

west gate

MIND
MILANO INNOVATION DISTRICT

Innovation Hub

Welcome to MIND - Milano Innovation District

A new milanese District
and a model of urban
regeneration responding
to a vision of innovation
and sustainable quality
of life



A new milanese District and a model of urban regeneration responding to a vision of innovation and sustainable quality of life



TO WORK

200,000 SQM of grade a offices (GLA)

20,000 SQM of co-working (GLA)

120,000 SQM of laboratories and light industrial (GLA)



TO LIVE

1,500 BTR or serviced apartments

1,100+ student accomodation beds



TO STAY

600 hotel rooms



TO ENJOY

35,000 SQM of retail (GLA)



PROJECT TARGETS

to deliver project in line with Resilient Cities Index



40 HECTARES of public open space



€50m+ investment in revenue generating infrastructure



€20m venture and social impact investing



60,000 people living and working



500+ innovation focused workers within the Village from 2021



10,000 daily users of hospital fully operational in 2021/2022



MIND benefits from Milan's excellent infrastructure and transportation



METRO DISTANCES

10min	M1 M5	Lotto
20min	M1 M2	Cadorna
24min	M1 M3	Duomo

TRAIN DISTANCES

12min	Centrale station
16min	Garibaldi station
25min	Cadorna station

LINES

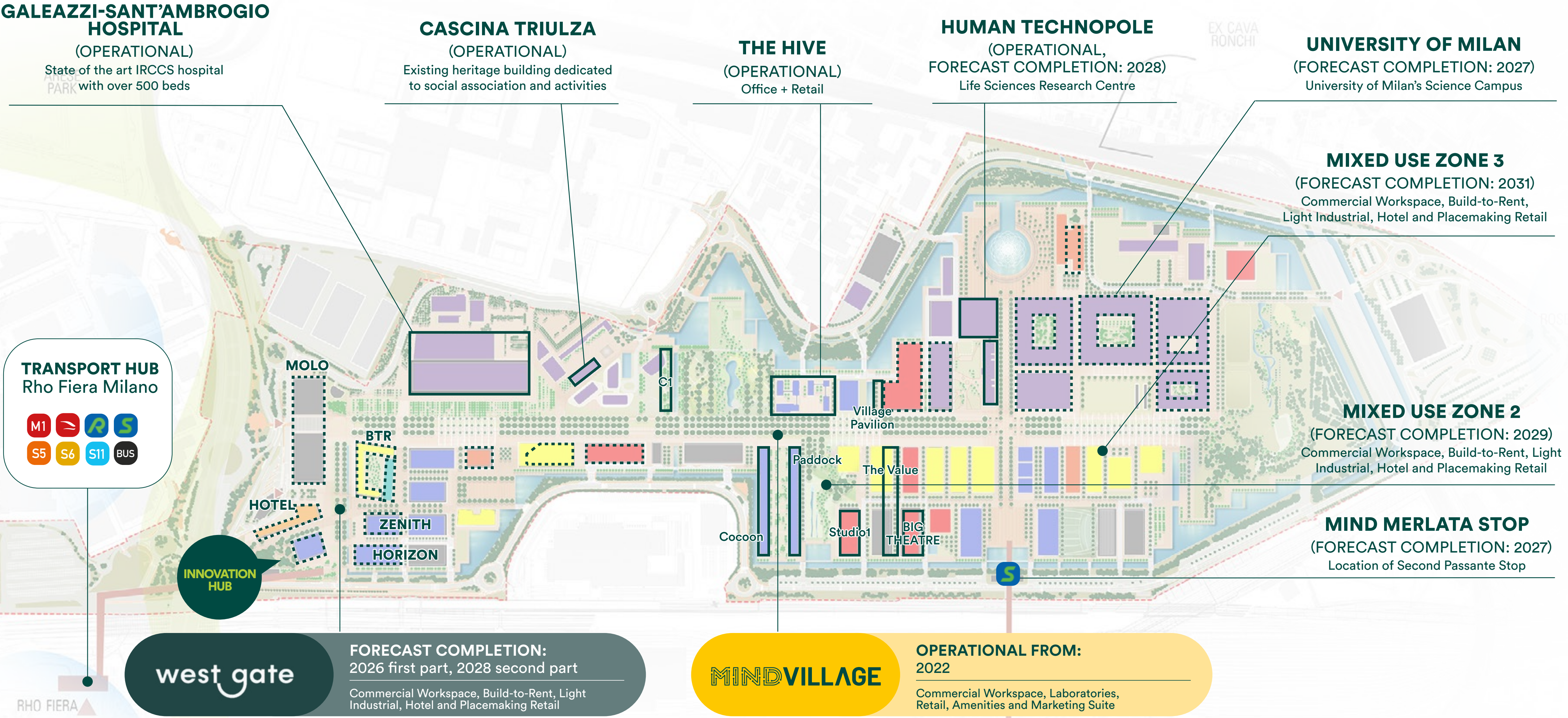
S5	Varese-Milano-Treviglio
S6	Novara-Milano-Treviglio
S11	Chiasso-Como-Milano-Rho

HIGH-SPEED RAIL DISTANCES

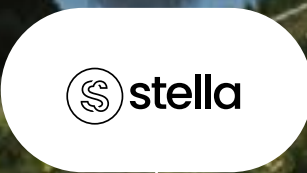
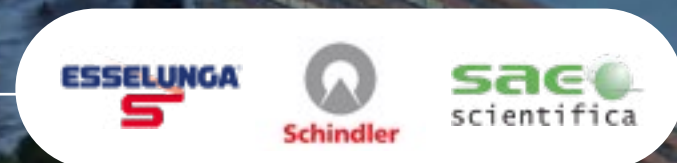
2h 47min	Venezia Santa Lucia
38min	Torino Porta Susa
3h 20min	Roma Termini

AIRPORT DISTANCES

20min	Malpensa
30min	Linate
45min	Orio al Serio



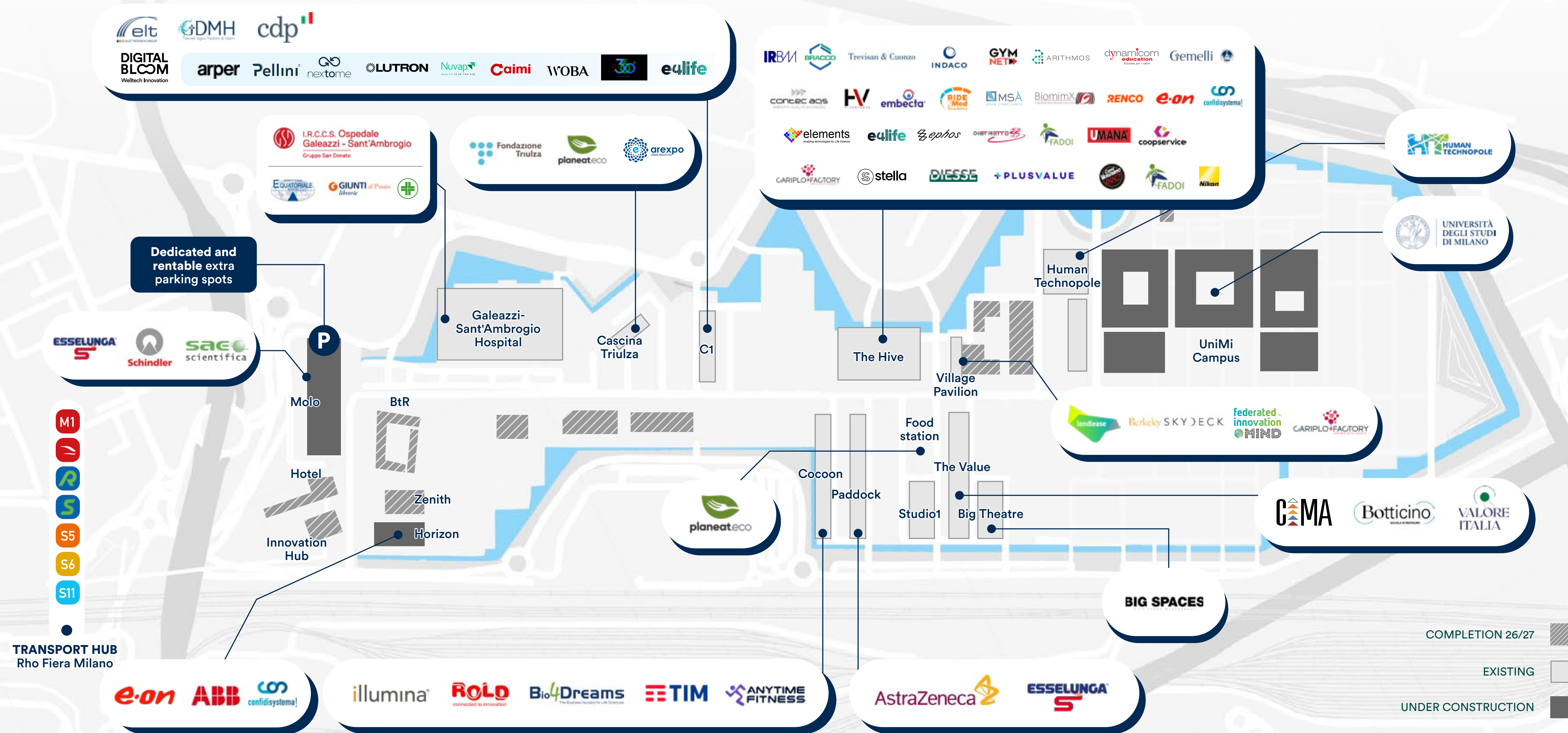
Visionary corporates
have already chosen
MIND as their home.
They are the minders



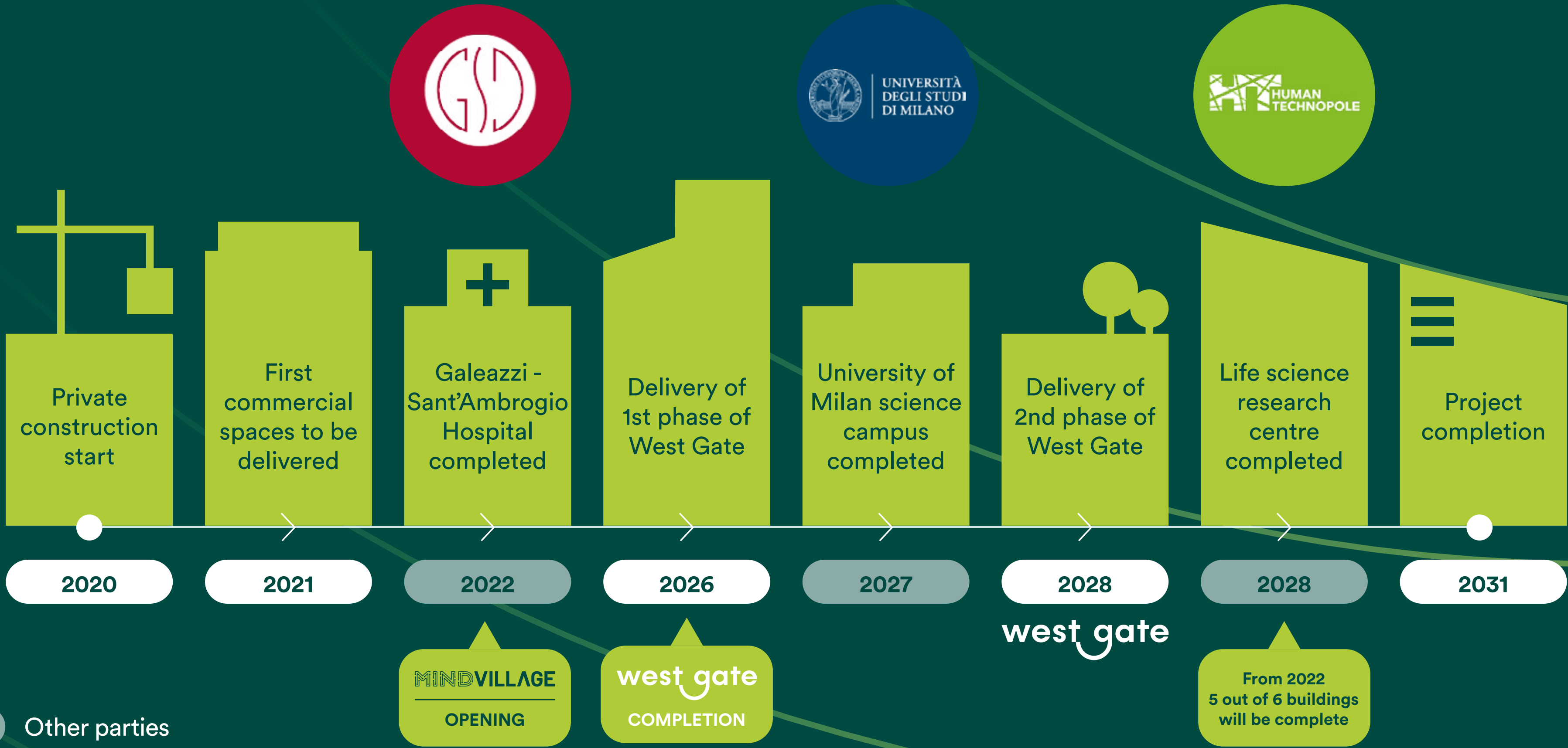
FOOD STATION



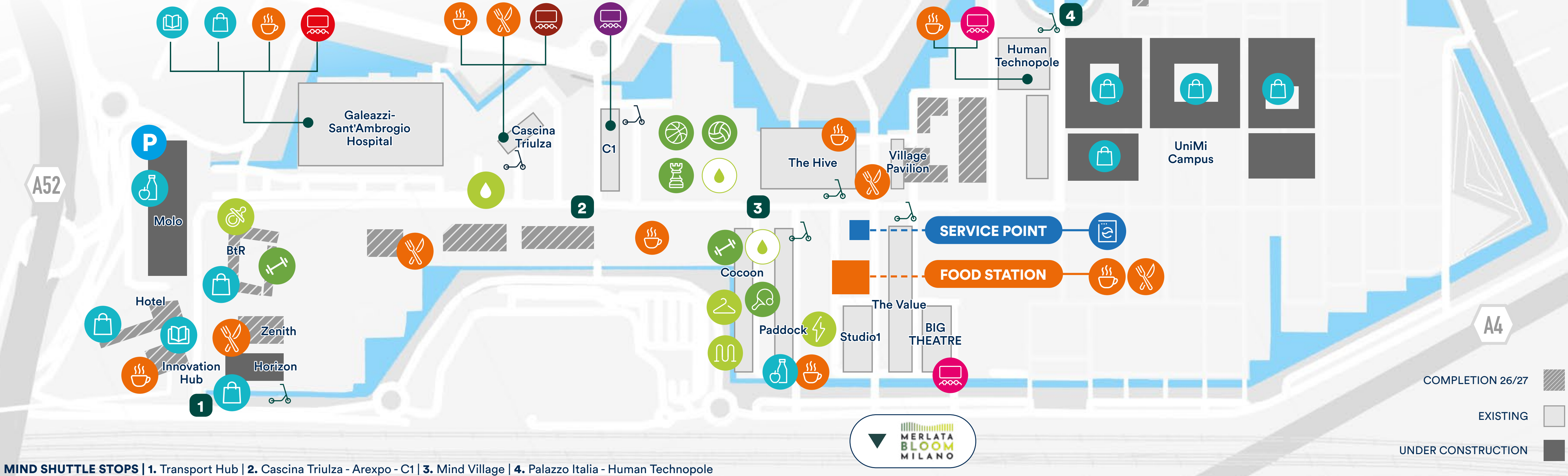
Discover your neighbors
























MIND has opened its doors to the public in 2022 and it is continuing its development



The entire area will host a diverse mix of services that will generate life and buzz



AUDITORIUM	PLAYGROUND AREA	SERVICE POINT	FOOD STATION	COMMON AMENITIES	STORES
Large spaces for conferences, meetings and events	Space dedicated to sport activity	Inside you will find:	Space dedicated to tasting and meeting		
 Galeazzi	 2 basketball fields	 Laundry room	 Bar	 Water house	 Grocery
 Cascina Triulza	 1 volleyball field		 Restaurant	 Fountain	 Retail
 Digital Bloom	 Chess			 EV charger	 Bookshop
 BIG THEATRE	 Ping Pong			 Bike racks	
	 Gym			 Changing room	
				 Creche	

MIND Ecosystem

A global excellence
in lifescience
to propel innovation

MIND Ecosystem: a global excellence in lifescience to propel innovation

Six anchors are driving MIND's development and will catalyze an influx of innovative companies and excellent projects.



(OPERATIONAL, COMPLETION: 2028)
The leading research institute for life sciences in Italy.



(OPERATIONAL)
The leading hospital for orthopaedic and prosthetic surgery.



(GROUNDBRAKING: OCT '23)
Public teaching and research University, top performer in the Life Sciences domain.



(OPERATIONAL)
Innovation network for the third sector.

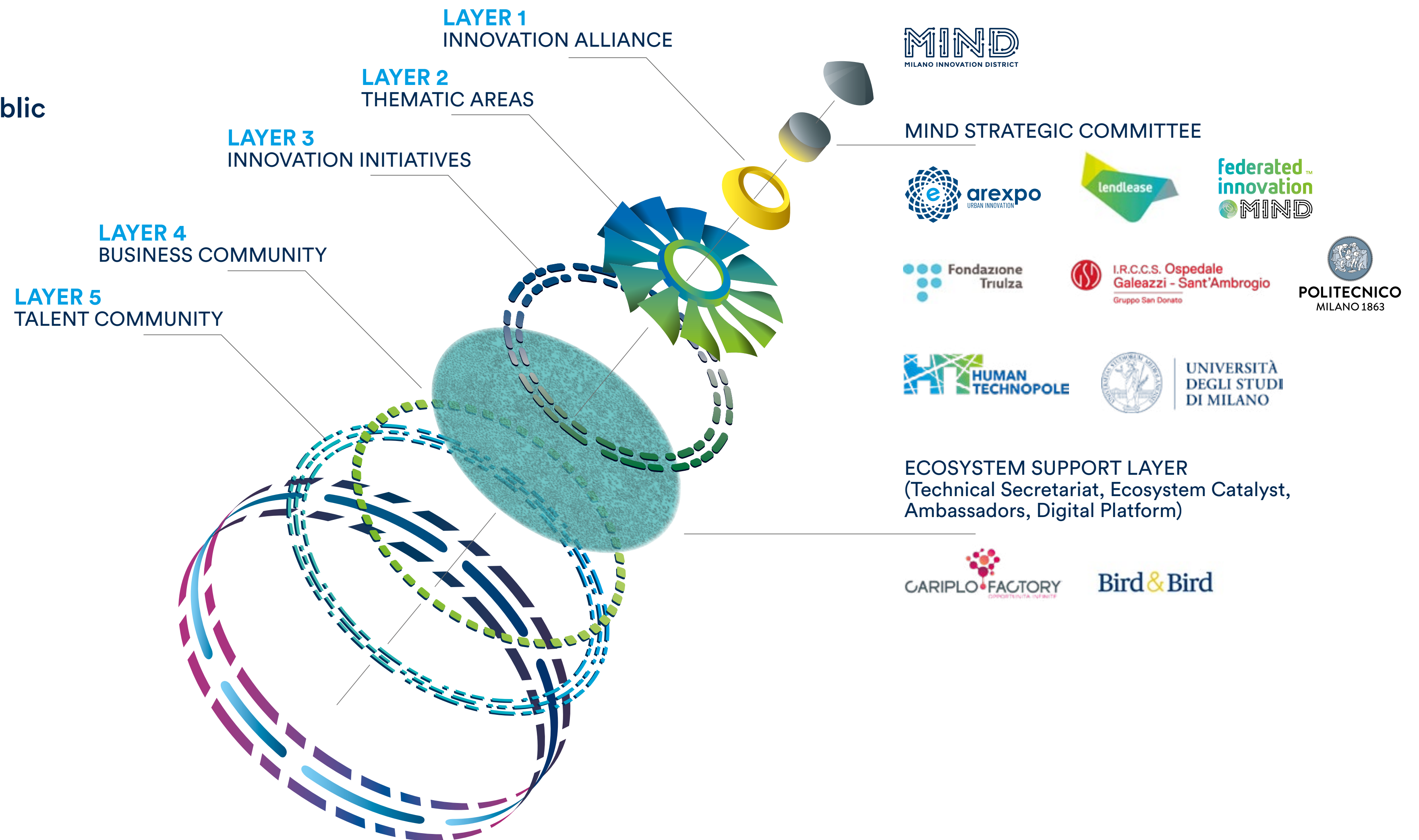


(OPERATIONAL)
Innovation ecosystem of private entities in partnership with key public authorities.



Public scientific-technological University, leader in teaching and research.

Federated Innovation@MIND is a space for innovation, a partnership of private and public entities born to turbocharge innovation in **Lifescience** and **City of the Future**.



[Discover all innovation initiatives](#)

[Register here to join our
Business and Talent Community](#)



+ 5000
Average Employees

+48%
Women employed

+31%
Women presence at Board level

+2M €
Average budget for R&D

+40.000 €
Average budget for Federated Innovation projects

Members per thematic areas

ENERGY TRANSITION & MOBILITY



Posteitaliane

LIFE SCIENCES & WELLBEING



SMART PLACES & BUILDING INNOVATION



URBAN DIGITALIZION & NEW SERVICES



WestGate: Nurturing innovation every day

The first mixed-use
milestone
carrying the whole
District's vision



**Welcome to West Gate,
the place to stay, work, live,
connect and enjoy**

MOLO
To work

Office wGLA	2,554 sqm
Retail wGLA	3,037 sqm
Total wGLA	5,654 sqm

WG HOSPITALITY
To stay

WG LIVING
To live

ZENITH
To work

Office wGLA	18,661 sqm
Retail wGLA	793 sqm
Total wGLA	19,522 sqm

HORIZON
To work

Office wGLA	15,804 sqm
Labs wGLA	1,868 sqm
Total wGLA	20,793 sqm

INNOVATION HUB
To work

Office wGLA	6,171 sqm
Retail wGLA	870 sqm
Total wGLA	7,069 sqm

COMMON GROUND
To enjoy

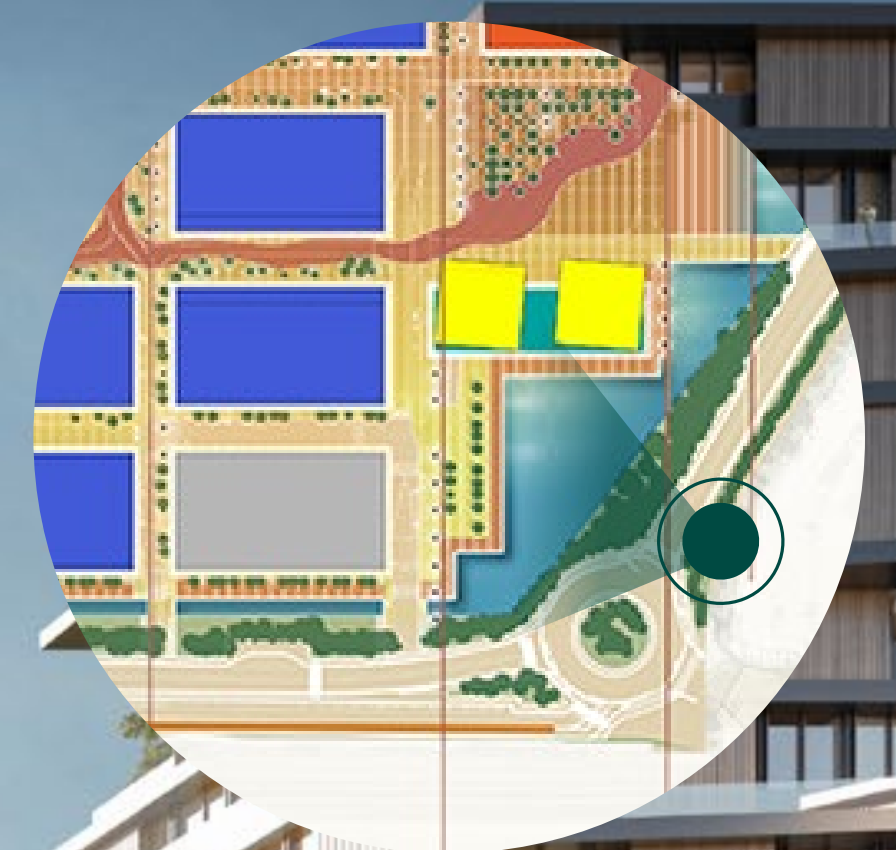
West Gate benefits from **key location**, **accessibility** and **infrastructure**

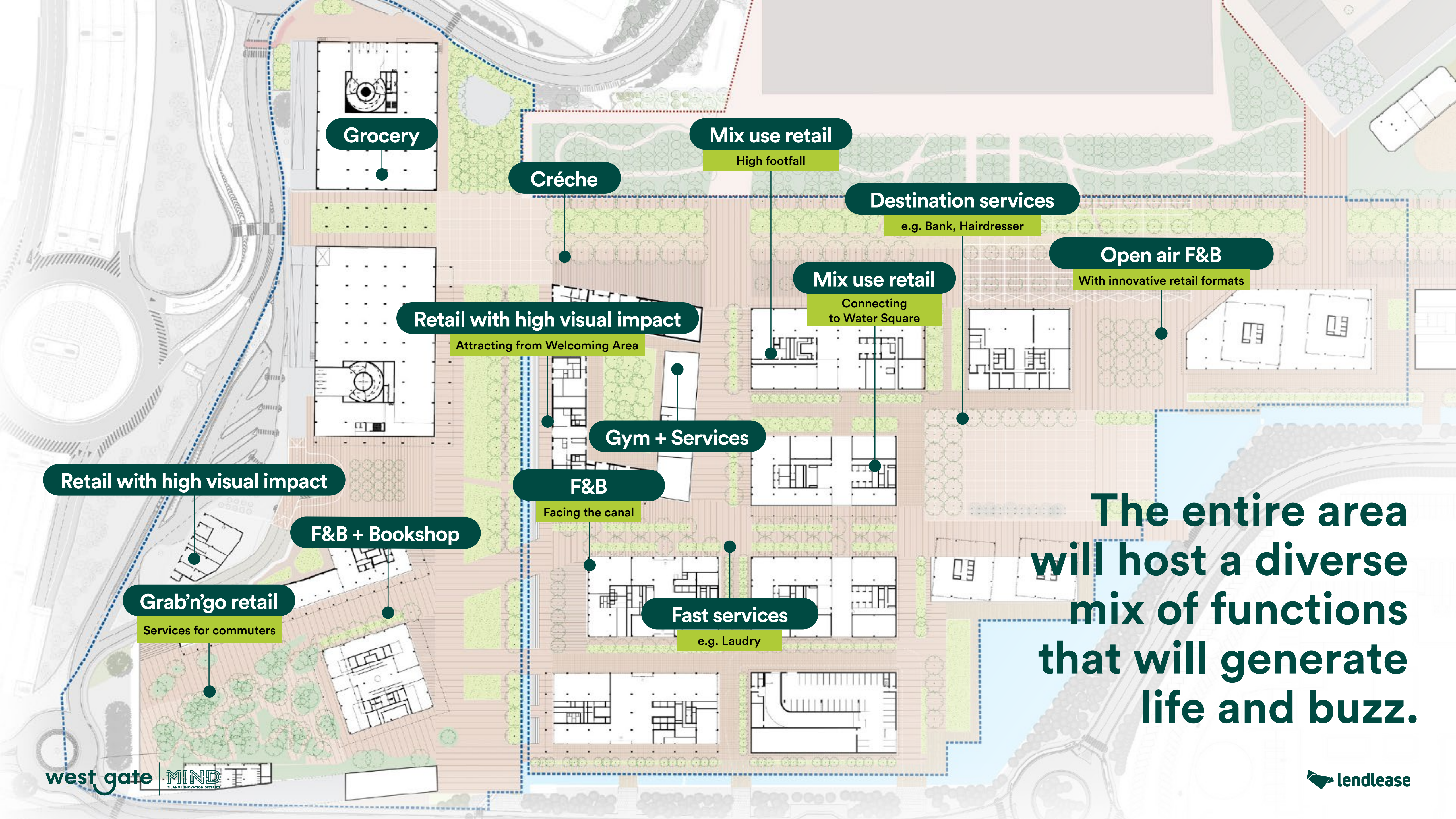
The project has an excellent connection thanks to both private and public means of transports which are located within the major regional infrastructure system.

Also, MIND is part of a larger development area that includes the mixed used development of Cascina Merlata and that will generate a new Milanese destination.



WestGate will reshape your
experience of urban life:
come find your way
of working, living,
connecting and enjoying





Grocery

Mix use retail

High footfall

Crèche

Destination services

e.g. Bank, Hairdresser

Open air F&B

With innovative retail formats

Mix use retail

Connecting
to Water Square

Retail with high visual impact

Attracting from Welcoming Area

Gym + Services

F&B

Facing the canal

Fast services

e.g. Laundry

F&B + Bookshop

Grab'n'go retail

Services for commuters

Retail with high visual impact

The entire area
will host a diverse
mix of functions
that will generate
life and buzz.

Something to do, all over the day



Services
22%

Health
& Beauty
4%

F&B
26%

F&B Refuel
6%

Personal
items
17%

Electronics
3%

Households
14%





Cycle/pedestrian and public transport access



1	IRCCS Ospedale Galeazzi - Sant'Ambrogio
2	Cascina Triulza
3	Digital Bloom
4	The Hive
5	Village Pavilion
6	Cocoon & Paddock
7	The Value
8	Human Technopole
9	Piazza Expo 2015



Follow the yellow flow on the ground to navigate the site!

CYCLE/PEDESTRIAN ACCESS

- FROM MM1:**
Go down at Rho Fiera (MM1), beyond gates turn right and go through the tunnel till the end.
- FROM TRAIN STATION:**
Reach the end of the tunnel beyond platform 6, then follow the yellow tunnel at your right. Follow the yellow flow on the ground to reach MIND Shuttle stop 1. TheShuttle is free to navigate the site.

MIND SHUTTLE STOPS

- 1 Transport Hub
- 2 Cascina Triulza - Arexpo - C1
- 3 Mind Village
- 4 Palazzo Italia - Human Technopole

SCOOTER PICK-UP POINTS

- Inside MIND it is possible to move around with **HELBIZ** scooters.
- Pick up your scooter at the pickup points and remember to park it in the appropriate spaces.

MIND will be an urban pilot for the european green transition.

It will bring together the public and private sector and the European Investment Bank to advance the following environmental criteria. Lendlease has established a series of indicators and monitoring tools to ensure that these ambitions are being realised on the way to absolute zero.



Energy performance

The whole electricity demand will be 100% renewable



Resource management

No waste approach and high standard recycling objective



Green mobility strategy

Fully electric transport onsite, walkable and cyclable routes



Water management strategy

Integrated strategy to reduce sitewide potable water demand



Embodied carbon in construction

50% reduction against RICs carbon footprint benchmarks



Resilience to extreme weather

Masterplan considers the effect of heat islands and urban flooding



One Health principles approach

MIND is designed to increase both people and planet's wellbeing



Engagement and behavioural change

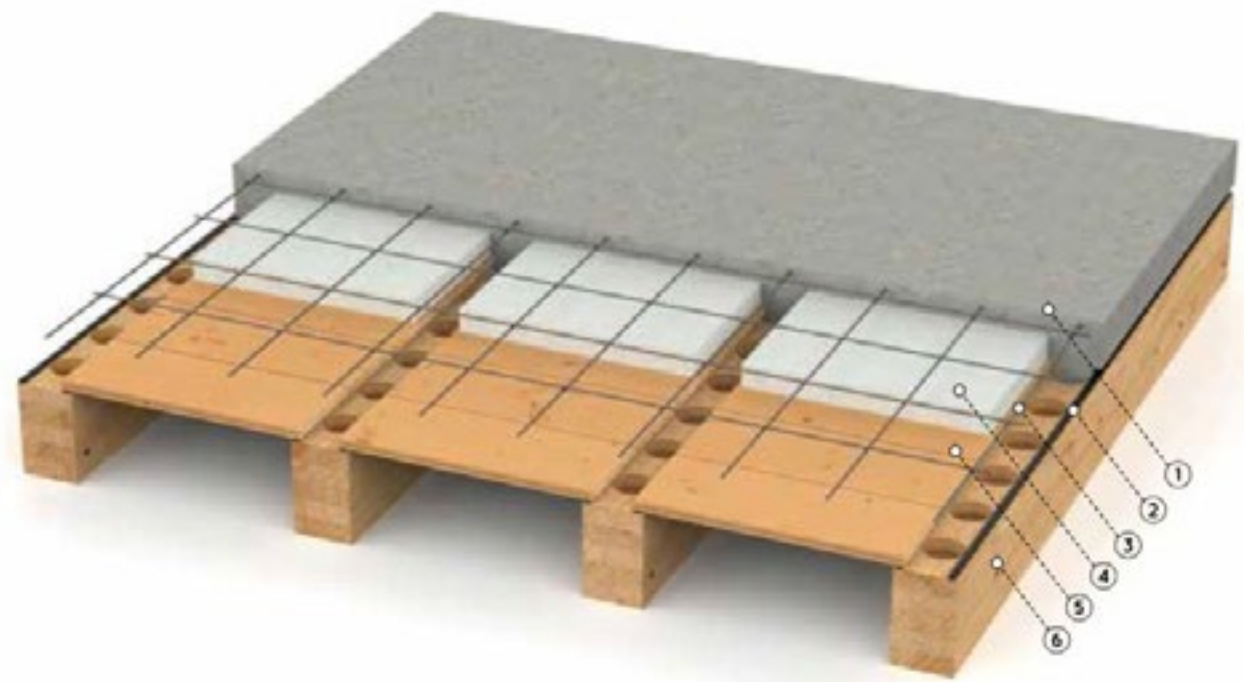
Engaging audience to take the greenest and healthiest choices



Environmental impact transparency

Impact will be monitored and verified by third independent party

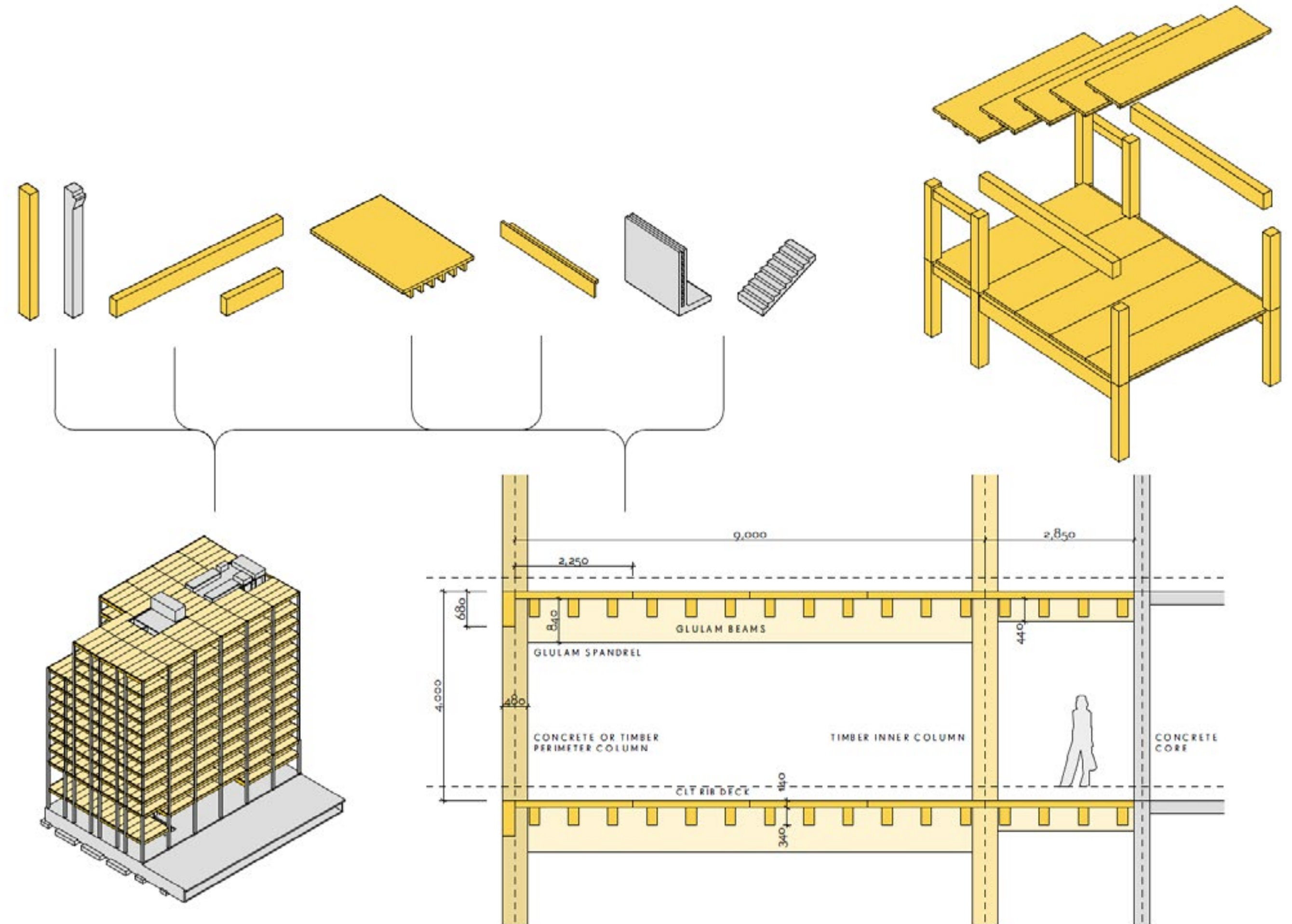
WestGate buildings implemented a **DFMA** structural system



Prepanel is a totally precast element composed by:

- **Glulam beams**
- **20-25 mm timber boards**
- **Precast reinforced concrete screed (dry)**
- **Structure is compliant to DFMA***

*(Design for Manufacture and Assembly) the elements of a building are created in manufacturing environment improving efficiency, and construction time reducing waste of materials




West Gate
office space

Where
ideas have
space to grow,
blossom
and spread

Innovation Hub

To connect





**Innovation Hub is the
meeting place where great
thinkers connect, nurturing
innovation every day**

















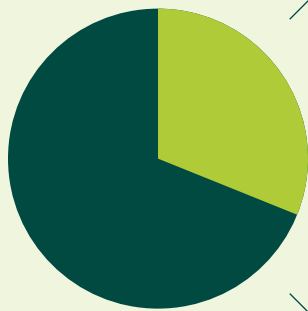
Stacking plan

	wGLA sqm
6 Panoramic terrace	425
5 Office	1,093
4 Office	1,154
3 Office	1,154
2 Office	1,154
1 Office	1,154
0 Lobby+Retail	37+870
-1 Storage	29.37



Monotenant layout

- Support spaces:
- 1 L meeting room
 - 3 M meeting rooms
 - 2 S meeting rooms
 - 1 project room
 - 3 phone booths
 - 2 quiet rooms
 - 2 copy areas
 - 2 break areas



38%

62%

- Work desks:
- 56 desks
 - 8 closed offices
 - 4 reserved desks

Open spaces

91%

Closed spaces

5%

Max floor crowding:

123

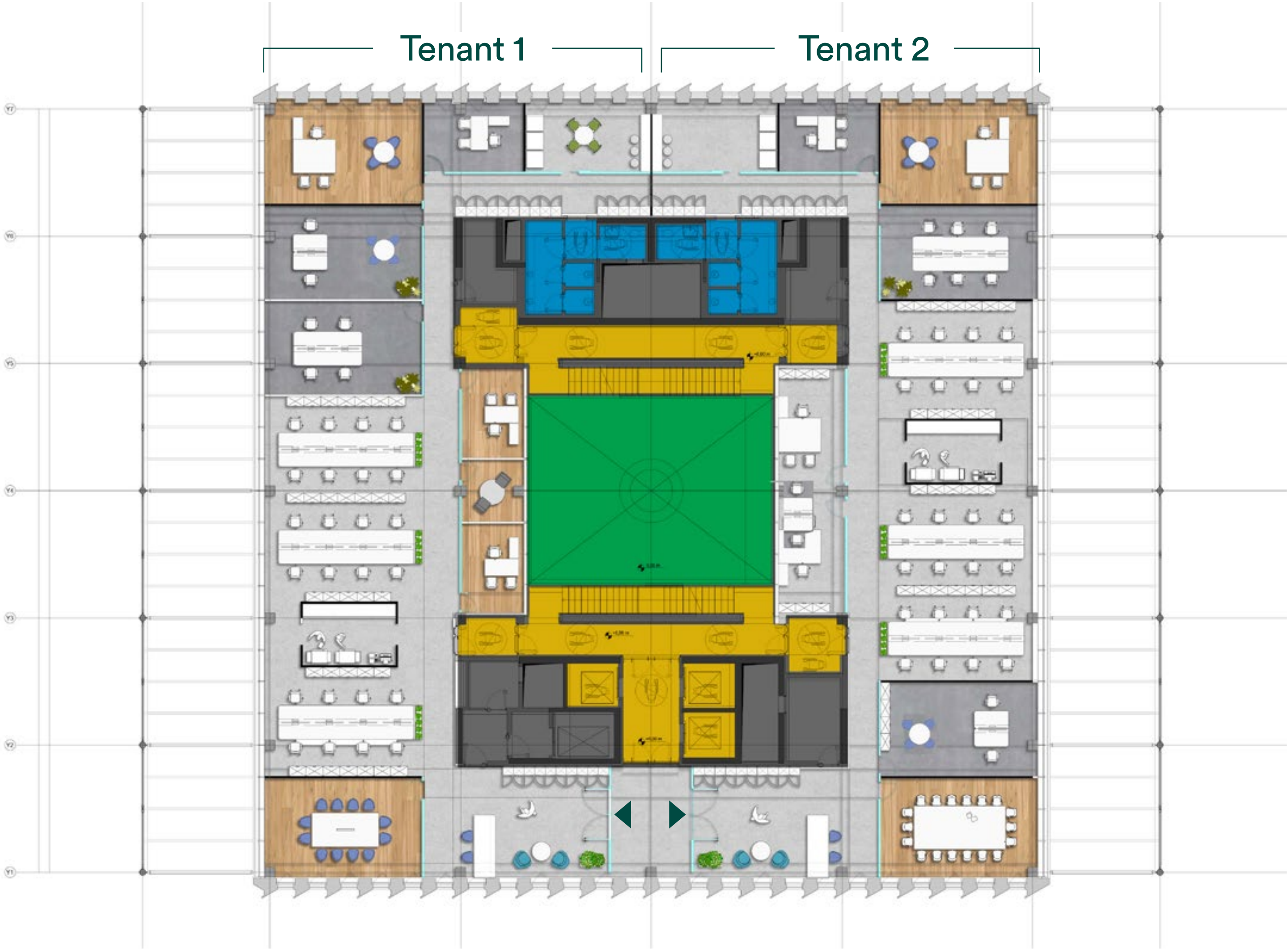
Total desks:

74



● Toilets ● Stairways, elevators ● Inner courtyard

Bitenant layout



● Toilets ● Stairways, elevators ● Inner courtyard

Tenant 1

Support spaces:
1 L meeting room
1 S meeting room
1 copy area
1 break area

46%

54%

Work desks:
24 desks
6 closed offices

Open spaces	Closed spaces
80%	20%
Max floor crowding: 61	Total desks: 30

Tenant 2

Support spaces:
1 L meeting room
1 M meeting room
2 copy area
1 break area

46%

54%

Work desks:
42 desks
2 closed offices
2 reserved desks

Open spaces	Closed spaces
91%	9%
Max floor crowding: 61	Total desks: 46

Innovation Hub

Offices: Class A Open spaces

LOCATION:
West Gate, MIND
Milano Innovation District
Milan Municipality

Metro every 4minutes to Duomo,
5 minute by train to/from Milano Centrale.
30 minutes to Linate, 35 minutes to Milano Malpensa Airport

TOTAL AREA GLA:
7,897 sqm (GLA Global - Revision 16)

Context

- Connectivity
- Public space
- Visibility
- Common ground

Low impact

- Passive Design
- Low Embodied Carbon
- Life Cycle Positive

Health & Wellbeing

- Green areas
- LEED, WELL, Wired Score
- Walkability

FLOOR PLATES:
Typical floor plates are approximately GLA: 1,100 sqm
Maximum workplace density Nia: 1:8
Efficiency Nia/Gia: 85%
Soft spots for interconnecting stairs

BUILD QUALITY:
BOMA International Investment Class A
Shell & Core + Catergory A fitout including raised floor, finished lobby and amenities.
Provision for ceiling up to 2700 high, 3500 high.

TIMBER FLOOR DECKS:
Timber ribbed floor decks. Precast concrete columns and beams. Cast-in-situ concrete core walls; cast-in-situ concrete underground structure and foundation.

Building grid: 6x9m

AIR QUALITY:
Fresh air supply: 1.5 l/s m2
with potential to increase to ≈2 l/s m2 on some floors (3).

Passive chilled beams and operable windows.

PRIVATE CARPARK BAYS:
52 bays available
Includes electric vehicles and car share spaces

LIFTS AND SECURITY:

- Destination control
- Touchless access controls
- Designed to CIBSE Guide D standards

AMENITIES:

- End of trip
- Active ground floor

WEST GATE AMENITIES:

- Flex
- Childcare
- Active ground floor
- F&B and retail
- Outdoor space equipped for work and leisure

ENVIRONMENTAL TARGETS:



LEED: Gold & Platinum
WELL: Gold
WIRED: Platinum

Innovation Hub

Offices: Class A Open spaces

ARCHITECTURE:

Interior space adaptable to different layouts.

- **Portico:** full-height steel colonnade along the east and west façades. Covers the main entrances, protects terraces and façades against direct sunlight, collects solar energy through solar panels.
- **Central distribution space:** the central stairwell creates a full-height connecting space.
- **Panoramic terrace:** urban view, located on the 6th floor, has a green area of 530 m².
- **Covered bike parking:** covered area (south side) for HUB users’ bicycles.
- **Basement:** changing rooms with restrooms and showers for users.
- **East/West façades:** continuous glazing consisting of a mullion and transom system made of aluminium profiles, with mirror glazing consisting of selective high-performance thermal and acoustic double glazing and external screening consisting of roller blinds.
- **North/South façades:** alternating opaque vertical bands with transparent vertical bands. The glazing bands are window frames with fixed and opening portions, the glazed surfaces consist of selective high-performance thermal and acoustic double glazing and external shading consisting of roller blinds.

2 restroom blocks, 3 toilets + 1 handicap accessible toilet

3 guest lifts + 1 freight lift

STRUCTURES (DFMA):

The interior and elevated structure of the building (floors, beams and columns) are made of wood.

- Building designed considering a life cycle assessment and to respond positively to the Carbon Strategy.

FLOORS:

raised, excluding finish (carpet, PVC or other); 12 cm sub-floor space.

FALSE CEILINGS:

not envisaged, the systems will be visible on the wooden structure. Plasterboard ceilings will be installed in the conference rooms, corridors and restrooms.

PLANTS:

ACTIVE COLD BEAM HEATING AND COOLING WITH BMS SYSTEM	SMOKE AND HEAT EVACUATION
DOMESTIC WATER SUPPLY	SEWERAGE AND RAINWATER DISCHARGE
PRESSURISATION OF SMOKE-PROOF FILTERS	FIRE EXTINGUISHING SYSTEM, WITH AUTOMATIC EXTINGUISHING VIA DRY SPRINKLERS
LED LIGHTING WITH DALI SYSTEM	EVAC, CCTV, BMS, INTRUSION AND ACCESS CONTROL SYSTEM
PHOTOVOLTAIC SYSTEM ON THE ROOF	CENTRALISED AIR TREATMENT SYSTEM
MECHANICAL VENTILATION AND EXTRACTION	



Download the MIND Village app and discover all its fantastic features!



AMENITIES



FOOD DELIVERY



SPACES
RESERVATION



PARKING



EVENTS



AND MUCH MORE!





west gate

MIND
MILANO INNOVATION DISTRICT

Thank you

Disclaimer

This presentation has been prepared and issued by Lendlease Europe Holdings Limited (“LEHL”). None of LEHL, Lendlease, nor any of their respective associates or directors makes any warranties or representations regarding the timeliness, quality, accuracy or completeness of the information in this document. Recipients must make their own independent assessment, after making such investigations as they deem necessary (including independent analysis of any other information they consider relevant). This presentation does not constitute a recommendation by, or advice from LEHL, Lendlease, nor any of their respective affiliates, associates or any other person to any recipient of this presentation. Investors and recipients of this presentation must rely on their own representatives and advisers, including their own legal advisers and accountants, as to legal, tax and related matters.

In particular, any targets, projections, estimates, forecasts and opinions necessarily involve significant elements of subjective judgement, assumptions as to future events and analysis, which may or may not be correct and each recipient of this presentation should satisfy itself in relation to such matters. There are usually differences between projected and actual results and these differences may be material. Neither LEHL, Lendlease, nor any of their respective associates or directors guarantee the future success of any investments, the repayment of capital or any particular rate of capital or income return. Investment-type products are subject to investment risk, including the possible loss of capital invested. The information contained in this presentation is confidential and is provided for the exclusive use of the recipient.

This presentation may not be copied or distributed (except to the recipient’s professional advisers, who must be informed of its confidentiality) and the recipient and its professional advisers must keep confidential all matters contained within it which are not already in the public domain or subsequently become public other than through the fault of the recipient or its advisers.

By receiving and retaining this document, investors agree to be bound by and observe these confidentiality restrictions. Unless otherwise indicated, information contained in this presentation is current only as at the date of issue of this presentation.