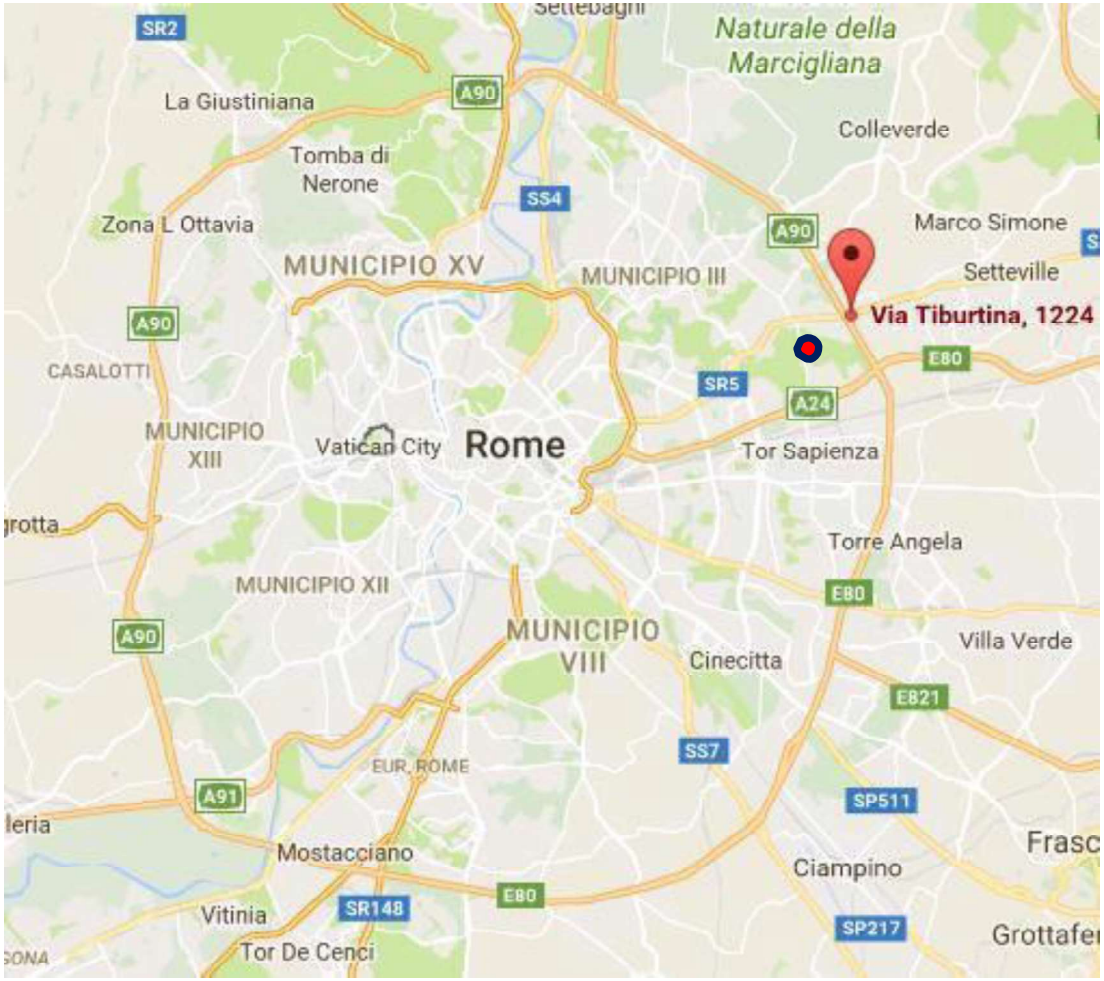
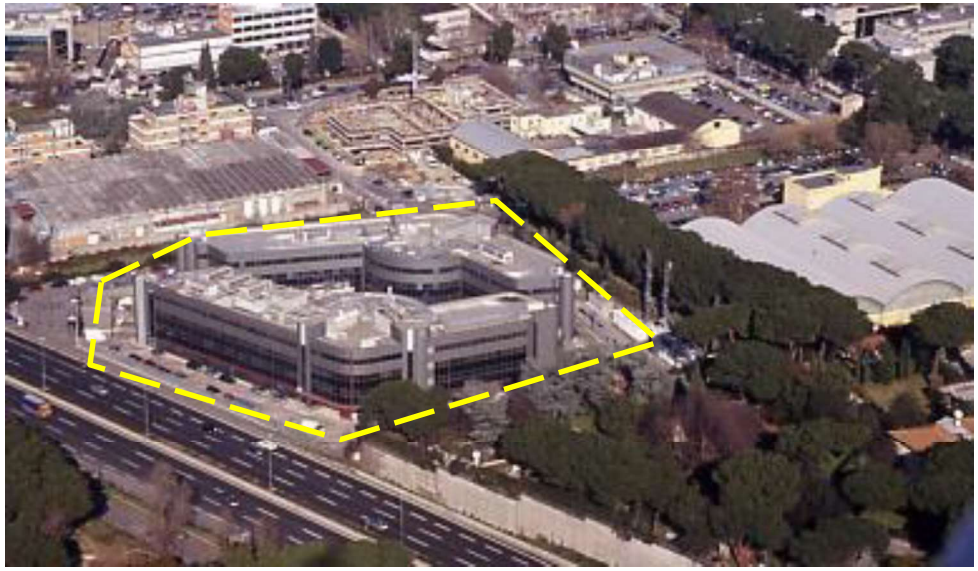
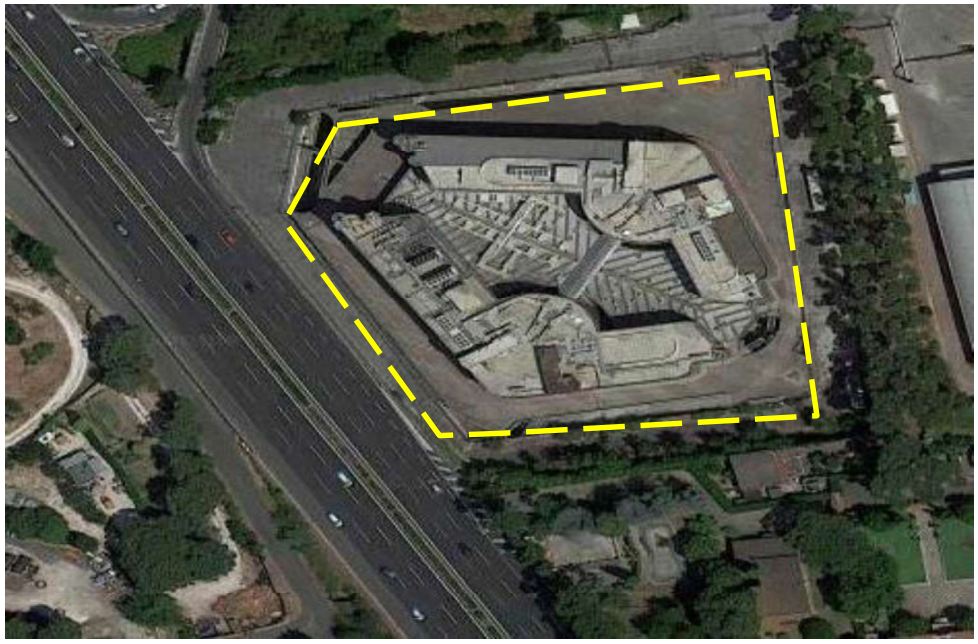
ROME – TIBURTINA 1224

Office Building in Rome

Asset Overview


SR2
A90
La Giustiniana
Naturale della Marcigliana
Colleverde
Tomba di Nerone
SS4
Zona L Ottavia
MUNICIPIO XV
MUNICIPIO III
Marco Simone
Setteville
Via Tiburtina, 1224
CASALOTTI
SR5
A24
E80
MUNICIPIO XIII
Vatican City
Rome
Tor Sapienza
Torre Angela
MUNICIPIO XII
MUNICIPIO VIII
Cinecitta
Villa Verde
E821
SS7
EUR, ROME
A91
SP511
Mostacciano
Ciampino
Vitinia
SR148
SP217
Tor De Cenci





❑ ADDRESS

Via Tiburtina Km 12,280, n. 1224, Rome (Italy), Ring Road (G.R.A.) exit 13.

❑ CITY POSITION

The property is located to the eastern side of the city on G.R.A. Exit 13 overlooking Via Tiburtina.

❑ ACCESS

The building is easily accessible to downtown Rome via Tiburtina Road and the G.R.A., and it is in close proximity to major national highways (Milan/Rome, Rome/Naples and Rome/L'Aquila/Pescara).

❑ AIRPORT

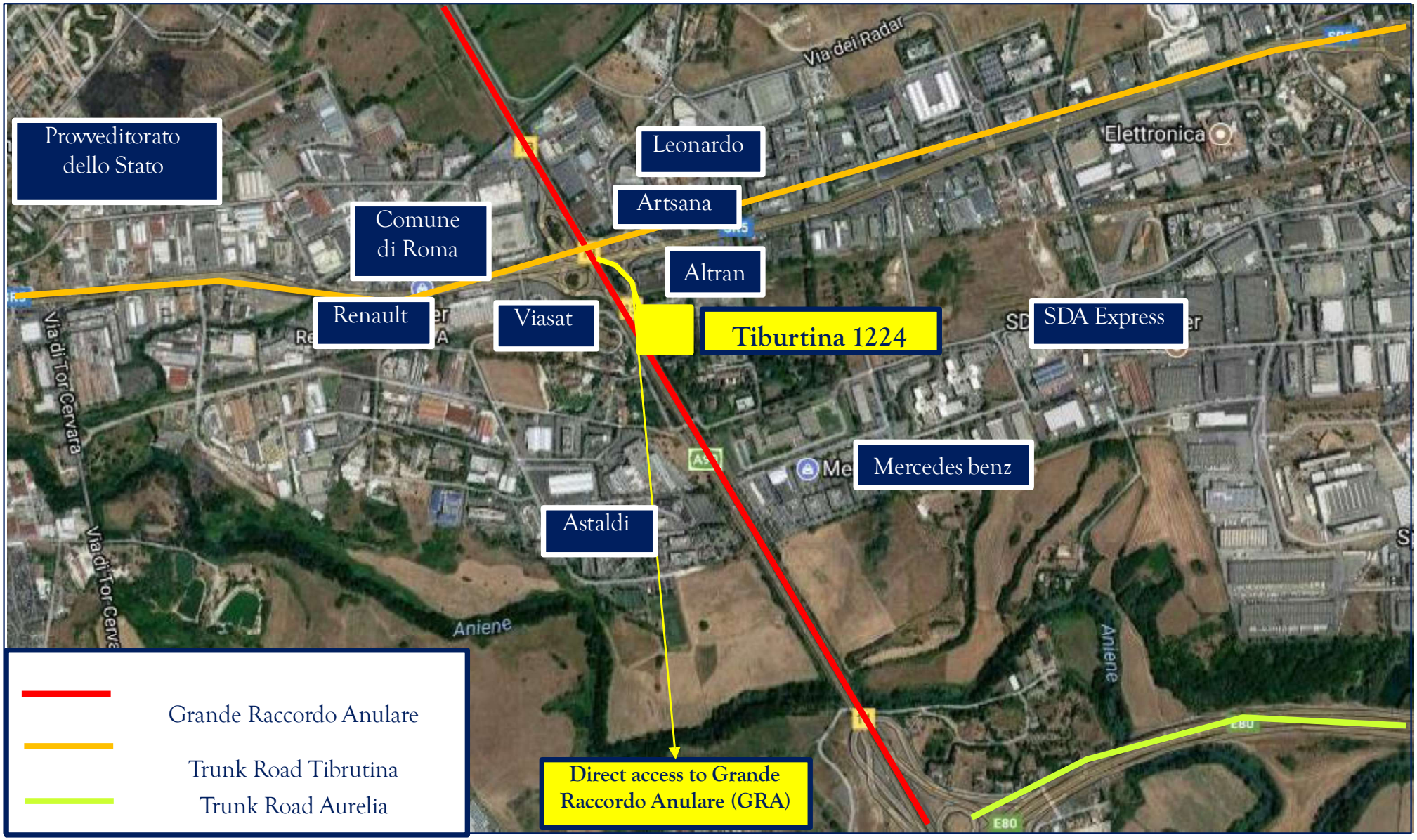
Fiumicino is approximately 45 minutes away (40 Km).

Ciampino (intown-small airport) is approximately 15 minutes away (15 km).

❑ STATION

Termini is approximately 20 minutes away by car (12 km).

AREA MAP


Provveditorato dello Stato
Comune di Roma
Renault
Viasat
Leonardo
Artsana
Altran
Tiburtina 1224
SDA Express
Mercedes benz
Astaldi
Direct access to Grande Raccordo Anulare (GRA)
Via dei Radar
Elettronica
Via di Tor Cervara
Aniene
E80
Grande Raccordo Anulare
Trunk Road Tibrutina
Trunk Road Aurelia

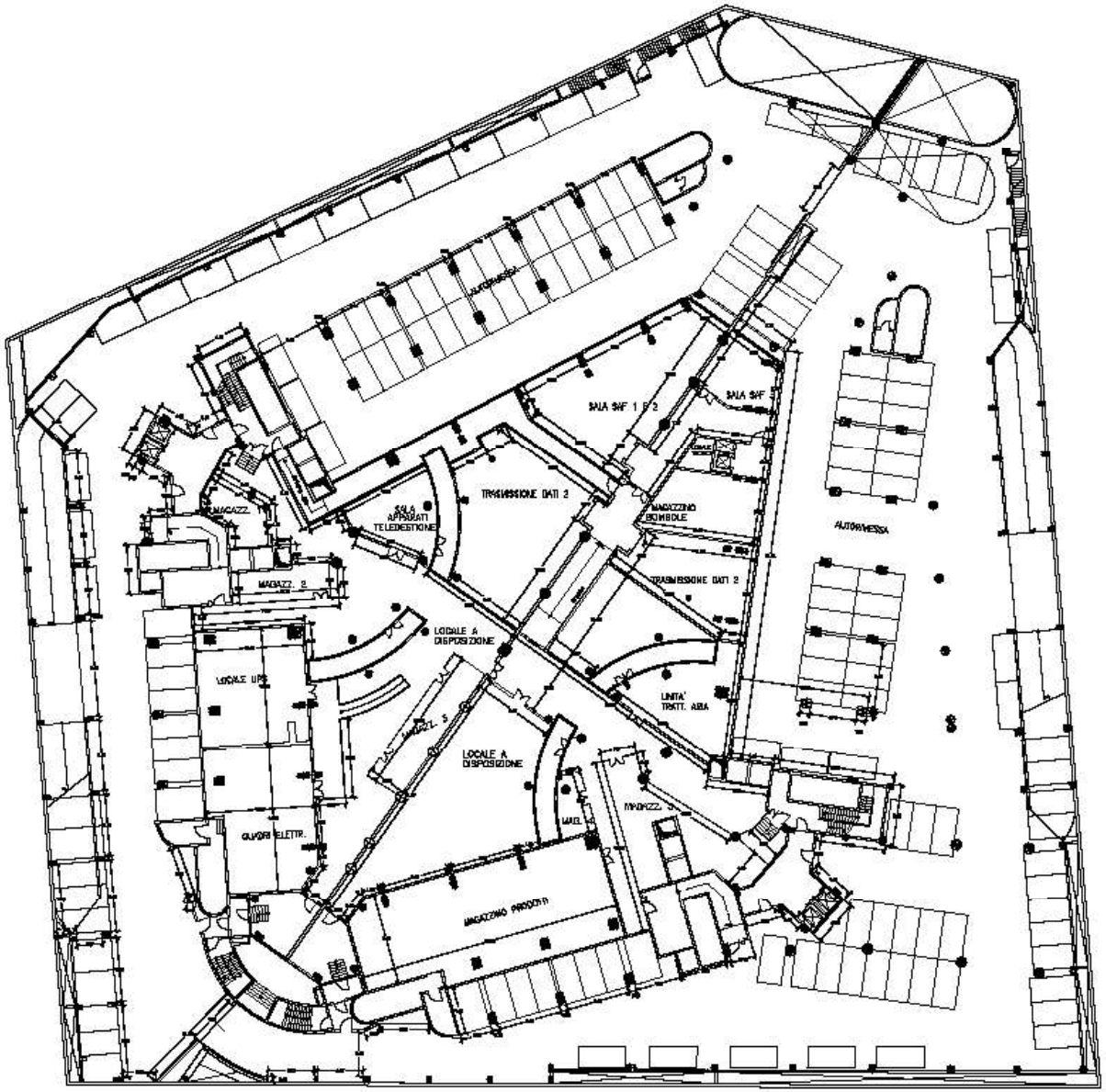
The building with glass façade in Alucobond aluminium panels contains **four floors above ground floor**
and **two floors below** dedicated to the covered parking storages and technical areas.

- **YEAR OF CONSTRUCTION:** 1998;
- **DESTINATION USE:** Office;
- **CURRENT STATUS:** vacant;
- **GLA:** 15,711 sqm;
- **PARKING:** 466.

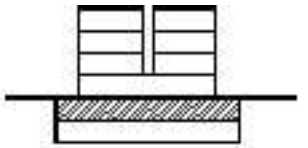
Floor areas:

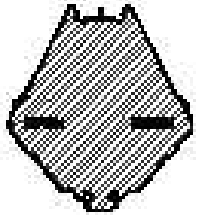
				Parking Places	
Floor	**Main use**	**GEA**	**GIA**	**Internal**	**External**
Third Floor:	Offices	3.647	3.558		140
Second Floor:	Offices	3.647	3.558		
First Floor:	Offices	3.647	3.558		
Ground floor:	Offices, EDP, canteen	5.118	5.037		
Basement - 1:	EDP, storage, tech. areas, parkings	10.073	9.455	185	
Basement - 2:	Technical areas, parkings	10.073	8.932	143	
TOTAL		**36.205**	**34.098**	**328**	**140**

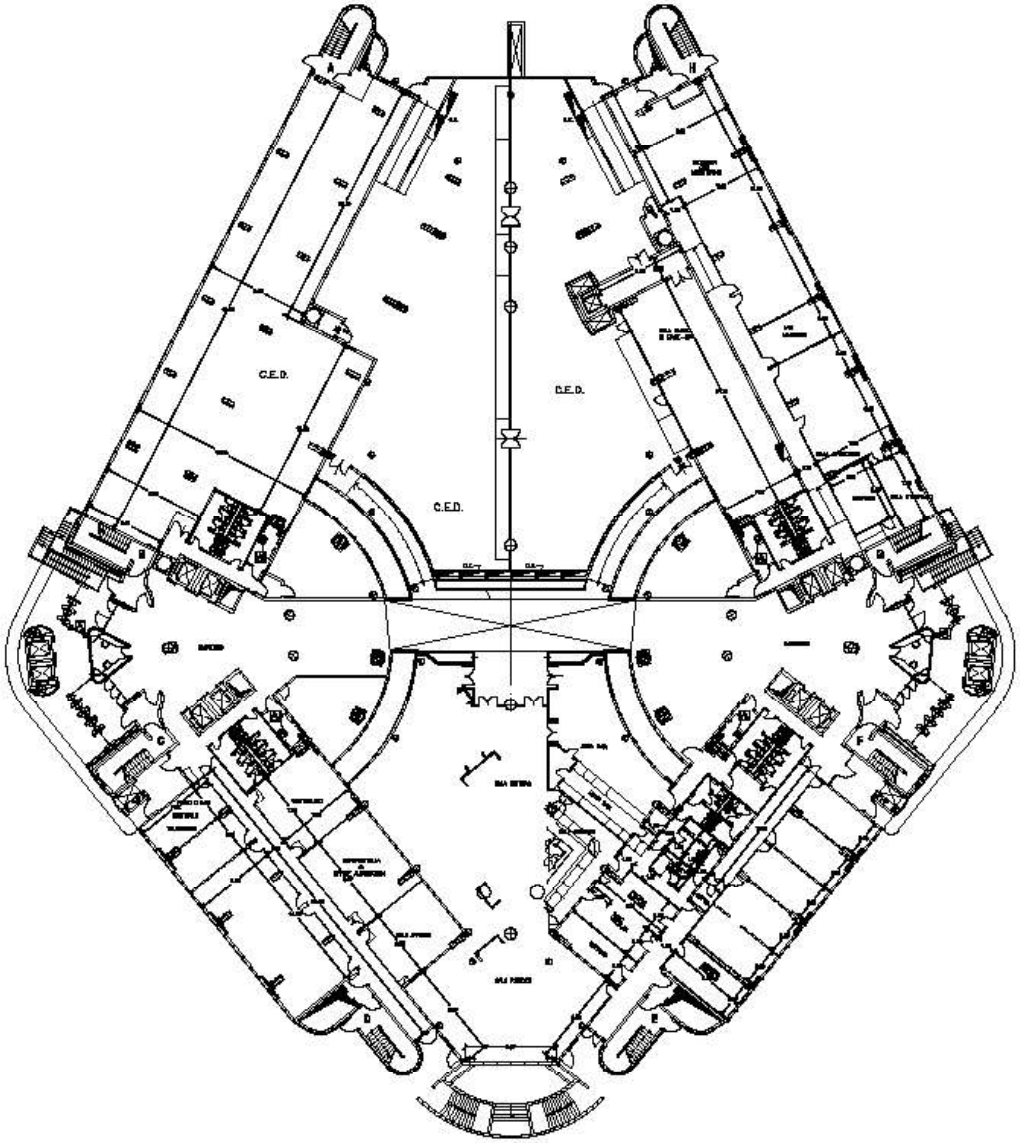
Second Basement



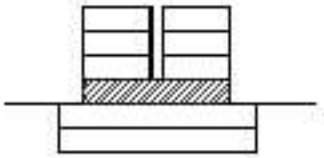
First Basement

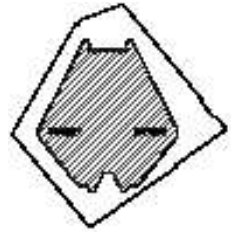


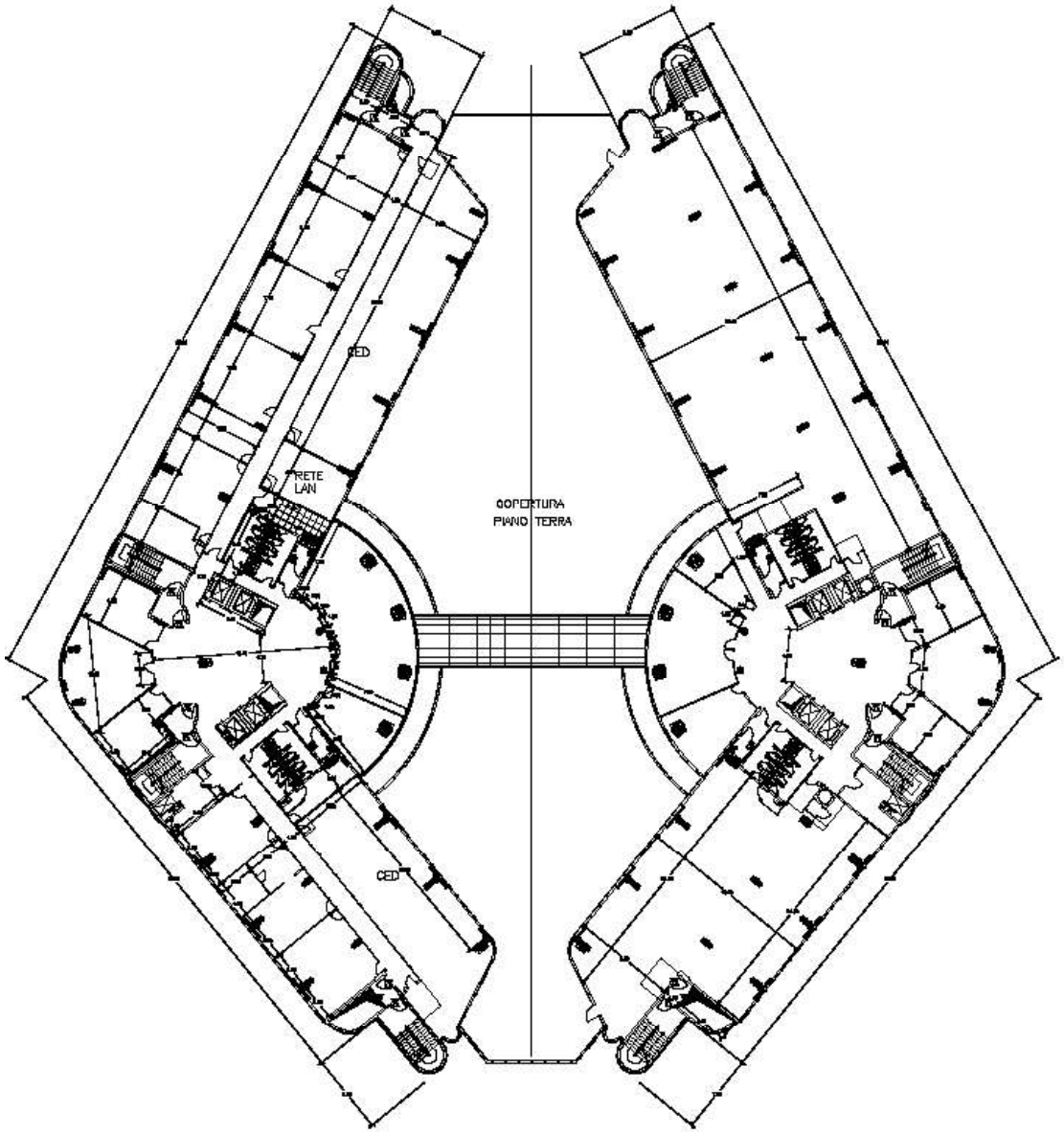




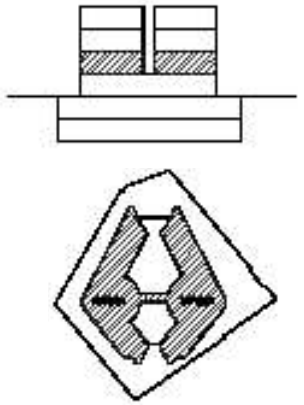
Ground Floor

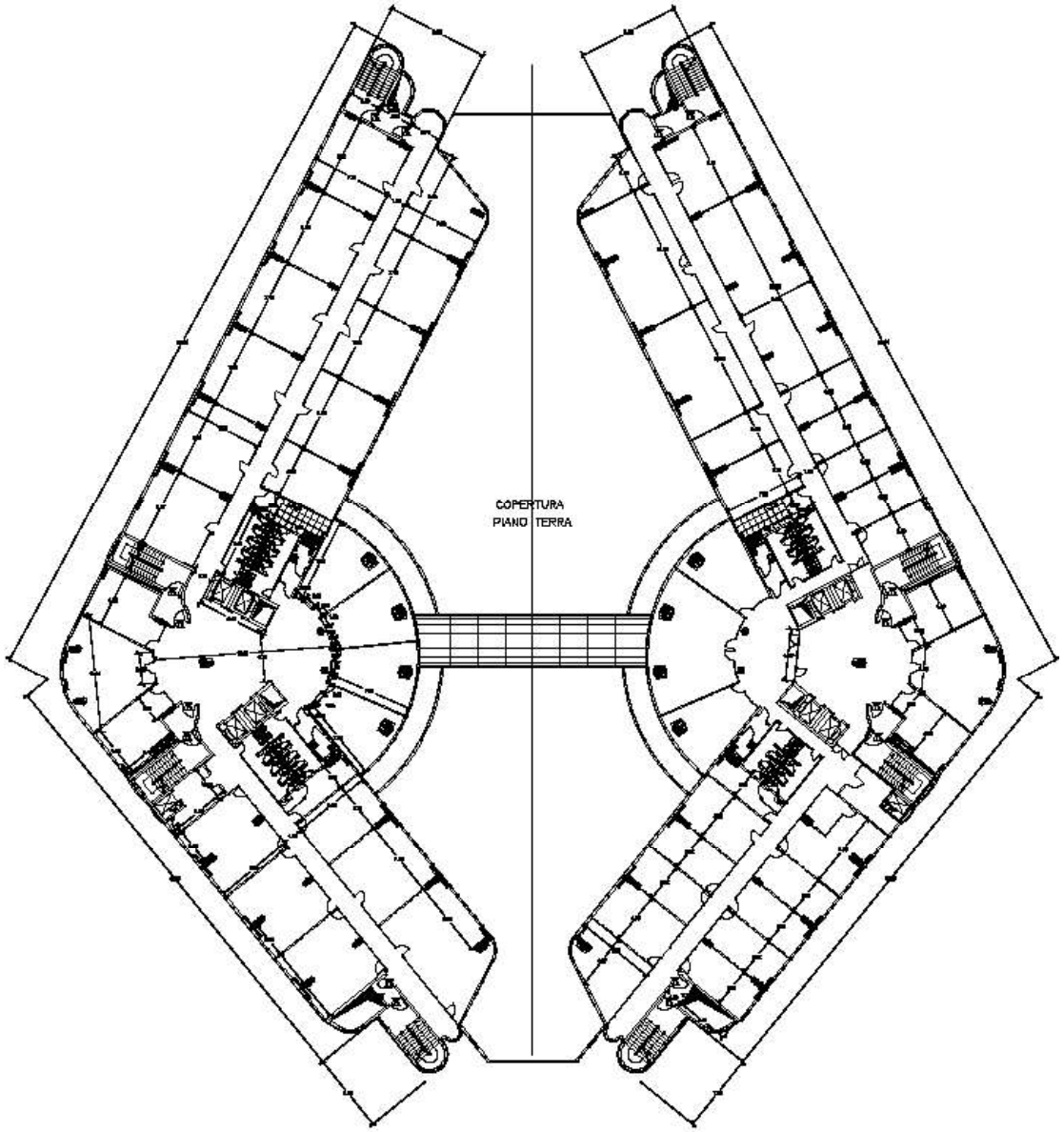




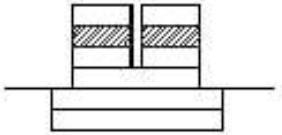


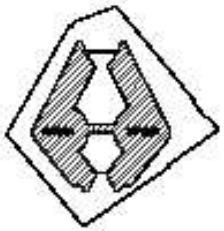
First Floor

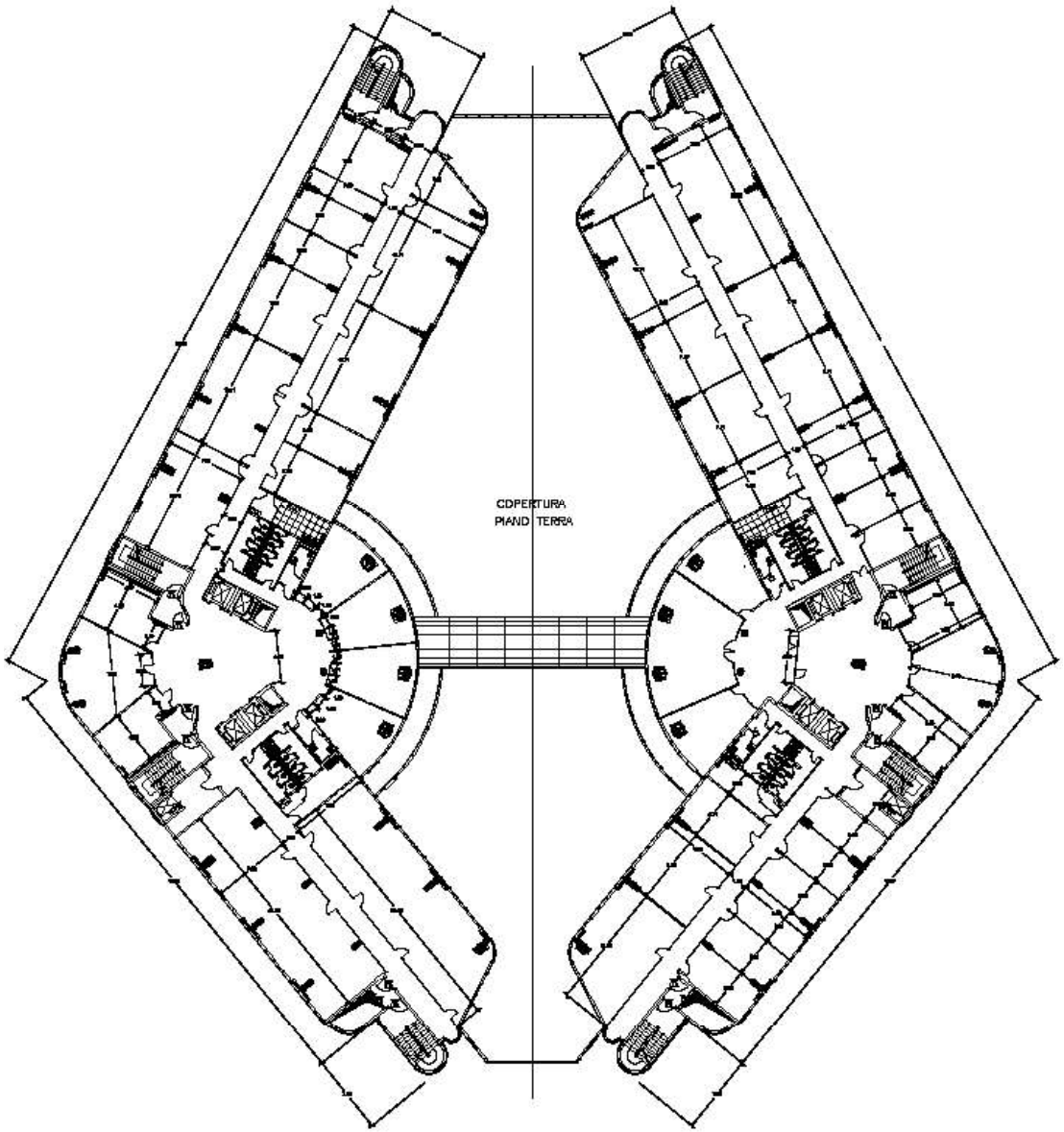




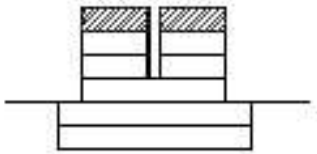
Second Floor

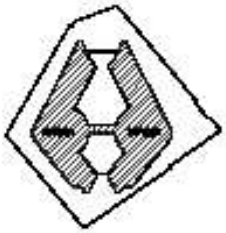






Third Floor





PROPERTY DESCRIPTION – VIEW FROM GRA

PROPERTY DESCRIPTION – VIEW FROM GRA

PROPERTY DESCRIPTION – FRONTAGE

PROPERTY DESCRIPTION – ENTRANCE

PROPERTY DESCRIPTION – BACKSIDE