

Busto Arsizio - Istituto Penitenziario

Standalone Office Building – Downtown Busto Arsizio

Property ID: IT262942996

IN THE BEST LOCATION FOR YOU



RENT PRICE: 10.834 EUR

Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

- **At a glance**
- **The property**
- **Energy Data**
- **Floor plans**
- **A first impression**
- **Details of amenities**
- **All about the location**
- **Contact partner**

Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

At a glance

Property ID	IT262942996
Available from	01.02.2027
Year of construction	1935
Type of parking	3 x Other

Rent price	10.834 EUR
Office/Professional practice	Office building
Commission	Subject to fees
Total Space	ca. 950 m ²
Usable Space	ca. 860 m ²

Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Liquefied gas	Final Energy Demand	658.56 kWh/m²a
Energy certificate valid until	19.04.2034	Energy efficiency class	D
		Year of construction according to energy certificate	1935

Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

The property



Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

The property



Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

The property



Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

The property



Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

The property



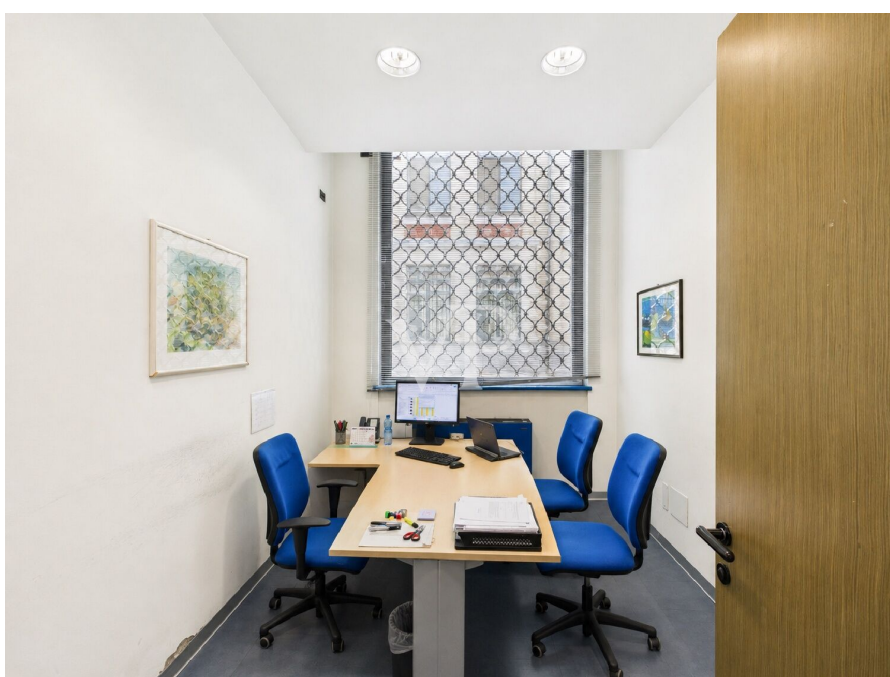
Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

The property



Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

The property



Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

The property



Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

The property



Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

The property



Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

The property



Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

The property



Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

The property



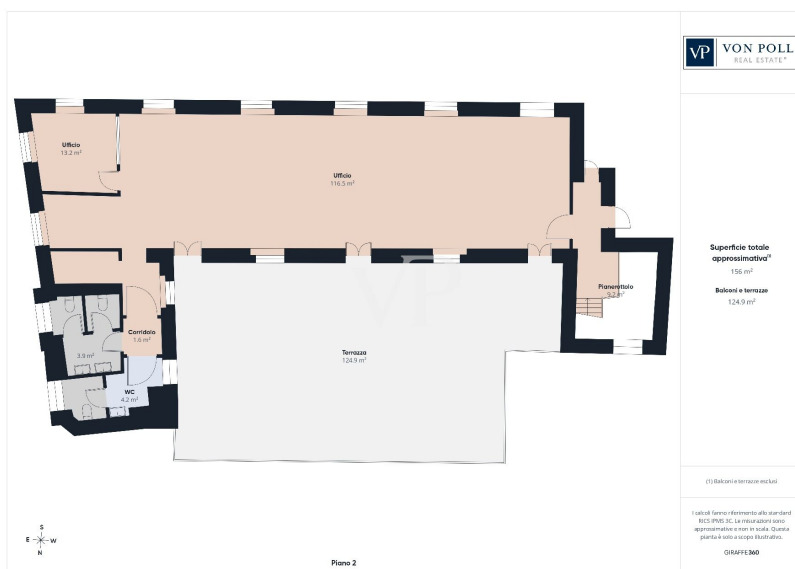
Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

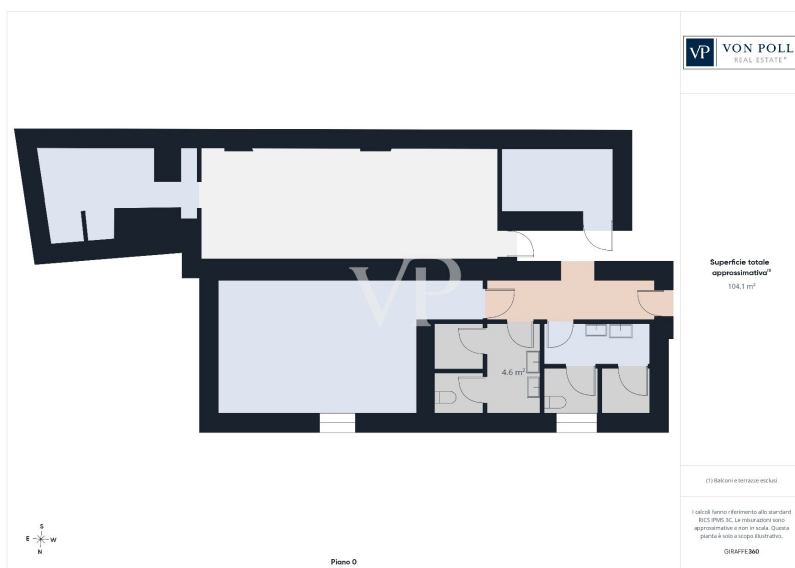
The property



Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

A first impression

In the heart of Busto Arsizio, in a strategic and highly prestigious location, we are offering for lease an entire office building located at Via Giosuè Carducci 4.

The property, which is well-maintained and equipped with recently upgraded technological systems, spans multiple levels and offers a total floor area ideal for banks, public agencies, service companies, insurance firms, professional practices, and corporate offices.

Layout:

- **Ground floor:** a spacious open-concept area currently used for activities open to the public, particularly well-suited for reception and front-office functions. The property is currently leased to the Italian Revenue Agency – Collection Division, a testament to its functionality and prestige.
- **First floor:** executive offices, service areas, and a splendid terrace of approximately 130 square meters, ideal as a relaxation area or multifunctional space to support business activities.
- **Basement:** archive rooms, utility rooms, and numerous service areas, perfect for supporting the organizational and operational needs of complex facilities.

The property includes a private courtyard with parking space for approximately three cars.

The property is equipped with recently replaced air conditioning and heating systems, ensuring high standards of comfort and efficiency.

Availability: The property is currently leased to the Italian Revenue Agency – Collection Division under a lease expiring in January 2027.

Via Giosuè Carducci is located in one of the most central and well-served areas of Busto Arsizio, a short distance from the city center, major thoroughfares, the train station, and all essential services. The location offers excellent visibility, easy access, and a high-quality urban setting—features that make the property particularly well-suited for institutional offices, banks, and professional firms requiring a prestigious and easily accessible location.

Rent: €130,000.00 per year plus VAT (equivalent to €10,834 per month plus VAT).

The property will be available upon the expiration of the current lease, scheduled for January 2027.

For more information and to schedule a private viewing, please contact our office.

Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

Details of amenities

- Detached building for executive use
- Internal elevator connecting the various levels of the building
- Spacious open-plan office on the ground floor with direct public access
- Executive offices and service areas on the first floor
- A beautiful terrace of approximately 130 square meters on the first floor
- Archive rooms in the basement
- Dedicated utility rooms
- Numerous restrooms distributed across the various levels
- Private inner courtyard with space for approximately 3 cars
- Recently renovated heating and air conditioning systems
- Property in good overall condition
- Property already set up for institutional and front-office activities
- Highly suitable for banking, insurance, and executive use
- Functional entrances and a rational internal layout across multiple levels
- Currently leased to a public entity through January 2027
- Central and strategic location with excellent access to services

Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

All about the location

Via Giosuè Carducci in Busto Arsizio is located in one of the city's most central, well-established, and strategic areas, characterized by a high concentration of services, offices, and professional businesses.

The location ensures maximum accessibility and visibility, as it is a short distance from the city center and the main urban and suburban transportation routes. In particular, the property benefits from its proximity to major transportation infrastructure, including the train station (with lines to Milan, Varese, and Malpensa) and highway connections to the Milan–Varese and Milan–Malpensa corridors.

The urban area is well-served by retail establishments, banks, public offices, and personal services, making the area particularly well-suited to host corporate headquarters, financial institutions, and professional firms that require a central, functional, and prestigious location.

Property ID: IT262942996 - 21052 Busto Arsizio - Istituto Penitenziario

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: milano@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com