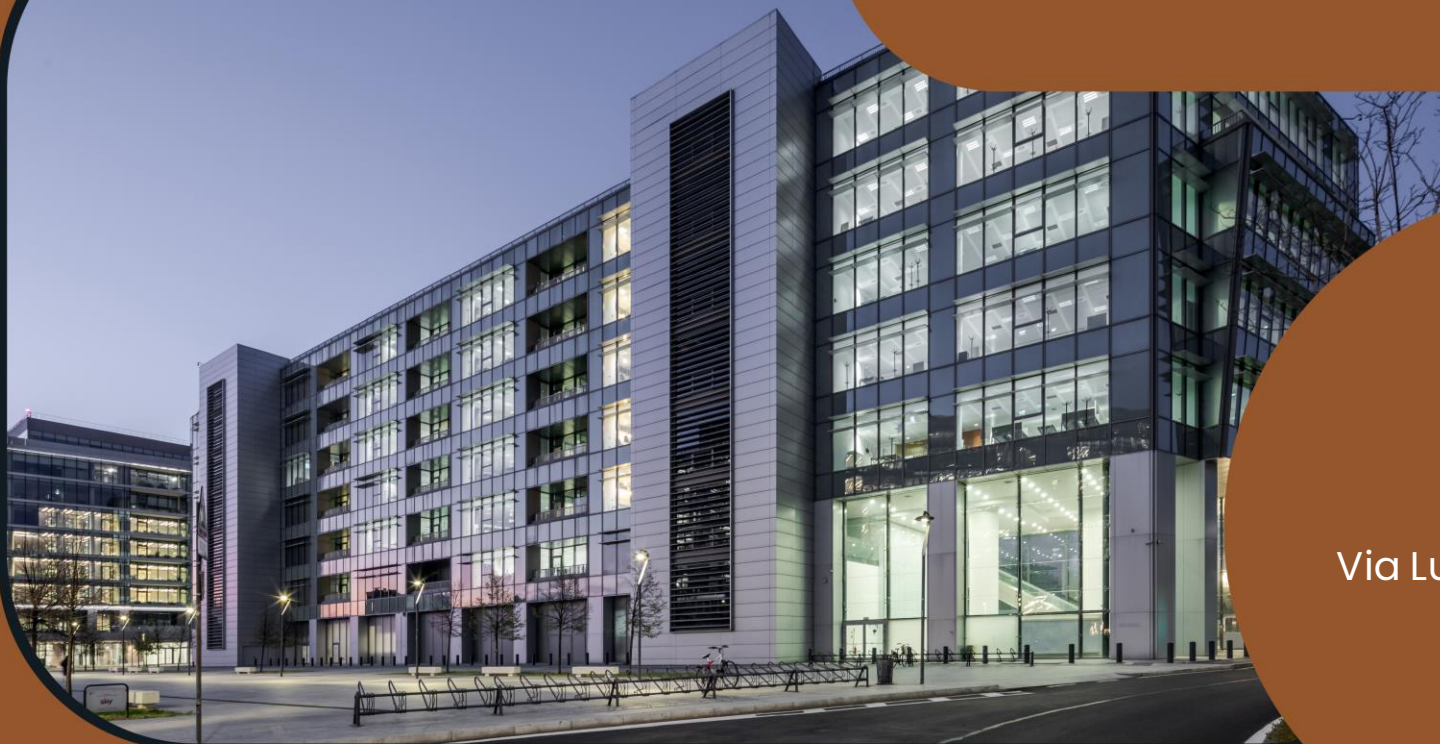
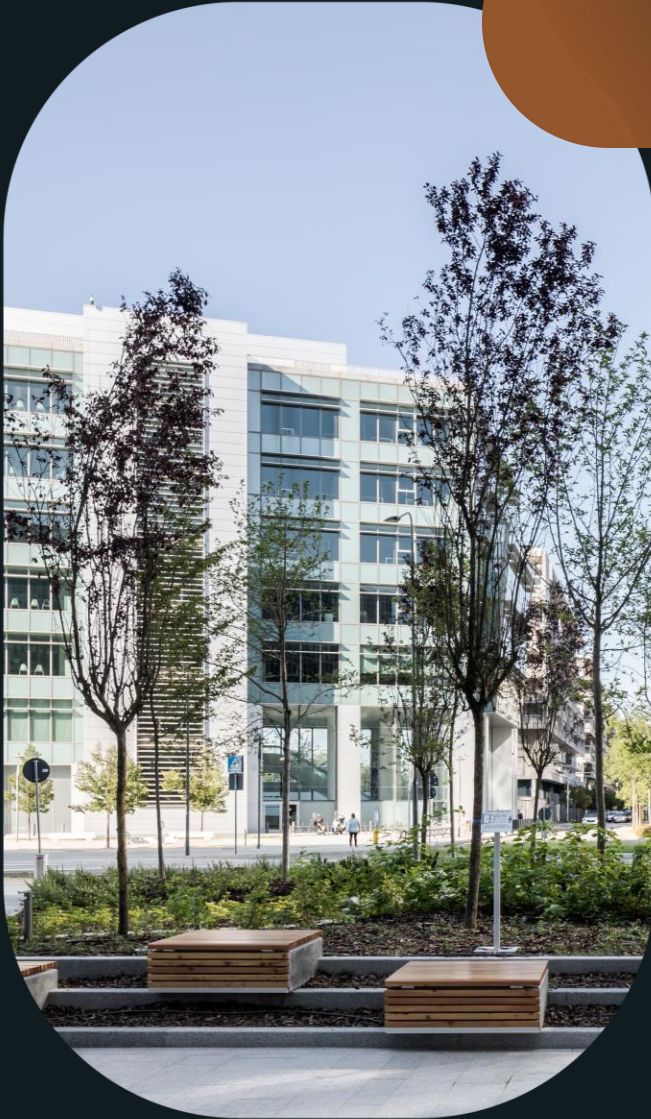


Stella Santa Giulia



Via Luigi Russolo 9, Milan

Stella33 © 2025



Overview



Located in the dynamic district from which it takes its name, Stella Santa Giulia is a state-of-the-art workplace set within a LEED Gold-certified building.

Our management approach, starting with reception services, is designed to deliver an experience focused on flexibility, efficiency, and user well-being.

Based on a multi-tenant model, Stella Santa Giulia provides tailored solutions to meet a wide range of needs:

- Private offices
- Coworking spaces
- Pay-per-use meeting rooms
- Lounge, break, and kitchenette areas

Strategic location

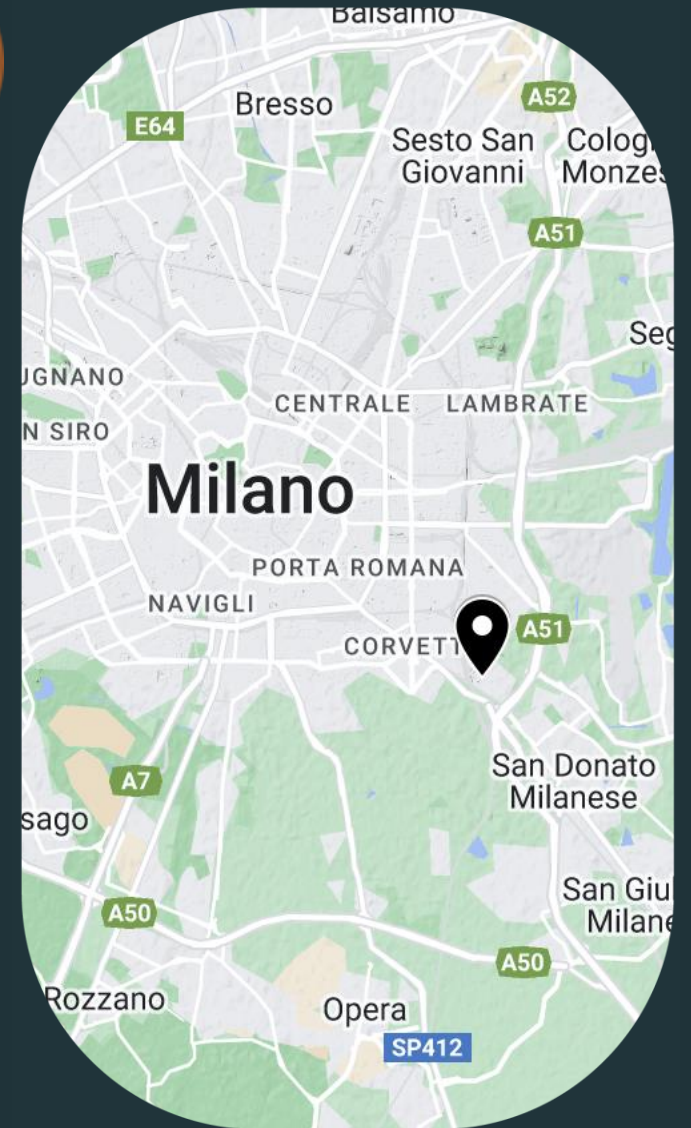
Located in the vibrant **Santa Giulia** district, Stella Santa Giulia is a state-of-the-art workplace housed in a **LEED Gold-certified** building known as **Spark3**.

Perfectly connected to Milan's main transport hubs, **Stella Santa Giulia** offers fast and convenient access for teams, clients, and visitors.

- **250 m:** Rogoredo FS metro station (M3, Yellow Line)
- **250 m:** railway station with high-speed connections
- **900 m:** ring road and A1 highway
- **7,6 km / 10 min:** Milano Linate Airport

You can find us here:

Via Luigi Russolo 9, Milan





Santa Giulia District



Santa Giulia is currently undergoing a phase of *intense development*: the district is well served, highly interconnected, and enriched by a wide range of activities and services.

Among the projects currently planned are *new hotels, residential complexes, commercial areas, and Rogoredo Park*.

In addition, the district will benefit from the construction of the *new Conservatory campus* and a 16,000-seat *multi-purpose arena*.

Stella Santa Giulia is part of **Spark Business District**, the first district in Italy to be **certified LEED for Neighborhood Development**.

The Business Center





Designed for your workday

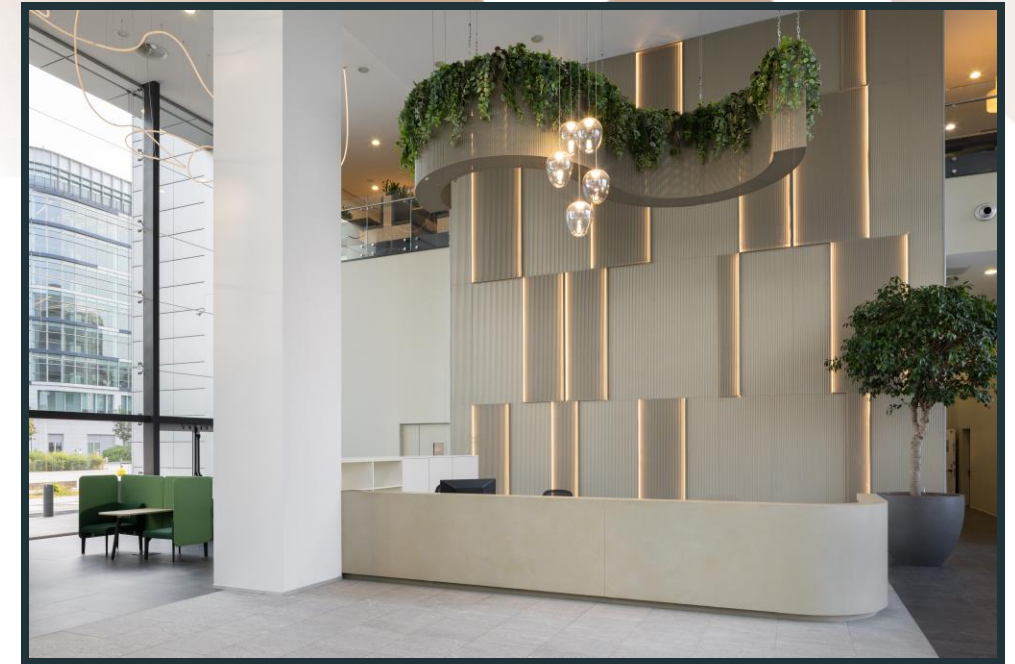
Stella33 offers a comprehensive ecosystem of services designed to support productivity and well-being. Whether you need privacy, collaboration, or relaxation, our spaces adapt seamlessly to your everyday needs.

- Ready-to-use private offices
- 12 meeting rooms
- Arena for events and meetings
- Coworking
- Lounge
- 11 phone booths
- Breakout area
- Copy room
- Media room
- Reception service
- Mail handling
- 24/7 access



A professional and personalized reception service.
We welcome every guest with warmth, **courtesy**, and care, in an elegant environment where every detail matters.
Our team is always ready to assist with discretion.
We ensure confidentiality and devote special attention to the **comfort** and **privacy** of every guest.

Reception and guest services





The Stella33 aesthetic

A space where contemporary design meets the quiet beauty of imperfection.

The Stella33 environments are conceived as functional, welcoming, and sensory spaces—places that foster focus, comfort, and emotional balance.

The design embraces natural materials, earthy tones, and organic forms that reflect the **wabi-sabi** philosophy: finding harmony in simplicity and authenticity.

By integrating greenery, light, and texture, the workspace blurs the boundary between indoors and outdoors, creating an atmosphere that naturally evolves throughout the day.





Shared spaces

Working Lounge

Communal table

Media Room

Copy Room

Lounge

Arena

Coworking

Working Lounge

Breakout Area



Spaces accessible to members

2 lounge areas, featuring green terraces and suitable both for breaks and relaxation as well as informal work meetings.



2 dedicated corners set up for quick calls or short meetings between colleagues—places to greet and get to know your neighbors.





Our terraces offer calm, natural light, and inspiring views—designed to let ideas breathe and to refresh the mind.

Our fully equipped kitchenette is available to everyone.

Whether it's a good espresso or a relaxed conversation, this is where connections and ideas come to life.



Once a week, members come together to share breakfast, exchange experiences, and connect. It is our way of **nurturing relationships and strengthening the Stella33 community.**







Four coworking areas, equipped with individual and group workstations of various sizes, designed to support productivity and collaboration.

Phone booths and informal areas that offer comfort and privacy for calls, meetings, or relaxed work sessions.



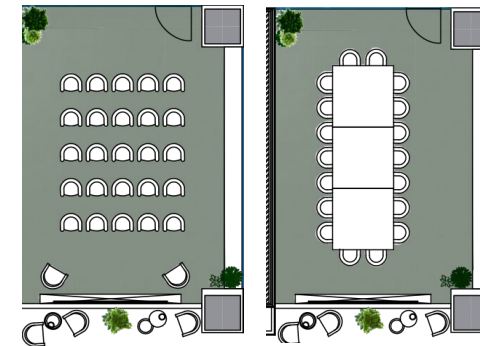
Pay-per-use services



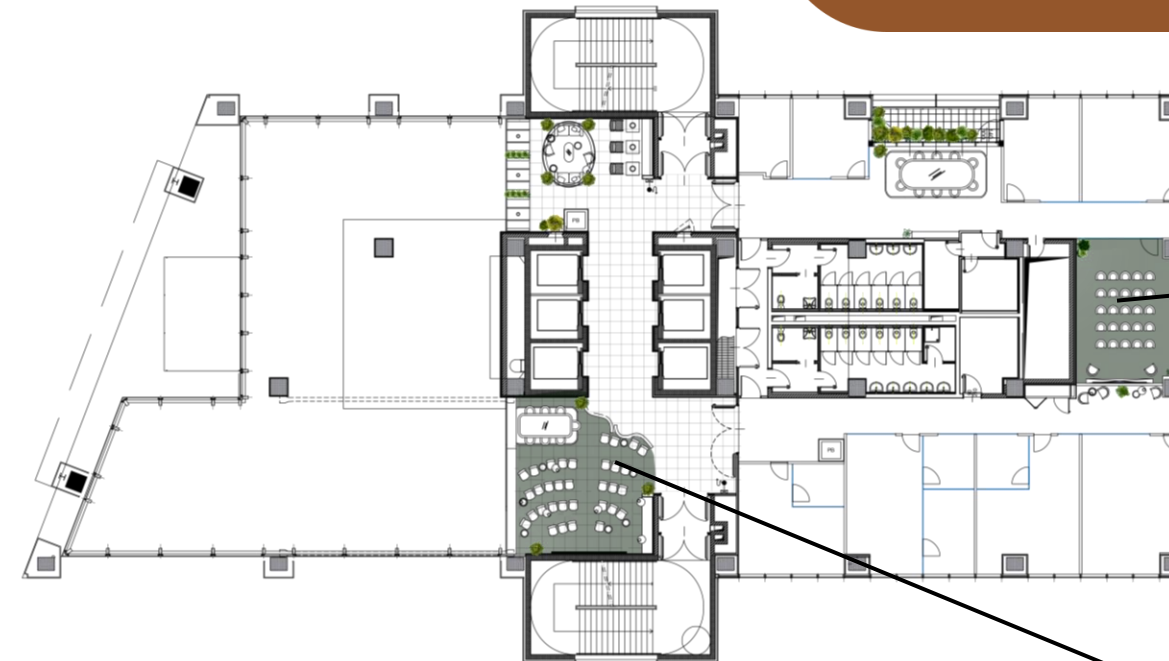
Arena and Board meeting

Alternative
Layouts

Board Meeting



Arena



SPACE	SMQ	SEATS	PRICE/ DAY	PRICE/ HALF DAY	PRICE/ HOUR
Board Meeting	42	20	€470	€310	€80
Arena	60	40	€470	€310	€80



Arena



Board Meeting

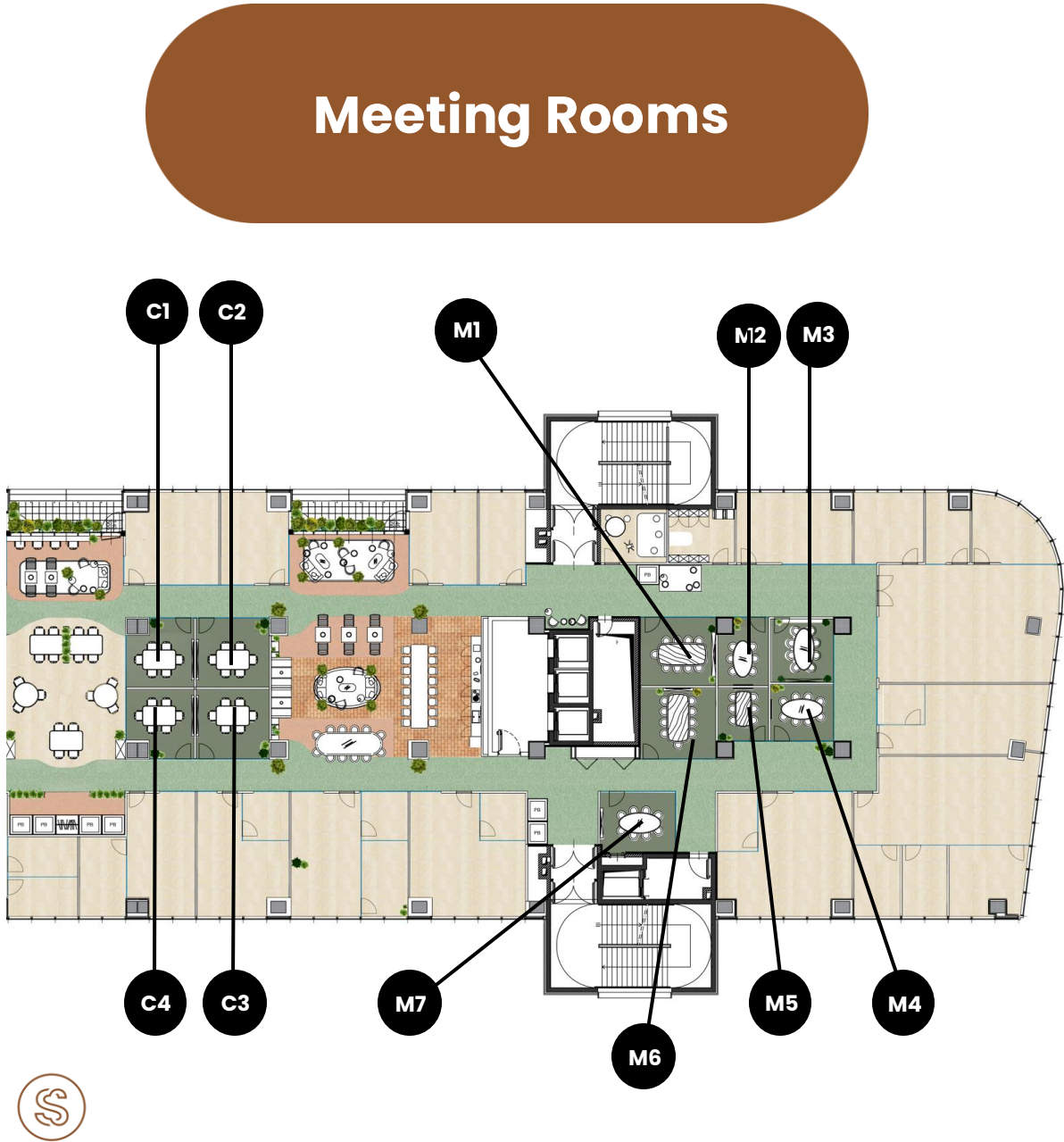


The table below lists the meeting rooms available within the Business Center.

Meeting rooms are available **on a pay-per-use basis** and can be booked via the Stella33 App or by contacting the Concierge at Reception.

Usage is billed monthly based on actual consumption, with payment due within 30 days from the invoice issue date.

SPACE	SMQ	SEATS	PRICE/ DAY	PRICE/ HOUR
C1	15	6	€200	€35
C2	18	6	€200	€35
C3	18	6	€200	€35
C4	15	6	€200	€35
M1	18	9	€290	€45
M2	11	6	€200	€35
M3	14	8	€250	€40
M4	13	8	€250	€40
M5	10	6	€200	€35
M6	19	9	€290	€45
M7	16	8	€250	€40



Collaboration rooms



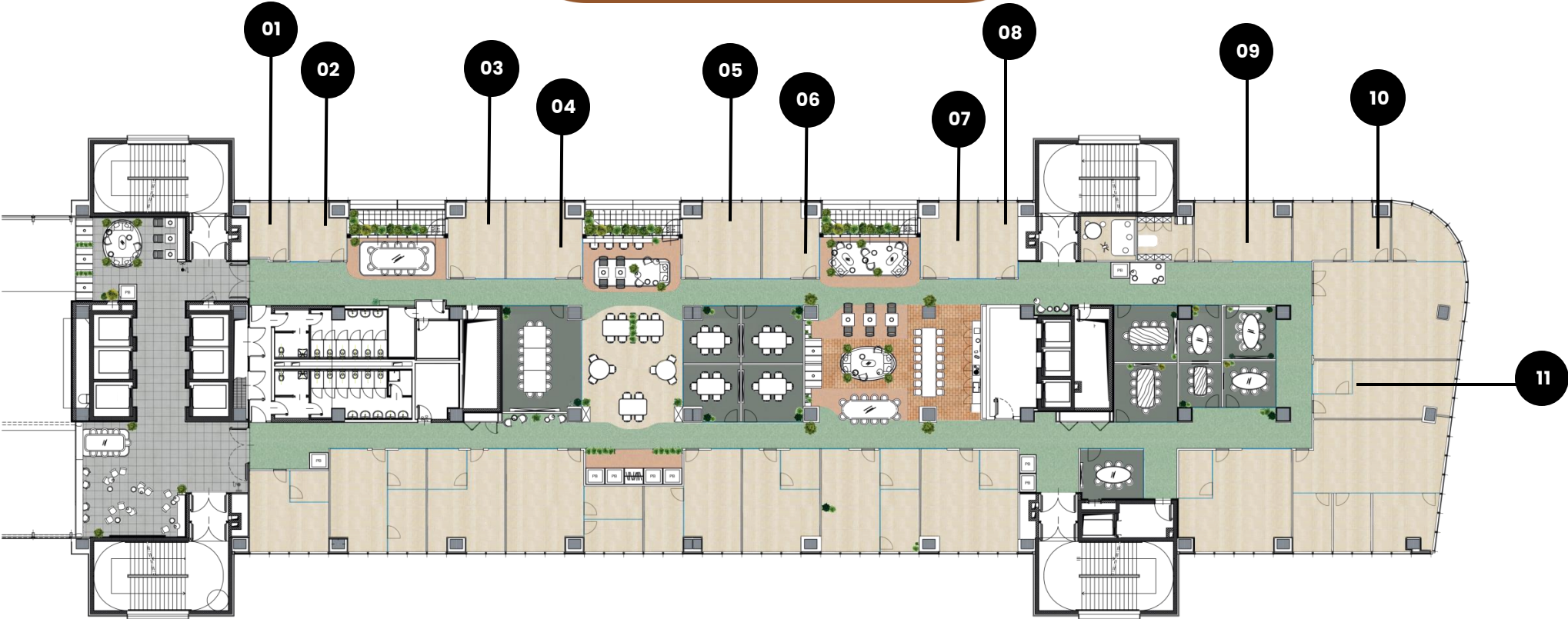
Executive rooms



Office spaces



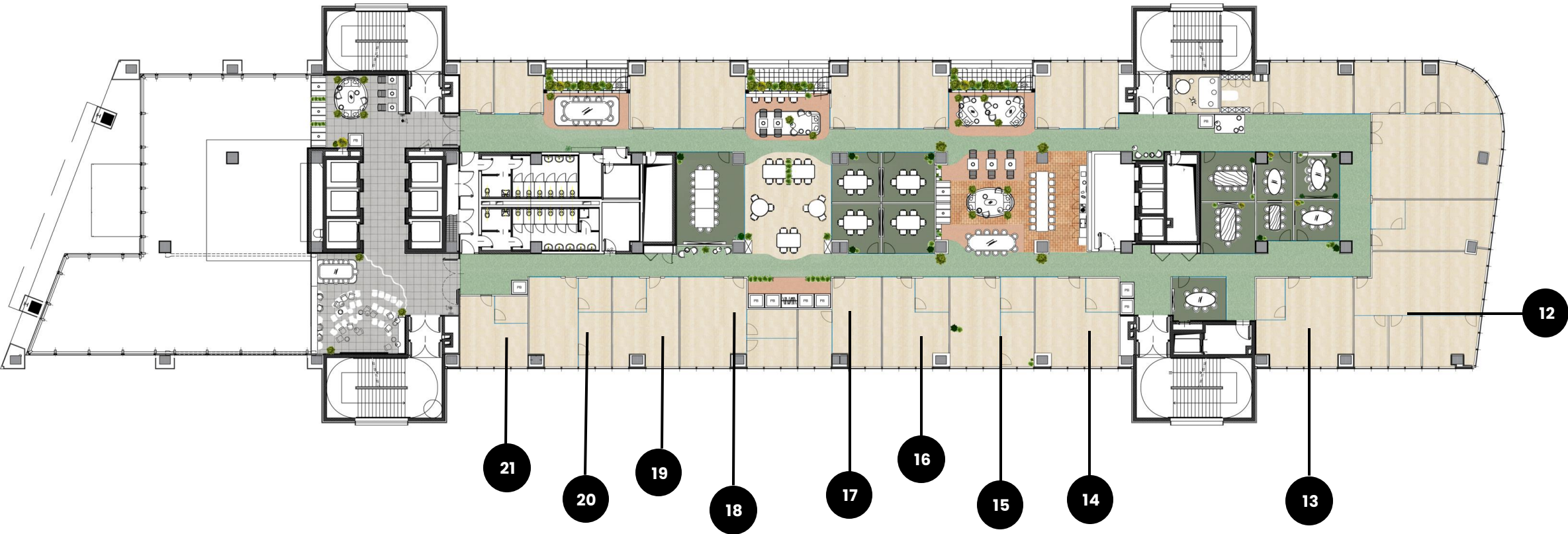
Offices Layout North Area



OFFICE	01	02	03	04	05	06	07	08	09	10	11
CAPACITY	2	4	4	6	6	4	4	2	8	29	11

Offices Layout South Area

OFFICE	12	13	14	15	16	17	18	19	20	21
CAPACITY	20	14	14	11	9	10	13	8	11	7





Shared Spaces



Coworking Area And Lounge

Daily Access

€30/day

Hot Desk Membership

€270/month

Dedicated Desk Membership

€370/month





Media and Podcast Room

The Media Room is a space equipped with cutting-edge technology for the creation of multimedia content, including podcasts and corporate videos.

- **Professional editing** of recorded material and set customization
- Creative support, content distribution, and **promotion**
- Flexible availability to adapt to the needs of **professionals**

The Media Room at Stella Santa Giulia is a valuable resource for companies and professionals looking to create high-quality **content** in a professional, fully **equipped environment**, with the support of a qualified team.



Customization



Offices can be customized with window graphics featuring the company logo or a company statement, provided by Stella33.

This option allows companies to enhance their corporate identity while fully respecting the aesthetic and functional guidelines of the shared spaces.

Anyone wishing to customize or complete the furnishing of their office may do so by selecting items from the official Stella33 catalog.

As the building is LEED Gold certified, only furnishings that comply with the required environmental standards are permitted, carefully selected to integrate seamlessly with the spaces of the Business Center.



The difference of Stella33



Stella Santa Giulia Advantages

- **Activity Based Working:**

a rich ecosystem of spaces and furnishings designed to support a wide range of work activities.

- **Cost efficiency through shared resources:**

reception, meeting rooms, lounges, facilities management, informal areas, media room, print area, and phone booths.

- **Hybrid work and smart solutions:**

modular and scalable leasing, with the option to integrate personal memberships based on actual space usage.

- **Meeting rooms for flexible companies:**

room bookings — even for an entire year — or dedicated spaces available upon request.





Stella Santa Giulia Advantages

- **Smart booking systems:**
a customized app with per-user budget management and booking of meeting rooms, desks, parking spaces, and events.
- **Reception at your service:**
a professional, dedicated front desk.
- **Hospitality and community:**
complimentary coffee and snacks, events, and networking opportunities.
- **Curated design and atmosphere:**
green areas, terraces, natural light, art, and ergonomic designer furnishings.
- **Branding and customization:**
customizable offices designed to reflect corporate identity.

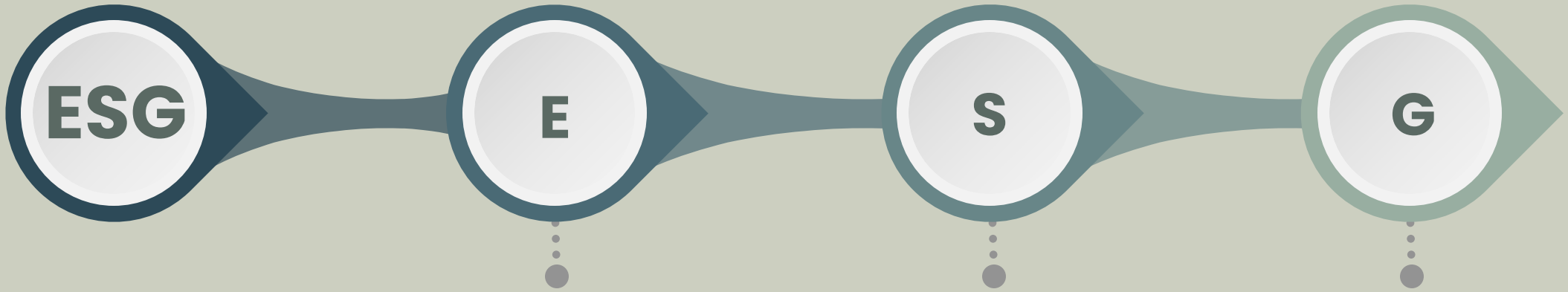




Standard Office	
Contract	6 years + 6
Termination	6 months
Fitout	At the company's expense
Guarantee	3/6 months
Initial expenses	Technicians, furnishings, renovations.
Scalability	Defined space
Meeting rooms	Limited to the office
Events	Non applicable
Admin	Multiple invoices
Management	Complete management at the company's expense
Attractivity	No possibility of interaction with individuals outside the company
Representation	A small office for rent in Milano is not very representative of the Brand
Community & Networking	Office close on itself
Extra services	None

Stella33 Office	
Contract	Customized
Termination	3 months
Fitout	Ready and customizable
Guarantee	1/2 months
Initial expenses	None
Scalability	Adaptable at every moment
Meeting rooms	10/12 "pay per use" meeting rooms
Events	Multiple solutions and management support
Admin	One invoice
Management	Stella33 handles every service
Attractivity	Dedicated and meticulously cared for buildings, opportunities for socialization
Representation	Building dedicated to businesses with a reception, designed for representation
Community & Networking	Offices for multiple tenants, with many chances to meet up and share opportunities
Extra services	Media room, printing, phone booths and a lot more

ESG Manifesto



Environment Social Governance

The services and spaces at Stella Santa Giulia are designed to ensure compliance with sustainability principles.

- Reduced footprint for the occupying company
- Reuse of existing space
- Minimal CAPEX impact: a conservative, flexible, and smart approach
- Shared spaces and resources
- Mobile, reusable, and sustainable furnishings

- People-centric
- Activity Based Working principles: the ideal environment for carrying out every specific task
- Workplace well-being: greater engagement, lower stress, higher productivity
- Community feeling
- Values: trust, entrepreneurship, innovation, and social sharing

- Focus on diversity and inclusivity through the creation of osmotic, open workplaces designed for collaboration.
- A technology platform that enhances protection against cyber risk and supports business continuity.
- Access to services based on a flexible model, reducing risks associated with the workspace.





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*Thank you for your
interest.*

