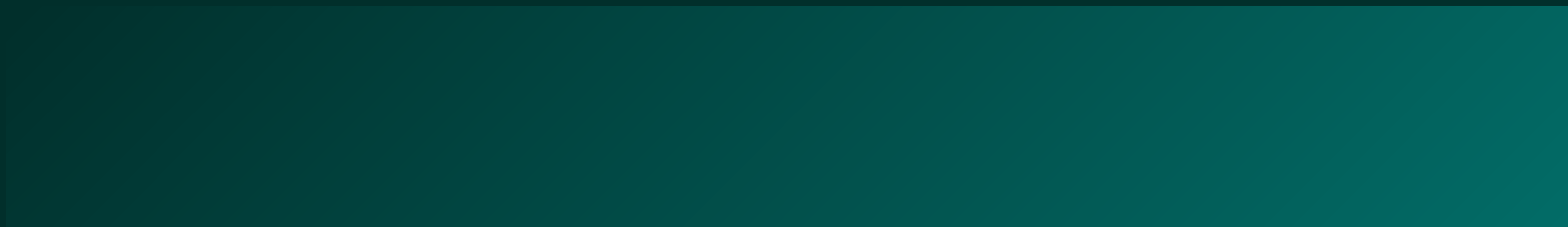


# L760

Investment Teaser

ROME







# Opportunity Highlights

**Fully leased / stabilized asset, at a competitive rent of ~€190 / sqm**

**Fully refurbished asset (€21M construction works) of Grade A quality**

**Located in a recognized office destination** (EUR Laurentina), and good visibility (main entrance facing Via Laurentina)

**Strong covenant tenant** whom operates and builds technological capabilities in the Aerospace, Defense & Security sector globally and is benefitting from tailwinds in their operating sector.











**Strategic location for the tenant**, who has been at the site since the 90s and has recently consolidated further mission critical business and employees to the asset

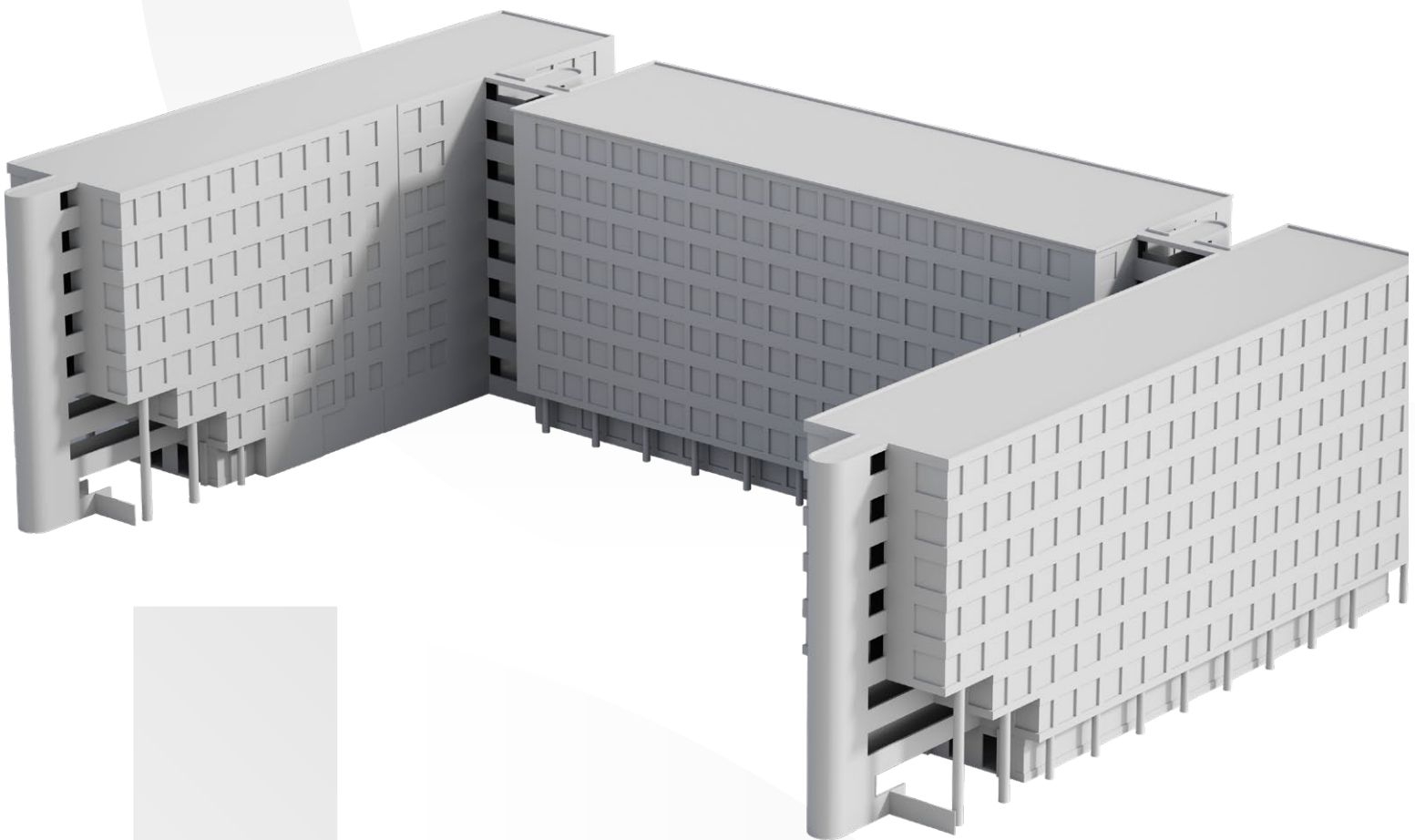




Key Facts

L760

	Location	E.U.R. Laurentina
	Asset profile	Core Office (100% Occupied)
	Area (sqm)	GBA: 41,967 / WGLA: 19,363
	Parking	385 (281 Covered / 104 Uncovered)
	Tenancy	Leonardo Global Solutions S.p.A ("LGS")
	Stabilized rent <sup>1</sup>	€ 4.3M (190€/sqm)
	Blended WALB   WALT	4.1y   10.1y <sup>2</sup>
	IMU	€ 611,392
	NOI (Net IMU)	€ 3.6M <sup>1</sup>
	Forecasted Construction Costs <sup>3</sup>	€ 21.4M



<sup>1</sup> Contractual headline rent, 75% ISTAT indexation to be applied.

<sup>2</sup> As of May 1st, 2025; blended as the tenant currently has two lease contracts, one for Building A (excl. Canteen on Basement and Ground floor) and one for Buildings B + C including the Canteen on Basement and Ground floor of building A.

<sup>3</sup> The asset is still currently under refurbishment which is expected to be completed by Q4 2025.

# Macro - Location Overview

Laurentina (Subway B)  
3 km

10 min 8 min

Ciampino Airport  
13 km

15 min

Termini Station  
13 km

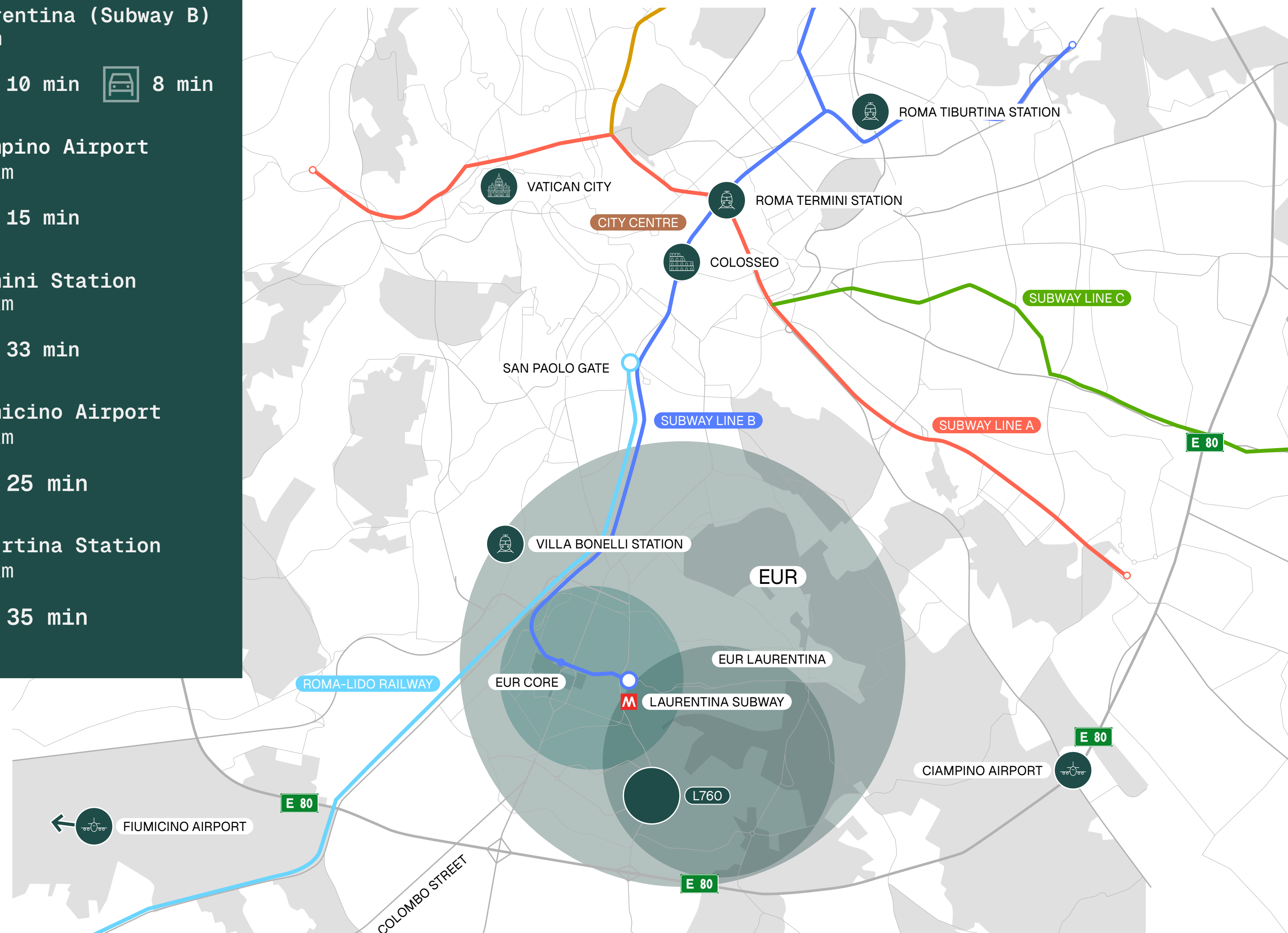
33 min

Fiumicino Airport  
26 km

25 min

Tiburtina Station  
33 km

35 min



L760 sits in the **southern quadrant of Rome** (~10 km from the city center). Its position is highly strategic, acting as the south entrance gate to and from the EUR area.

The Asset is located in the **E.U.R. Laurentina** submarket which is part of the well-known **consolidated E.U.R. office submarket / business district**.

This location provides a good public transport accessibility by being located 2.5 km away from the nearest metro station (**Line B – Laurentina**), which can be reached by bus or by car in less than 10 minutes.

L760 is also easily accessible by **private transportation** as it is located along a main arterial route. It is only **2 km away from the nearest highway interchange** onto the GRA (ring road) granting access to Fiumicino and Ciampino airport in less than 30 minutes by car.



Location

EUR CORE

M B

L760

CECCHIGNOLA

2.5 km

MAXIMOSHOPPING CENTER

Office  
Amenities

## Micro - Location Overview

Located within a mixed-use context, the asset is surrounded by apartment complexes, neighborhood retail amenities, parks, educational institutions, sports and shopping centers.

Maximo Shopping Center is right next to the asset and is a newly built shopping mall which sees over 8M visitors per year, providing employees with a destination to eat, shop, and unwind.

In addition, the asset is next to Cecchignola, a district command centre for the Italian army. Within Cecchignola there are schools (NATO defense college), army barracks, hospitals, sports centers, and operational / logistical offices.

As of YE 2024, vacancy for the EUR markets was at 5.2%, of which ~30% is coming from EUR Laurentina. In addition, it is important to note that of the competition on the market, only five are grade A quality. This well positions L760 as a premium product in the market, offering a competitive rental level.











# Thank you

L760

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