



**In the Padua  
Industrial Area**



**new Service  
Center**

**Consorzio Zona Industriale e Porto Fluviale di Padova**



The building will stand in the Padua Industrial zone, **about one hundred metres from the motorway tollgate of the Padua Industrial Zone on the A13, Padua-Bologna motorway.** The site is bounded by via Messico (on the south), via Portogallo (on the west), the Campanile Hotel (on the north), and the Wholesalers Centre (on the east).



## General technical characteristics

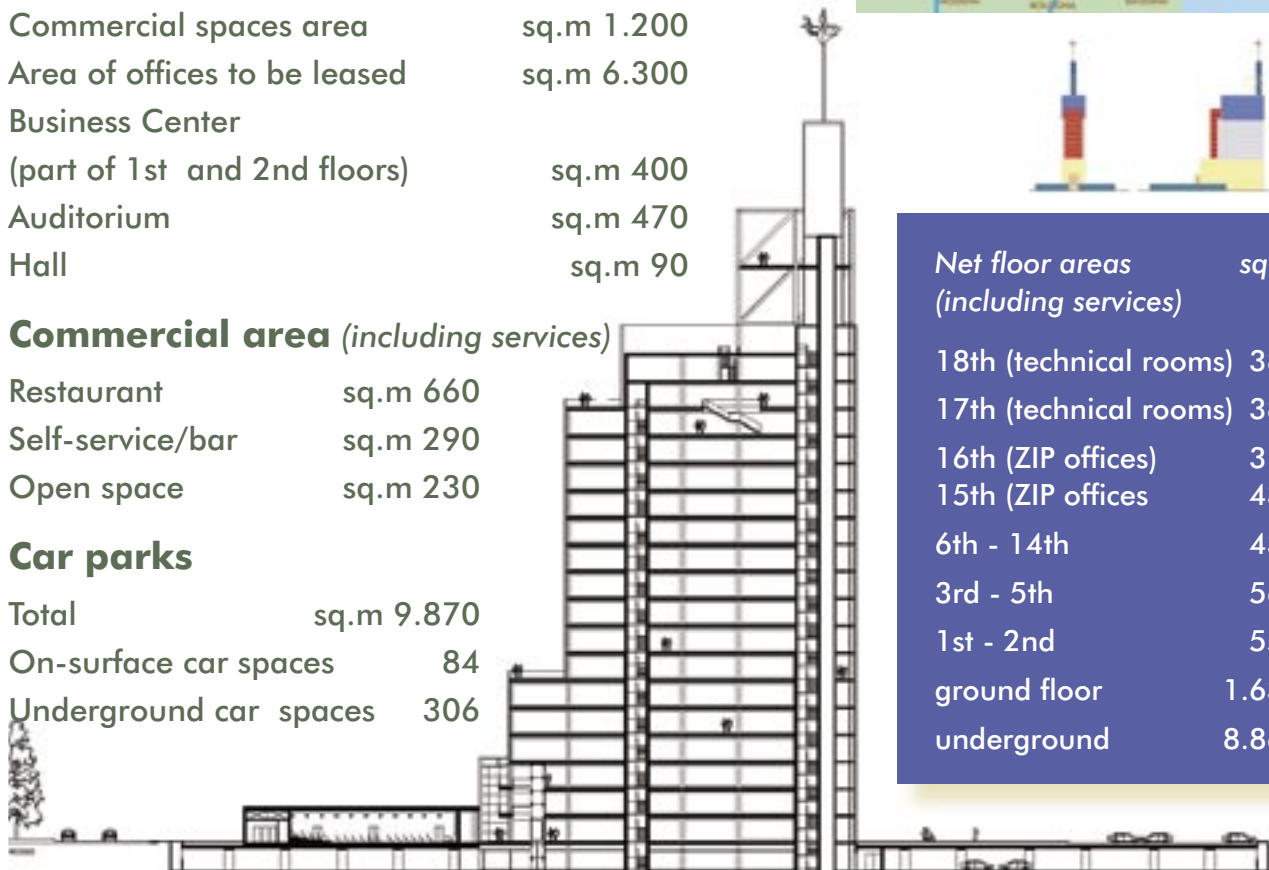
Building lot	sq.m 8.350
Floors	18 + 1 underground
Height from land level	m 60
with radio tower	m 80
Overground volume	mc 41.600
Greenery area	sq.m 4.200
Commercial spaces area	sq.m 1.200
Area of offices to be leased	sq.m 6.300
Business Center (part of 1st and 2nd floors)	sq.m 400
Auditorium	sq.m 470
Hall	sq.m 90

## Commercial area (including services)

Restaurant	sq.m 660
Self-service/bar	sq.m 290
Open space	sq.m 230

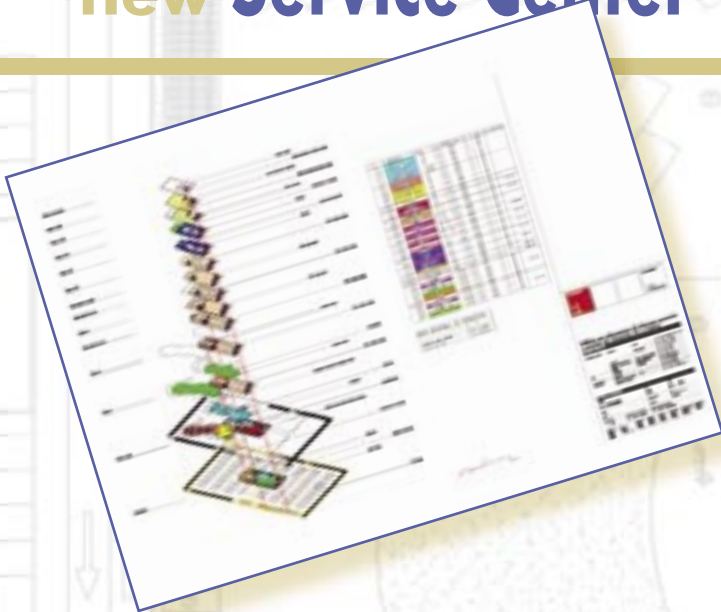
## Car parks

Total	sq.m 9.870
On-surface car spaces	84
Underground car spaces	306



Net floor areas (including services)	sq.m
18th (technical rooms)	385
17th (technical rooms)	385
16th (ZIP offices)	315
15th (ZIP offices)	430
6th - 14th	430
3rd - 5th	560
1st - 2nd	555
ground floor	1.634
underground	8.862

# new Service Center



## Description of the project

The building consists of four main sub-parts:

- the underground car park
- the multi-function base housing
  - the commercial enterprises
- the parallelepipeds housing
  - the offices
- the spire



In addition to the entrance-hall, the ground-floor 'plate' will also house:

- a restaurant with 100 covers
- a bar/self-service
- a moduable auditorium seating 250
- an open space for small commercial businesses (100 sq.m max)

The offices are accommodated from the 1st to the 16th floors, with gradually smaller areas.

The business center offering temporary leasing of fully furnished and equipped offices occupies part of the 1st and 2nd floor.

The last 2 floors, 17th and 18th, are used as technical rooms.

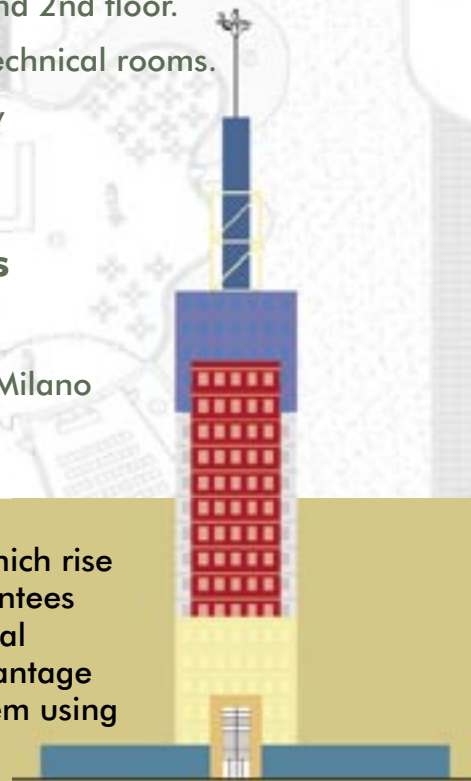
The Consorzio Zip headquarters entirely occupy the 15th and 16th floors

**Works are expected to end in October 2007**

## The project firms

- Xquadra of Padova
- Atelier Mendini of Milano
- Consorzio Zip

The construction has spires and luminous antennas which rise up above 'dynamic' façades, The latter solution guarantees extraordinary comfort and perfect adjustment of natural light, as well as the economic and environmental advantage provided by a solar energy storage and recycling system using heat exchangers and heat pumps.





A sure enrichment of Padua's architectural skyline, with the glamour of the typical architecture of Alessandro Mendini.

The purpose of the building is to lease out space to institutional subjects which intend to supply services to companies and staff in the place where they actually work.



## The architectural choice

- A new modern image of the area, from its very entrance door.
- A project of high architectural value that is also ecologically innovative.
- A unique system, in the heart of the North West's economy, where physical encounter is also ongoing communication with the world.

## Innovative systems

The building has peak technological characteristics, with special attention focused on energy and plant engineering questions.

The external walls of the tower are in glass-metal with a self-supporting structure and double walls, containing a ventilated interspace which houses an adjustable venetian blind. The feature of this system is the possibility of reusing heat supplied by the sun's rays, by means of heat exchangers and heat pumps, for economic heating or cooling of the entire building. This solution is obtained by using clear glass panels, and thus ensures a lower consumption of artificial lighting.



The building – which is fully cabled with optic fibres – is also connected to broadband terrestrial and satellite networks, with continuous security control and IT-routed technical assistance.

The hall is a symmetrical room of different heights, facing the transparent volume of the lifts block.

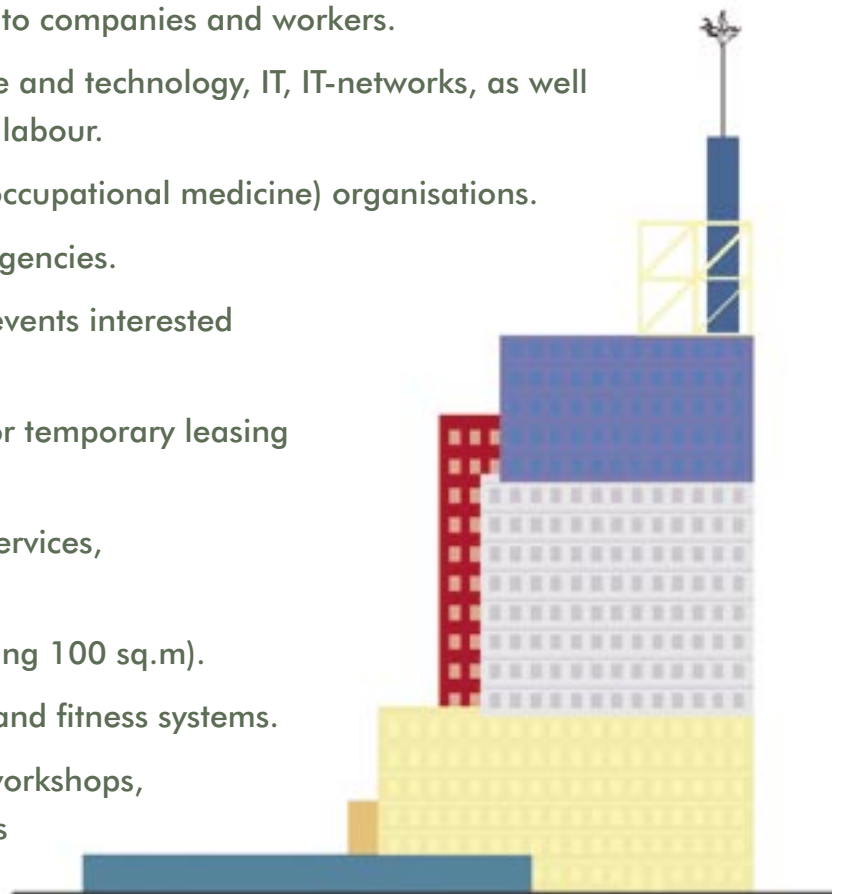
# new Service Center



The Service Center will also be the headquarters of the Consorzio ZIP (*The Padua Industrial Zone and River Port Consortium*). The building will also house several offices of its founding bodies (Municipality, Province, and the Padua Chamber of Commerce). These offices will be used for supplying services to the companies and their employees.

## Its future guests

- Institutional bodies (Chamber of Commerce, local bodies, category associations, etc.) wishing to provide services to companies and workers.
- Bodies doing research in science and technology, IT, IT-networks, as well as promotion of innovation and labour.
- Social, assistance, and health (occupational medicine) organisations.
- Bank and insurance branches/agencies.
- Companies managing cultural events interested in using the auditorium.
- Managers of business centers for temporary leasing of fully equipped offices.
- Managers of bar and catering services, and hotel activities.
- Retailers (sales area not exceeding 100 sq.m).
- Managers of sports, recreation and fitness systems.
- Private or public-use garages, workshops, car washes, petrol filling stations (in nearby structures).



For further information:



ZIP Consorzio Zona Industriale e Porto Fluviale di Padova – [www.zip.padova.it](http://www.zip.padova.it)  
Galleria Spagna, 35 – 35127 Padova (Italy)  
tel +39 049 8991811 fax +39 049 761156 e-mail [info@zip.padova.it](mailto:info@zip.padova.it)