

west gate

MIND  
MILANO INNOVATION DISTRICT

MoLo



# 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



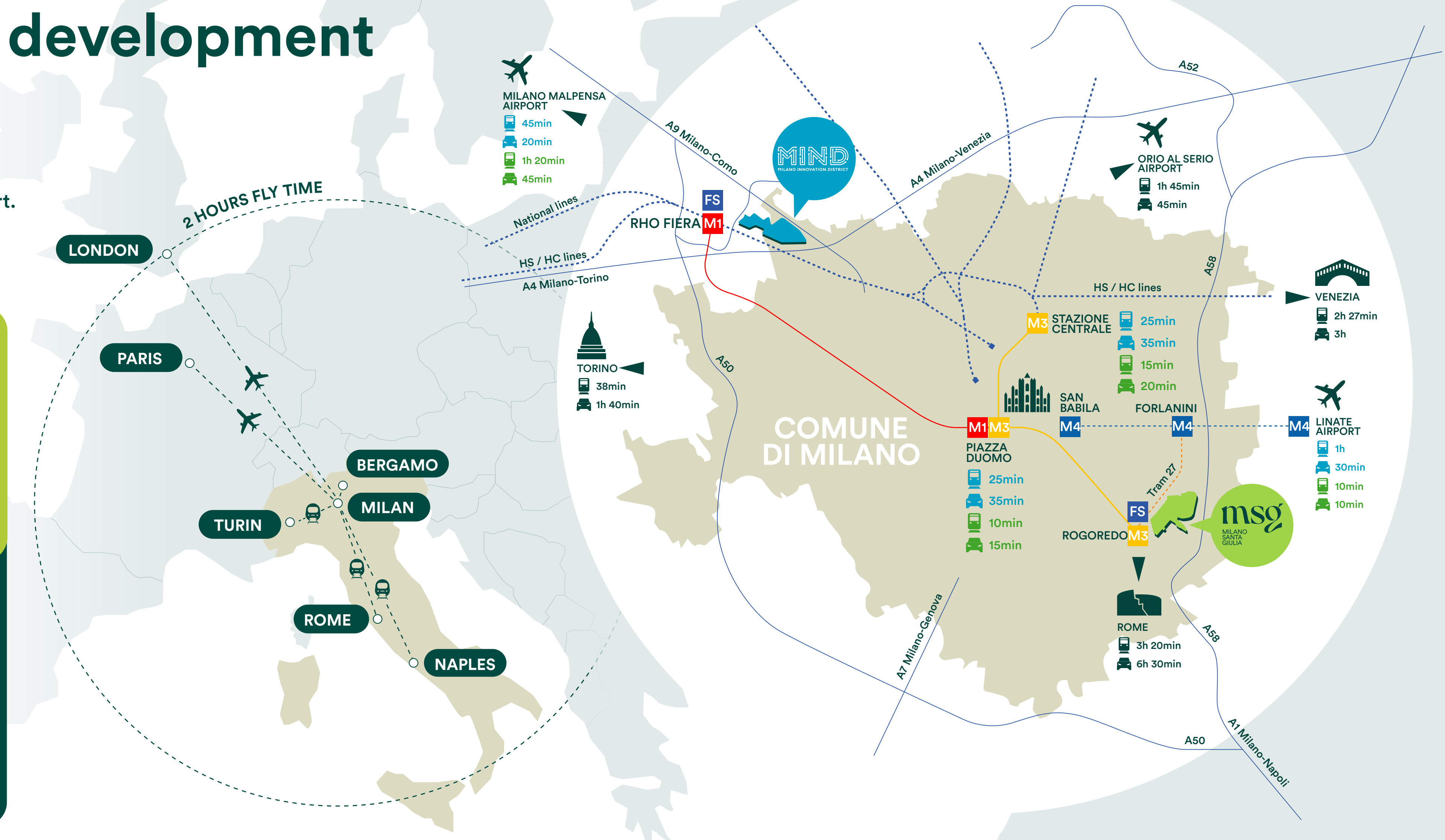
Village

West Gate



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

Lendlease has chosen Milan for the development of **2 urban regeneration projects** that share the same mission of defining a **new urban model** as well as a **strategic position** in the vibrant city outskirts.





# 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

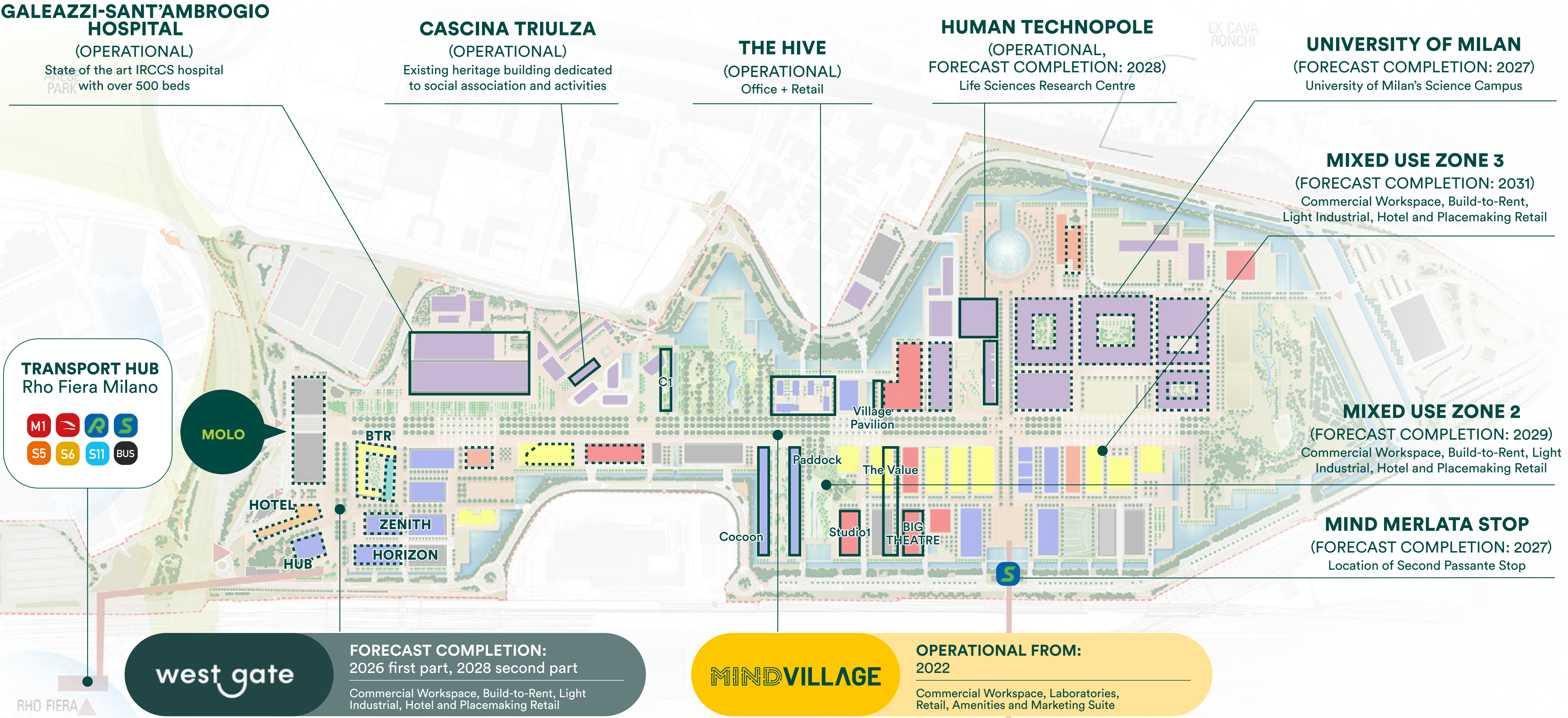
## HIGH-SPEED RAIL DISTANCES

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

## AIRPORT DISTANCES

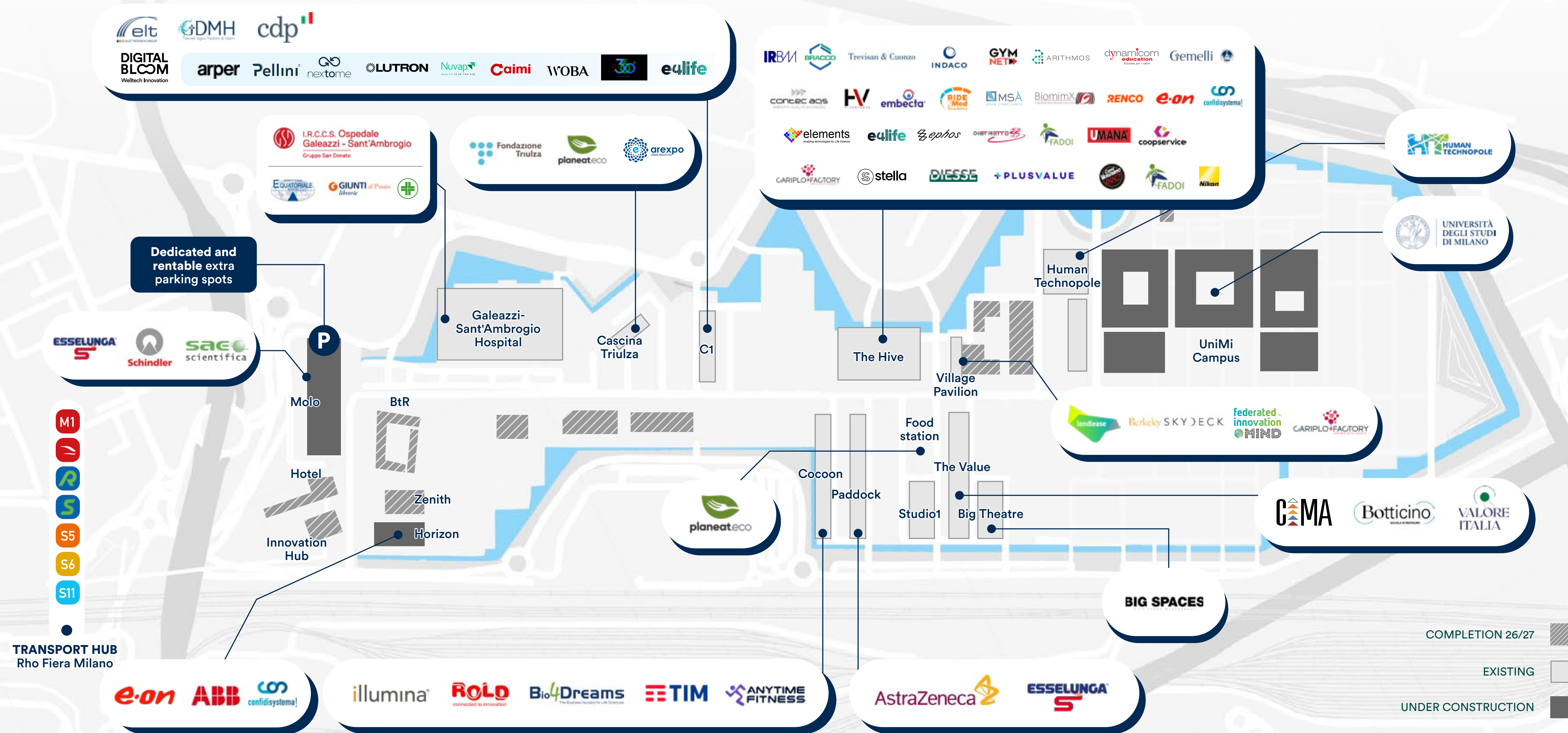
20min	Malpensa
30min	Linate
45min	Orio al Serio





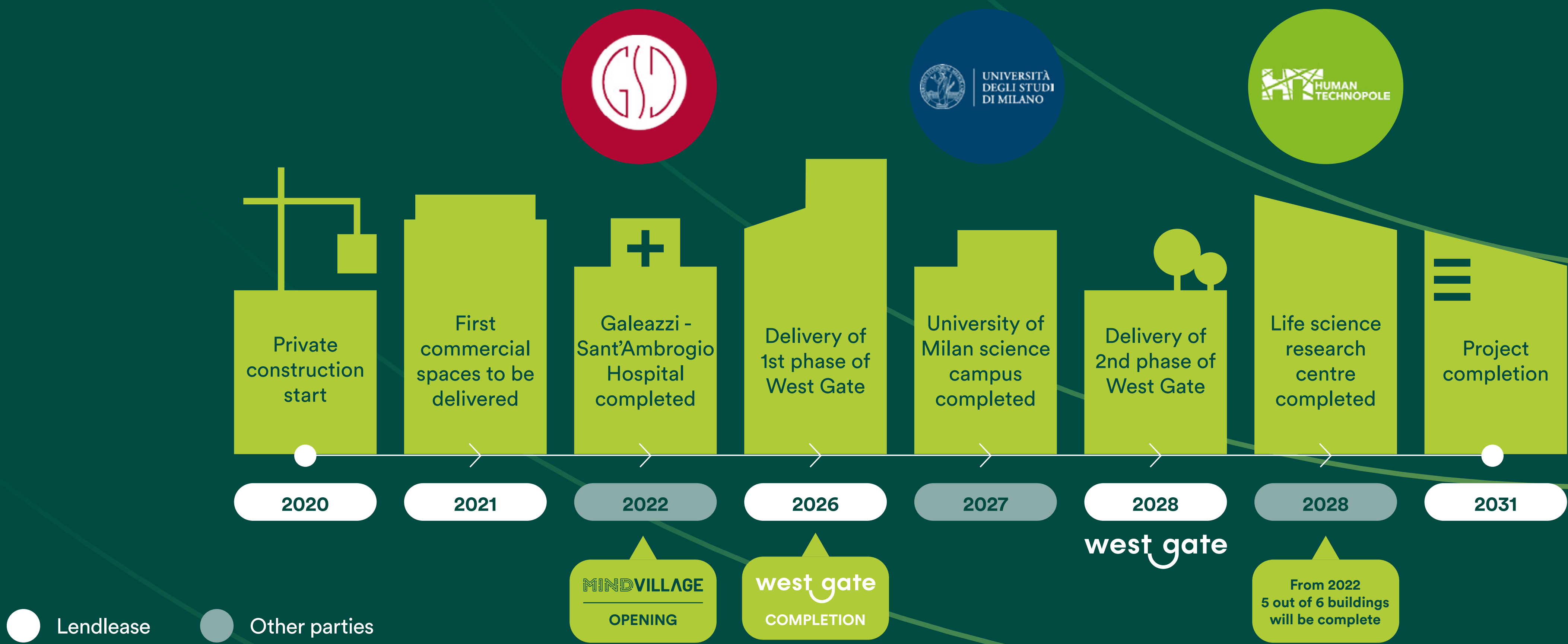


# Discover your neighbors



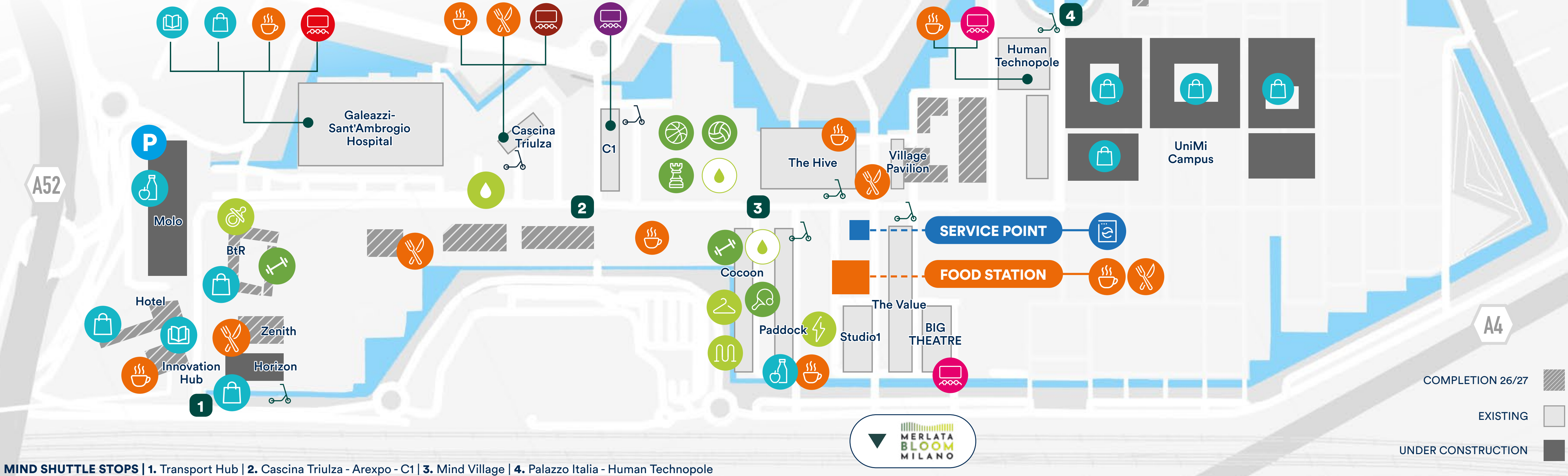























# MIND has opened its doors to the public in 2022 and it is continuing its development





# 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 offers meeting rooms of different sizes and other fully-equipped spaces to host your next big event





# 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.



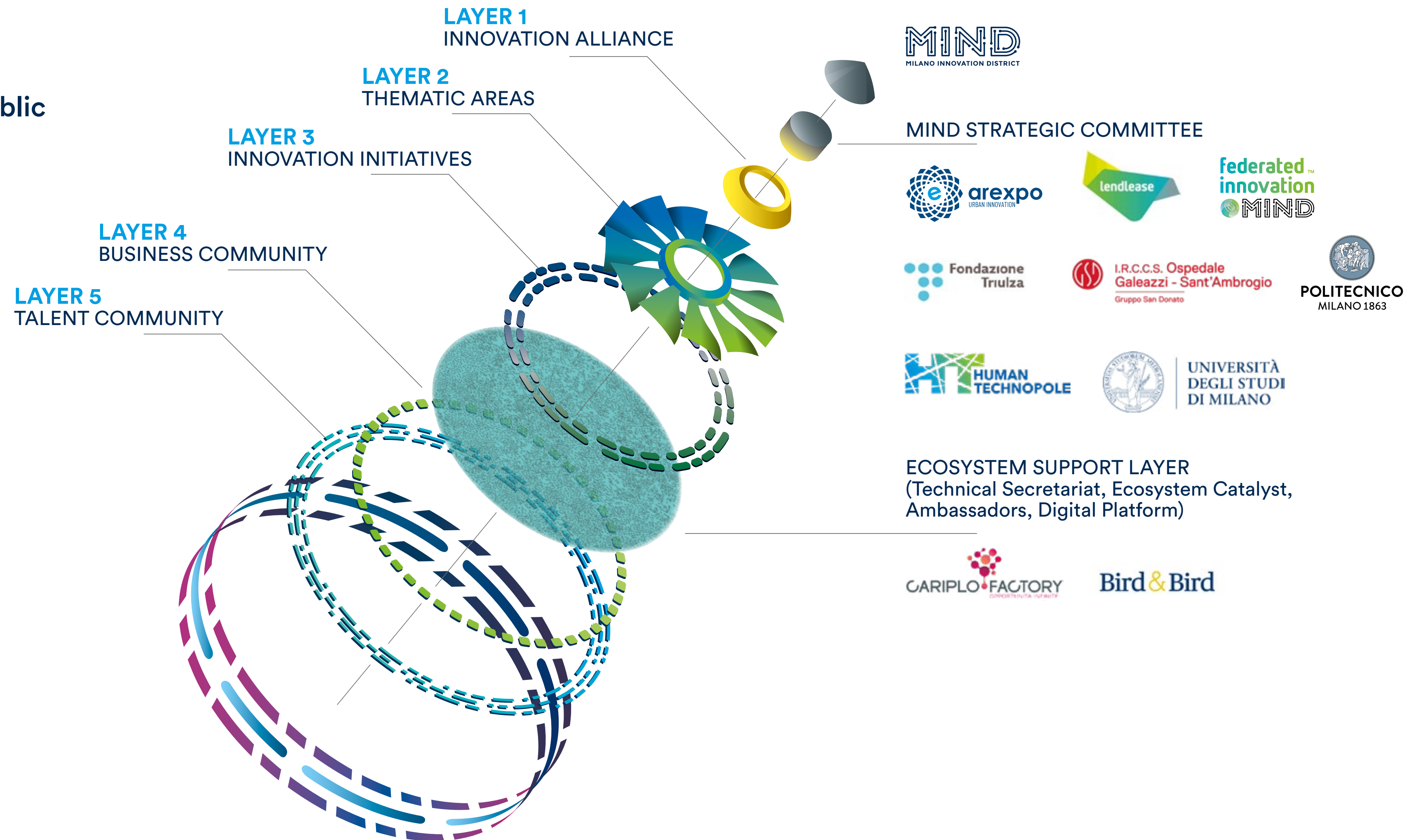
(OPERATIONAL)  
Innovation ecosystem of private entities in partnership with key public authorities.



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



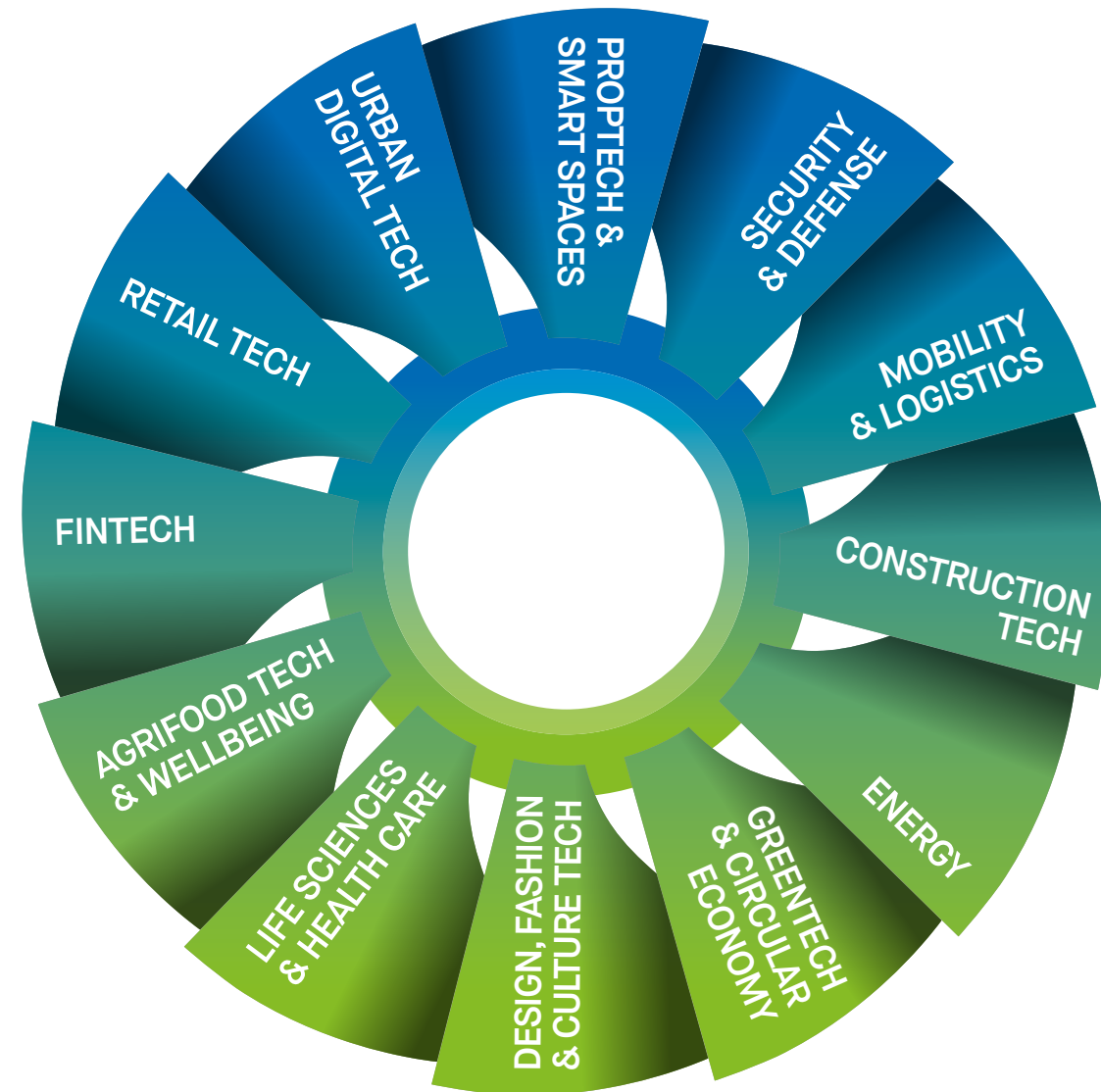
Federated Innovation@MIND is a space for innovation, a partnership of private and public entities born to turbocharge innovation in **Lifescience** and **City of the Future**.



[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 GLA	2,837 sqm
Office GLA	6,375 sqm
Retail GLA	2,700 sqm
Total GLA	<b>17,450 sqm</b>

**WG HOSPITALITY**  
**To stay**

**WG LIVING**  
**To live**

**ZENITH**  
**To work**

Office GLA	20,767 sqm
Retail GLA	640 sqm
Total GLA	<b>21,407 sqm</b>

**HORIZON**  
**To work**

Office GLA	20,218 sqm
Total GLA	<b>20,518 sqm</b>

**INNOVATION HUB**  
**To work**

Office GLA	7,075 sqm
Retail GLA	760 sqm
Total GLA	<b>7,835 sqm</b>

**COMMON GROUND**  
**To enjoy**



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

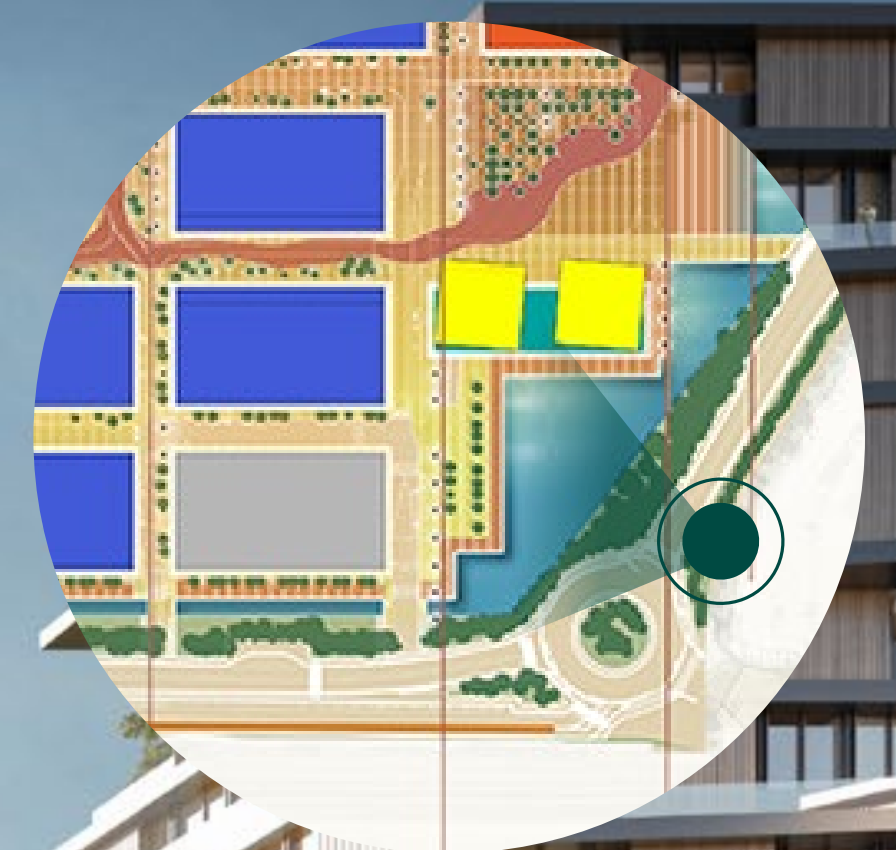
The project has an excellent connection thanks to both private and public means of transports which are located within the major regional infrastructure system.

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.

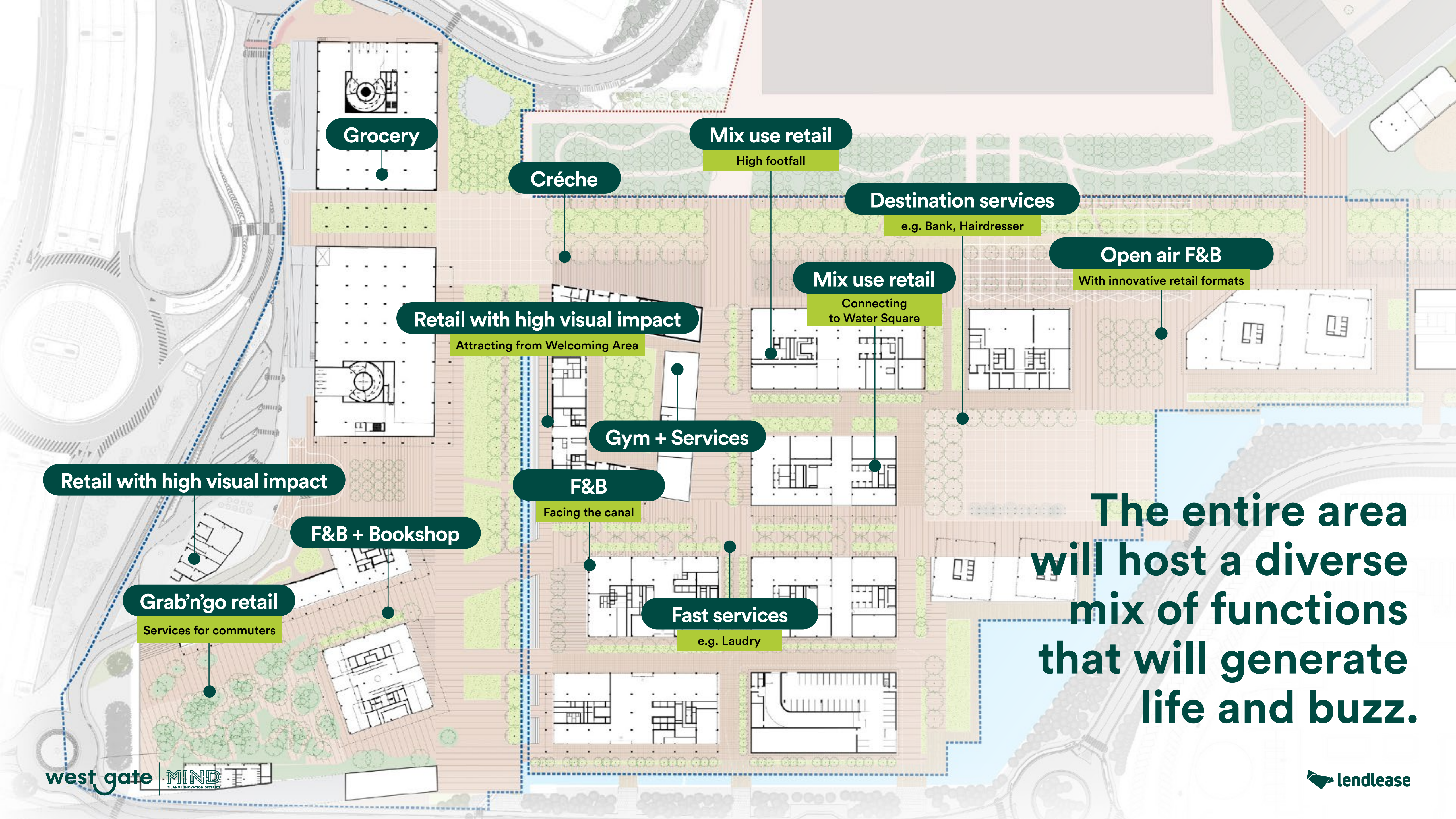




WestGate will reshape your  
experience of urban life:  
come find your way  
of working, living,  
connecting and enjoying







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%**

Households  
**14%**

Electronics  
**3%**













# 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

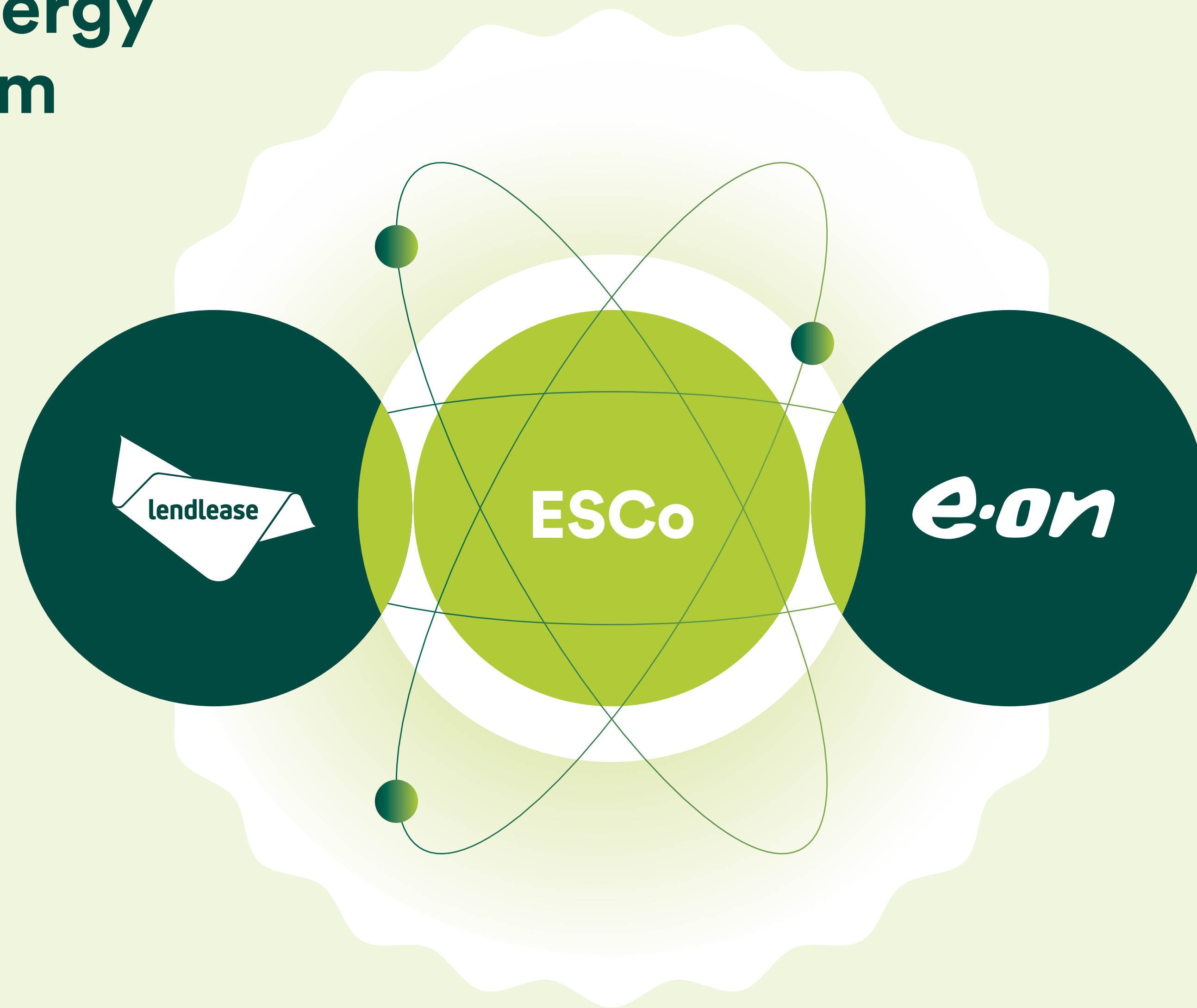
Impact will be monitored and verified by third independent party



# Lendlease and Eon together to provide new and clean energy to the entire MIND ecosystem

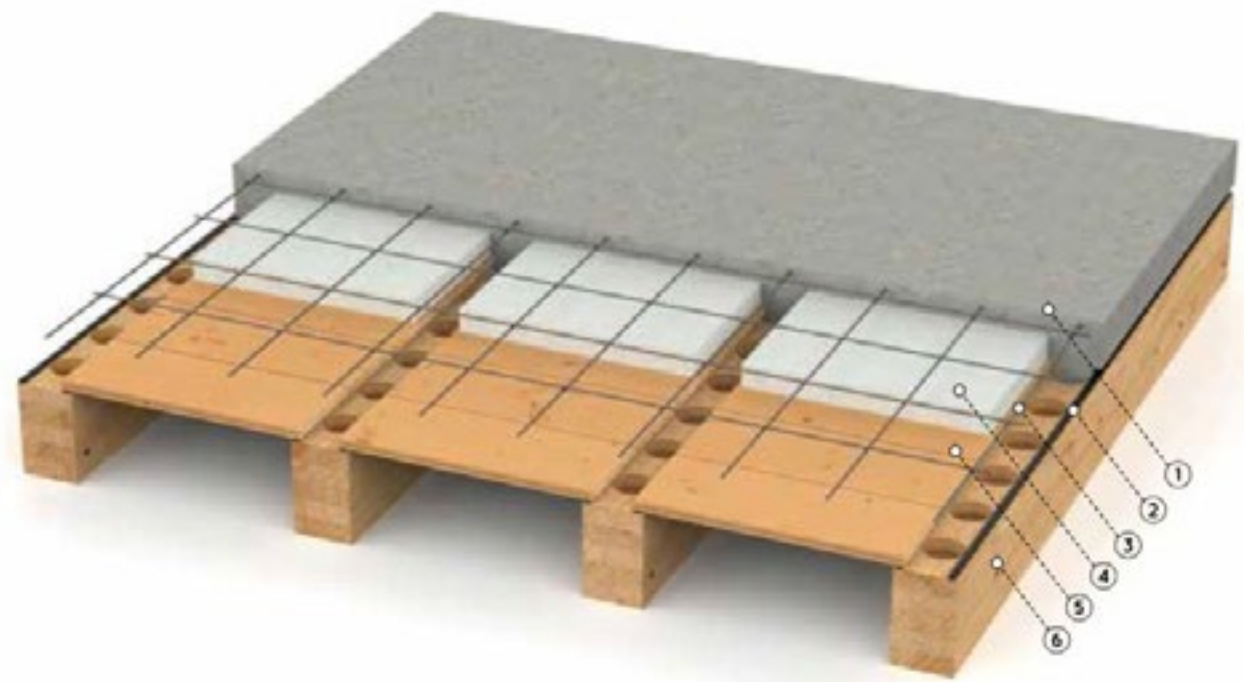
Thanks to E.ON's **ectogridTM technology**, ESCo will supply buildings with thermal vectors, for heating and cooling, produced with energy from 100% renewable sources.

Compared to a traditional energy production system, this innovative technology will result in a reduction of around **10,000 tons of CO2 emissions** annually, equivalent to the energy consumption emissions of 3,350 households.





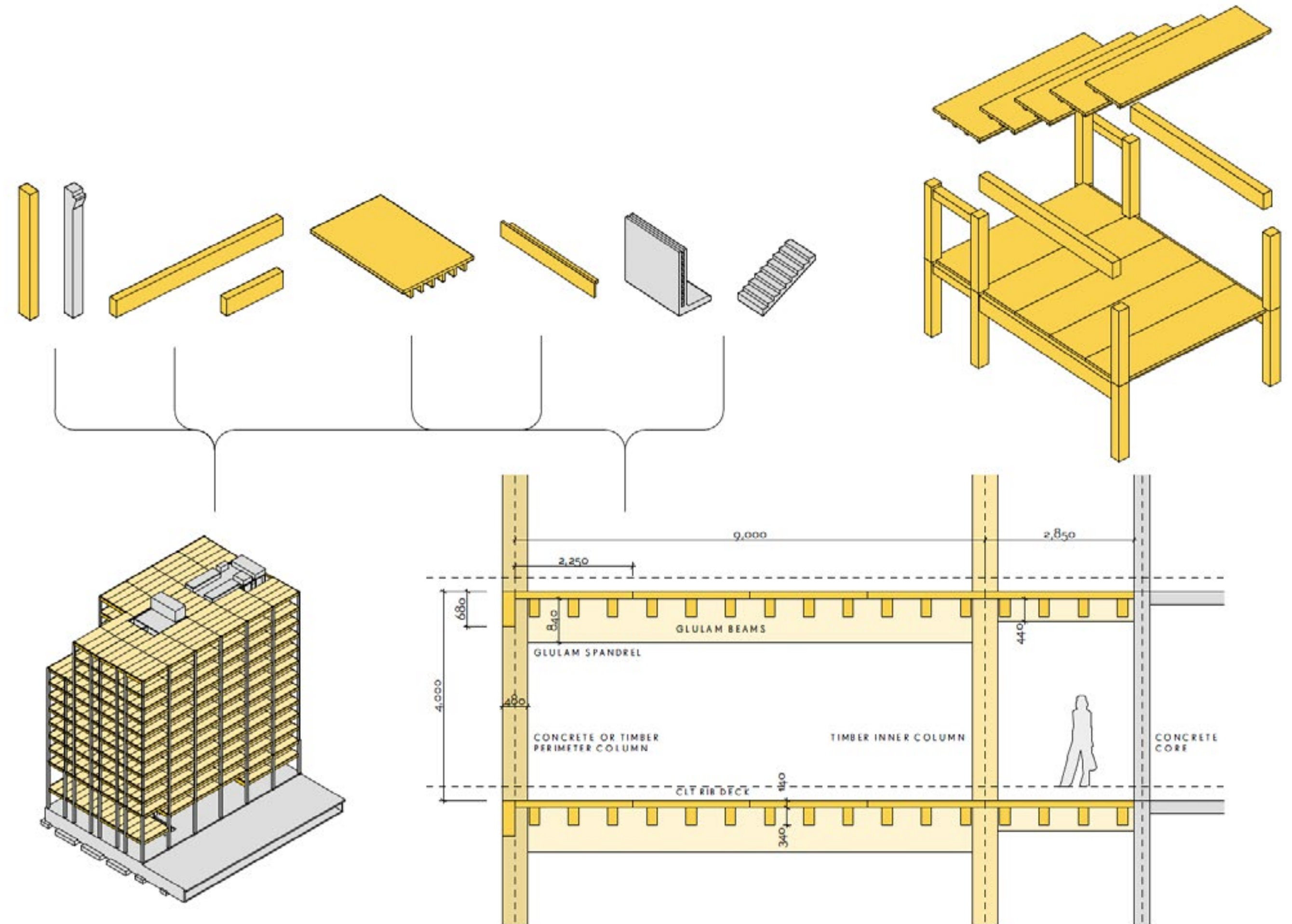
# WestGate buildings implemented a **DFMA** structural system



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



# Molo

## To work



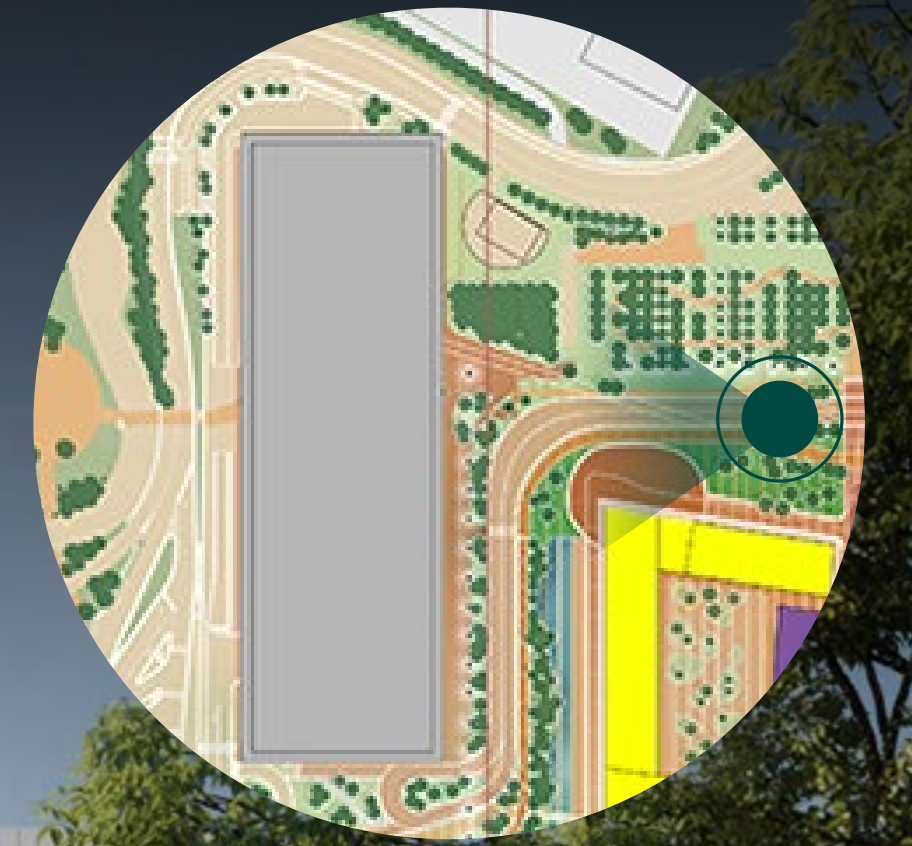




**At MoLo you will find the right spaces to research and pursue innovation, with an eye on connectivity**



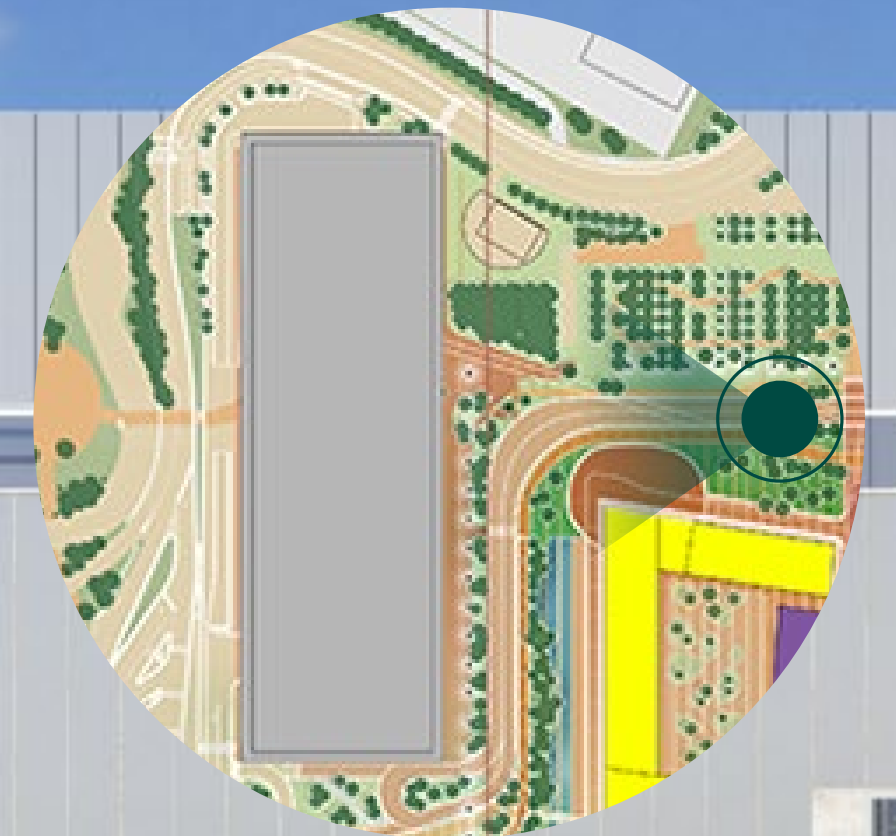
This multi-storey building will provide car parking, canteen, shops, and warehouses, all “dressed in green”

















# Stacking plan

		wGLA sqm
6	Office	404
5		
4	Office	538
3	Office	496
2	Office	517
1	Office	534
0	Office+Retail	65+2.661

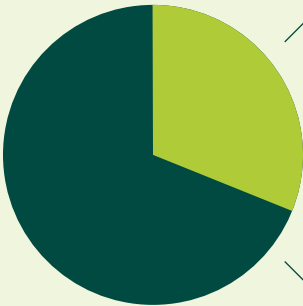




Typical floor

# Traditional floorplan

- Support spaces:
- 1 L meeting room
  - 1 M meeting room
  - 2 copy areas
  - 1 new toilets area
  - 1 lockers room
  - 1 break area



31%

69%

- Work desks:
- 24 desks
  - 6 closed offices

Open spaces

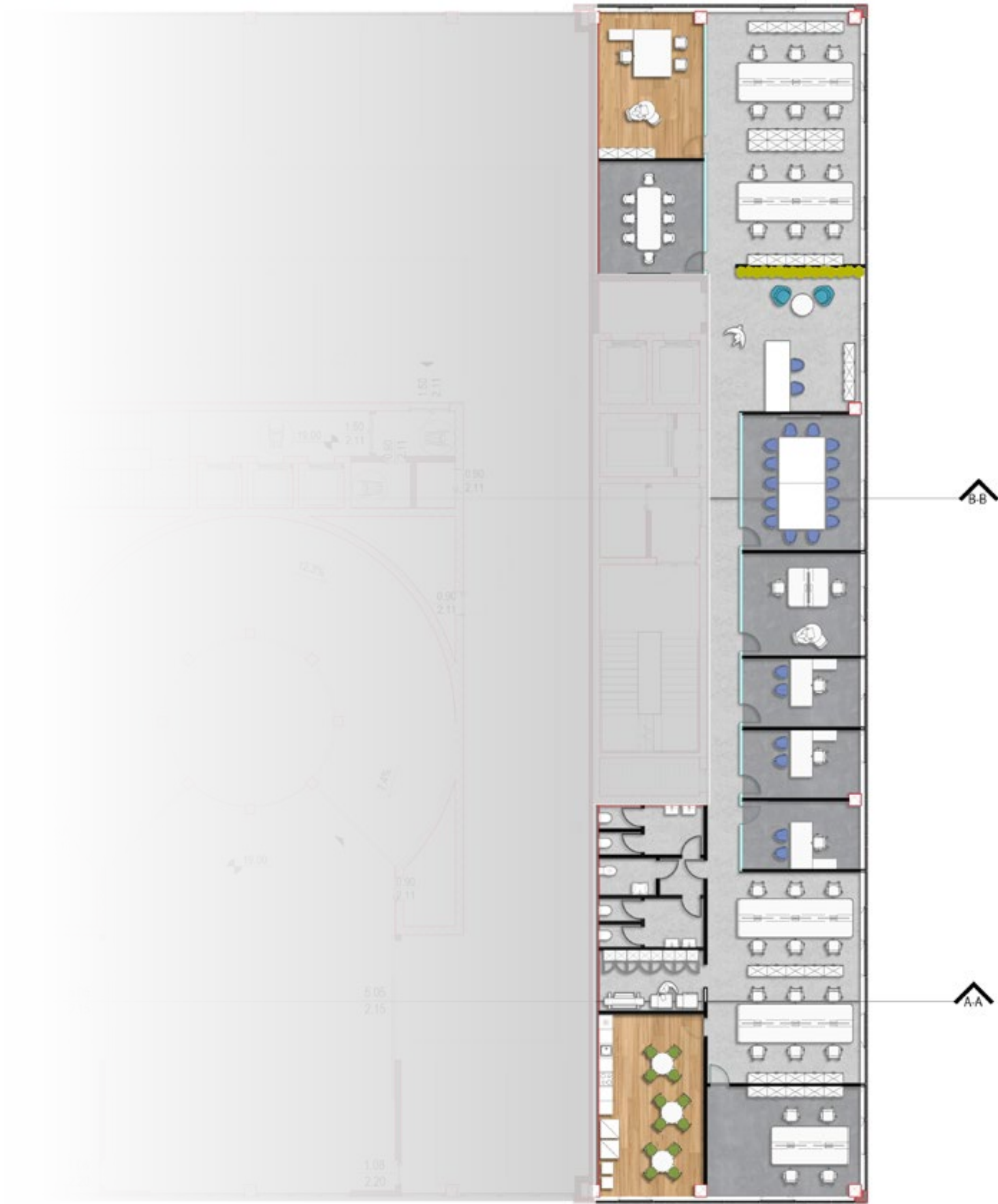
Closed spaces

80%

20%

Max floor crowding: 50

Total desks: 36

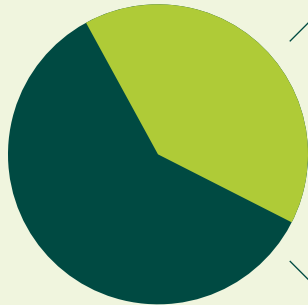




Typical floor

# Smart floorplan

- Support spaces:
- 1 M meeting room
  - 1 S meeting room
  - 1 quiet room
  - 1 phone booth
  - 1 project room
  - 2 copy areas
  - 1 new toilets area
  - 1 lockers room
  - 1 break area



43%

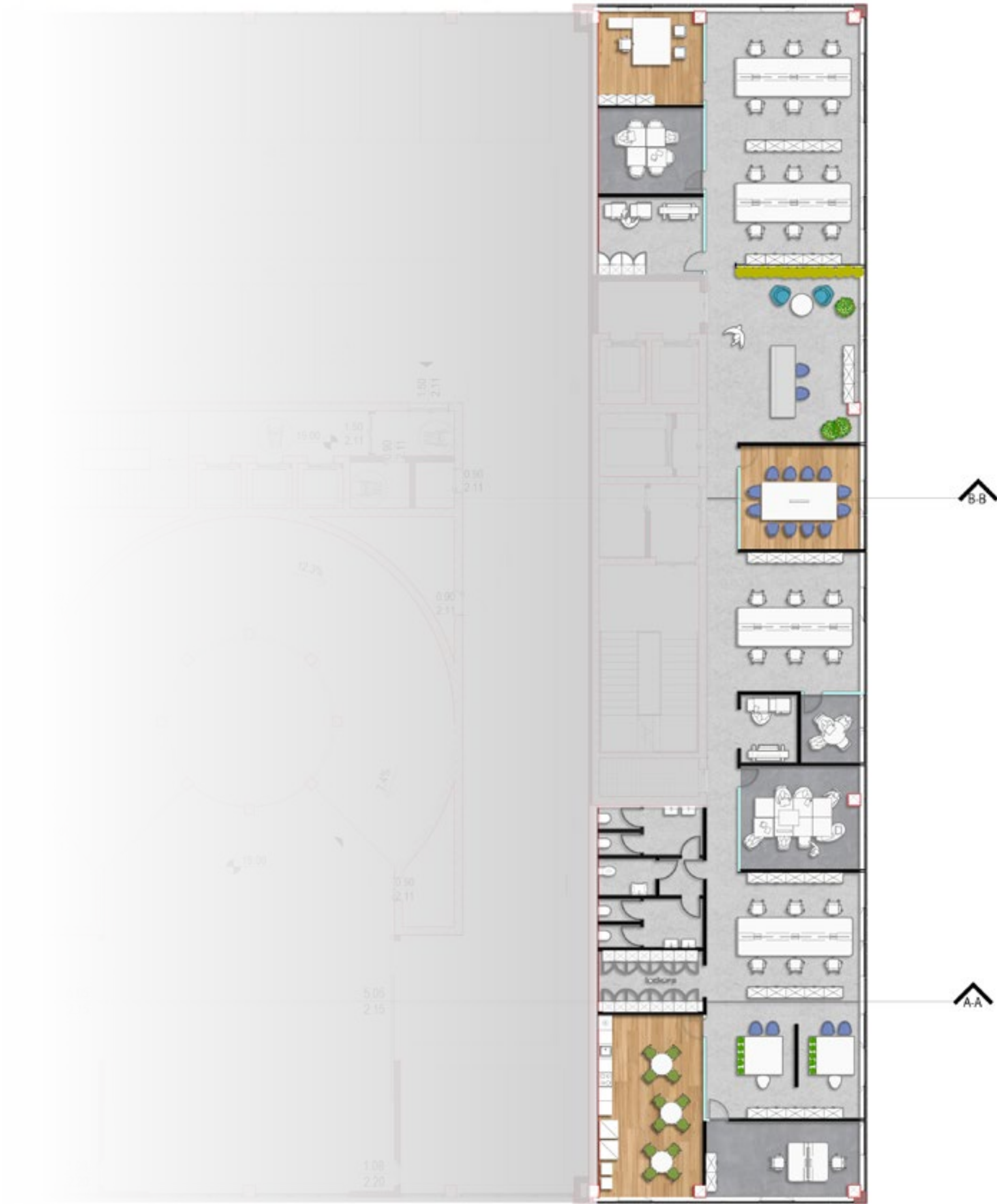
57%

- Work desks:
- 18 desks
  - 2 closed offices
  - 4 reserved offices

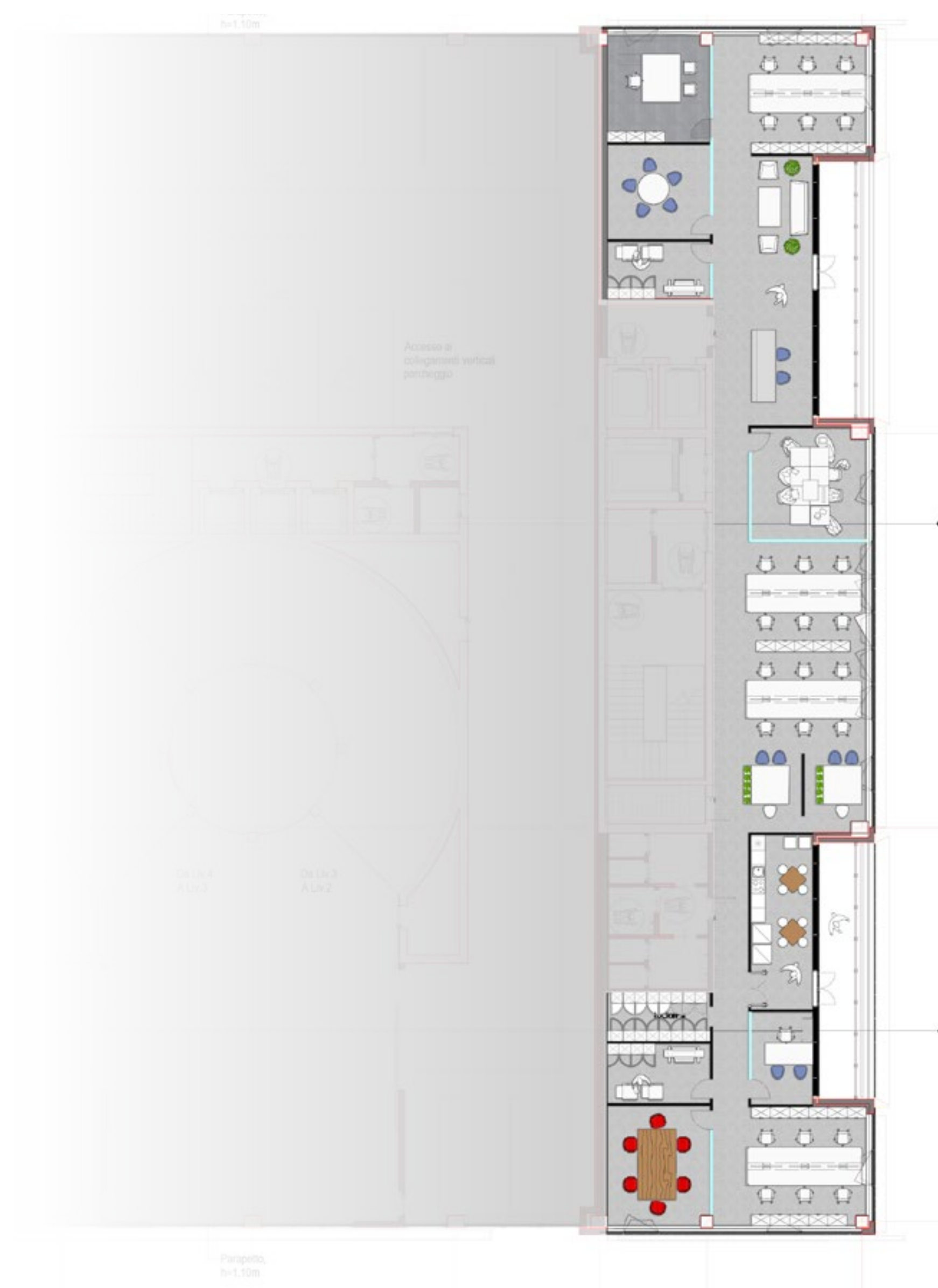
Open spaces	Closed spaces
92%	8%

Max floor crowding: 50

Total desks: 27

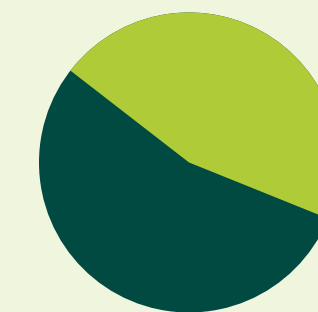






## 3<sup>RD</sup> floor Smart floorplan

**Support spaces:**  
1 M meeting room  
1 project room  
2 copy areas  
1 wardrobe  
1 lockers room  
1 break area



**44%**

**56%**

**Work desks:**  
24 desks  
2 closed offices  
2 reserved desks

Open spaces

Closed spaces

**93%**

**7%**

Max floor crowding: **50**

Total desks: **30**

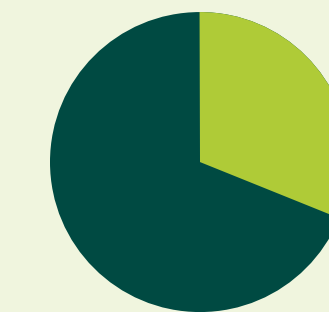


## 6<sup>TH</sup> floor

### Traditional floorplan

Support spaces:

- 1 L meeting room
- 1 M meeting room
- 1 S meeting room
- 1 phone booth
- 1 copy area
- 1 wardrobe
- 1 lockers room
- 1 break area



30%

70%

**Work desks:**  
**24 desks**  
**8 closed offices**

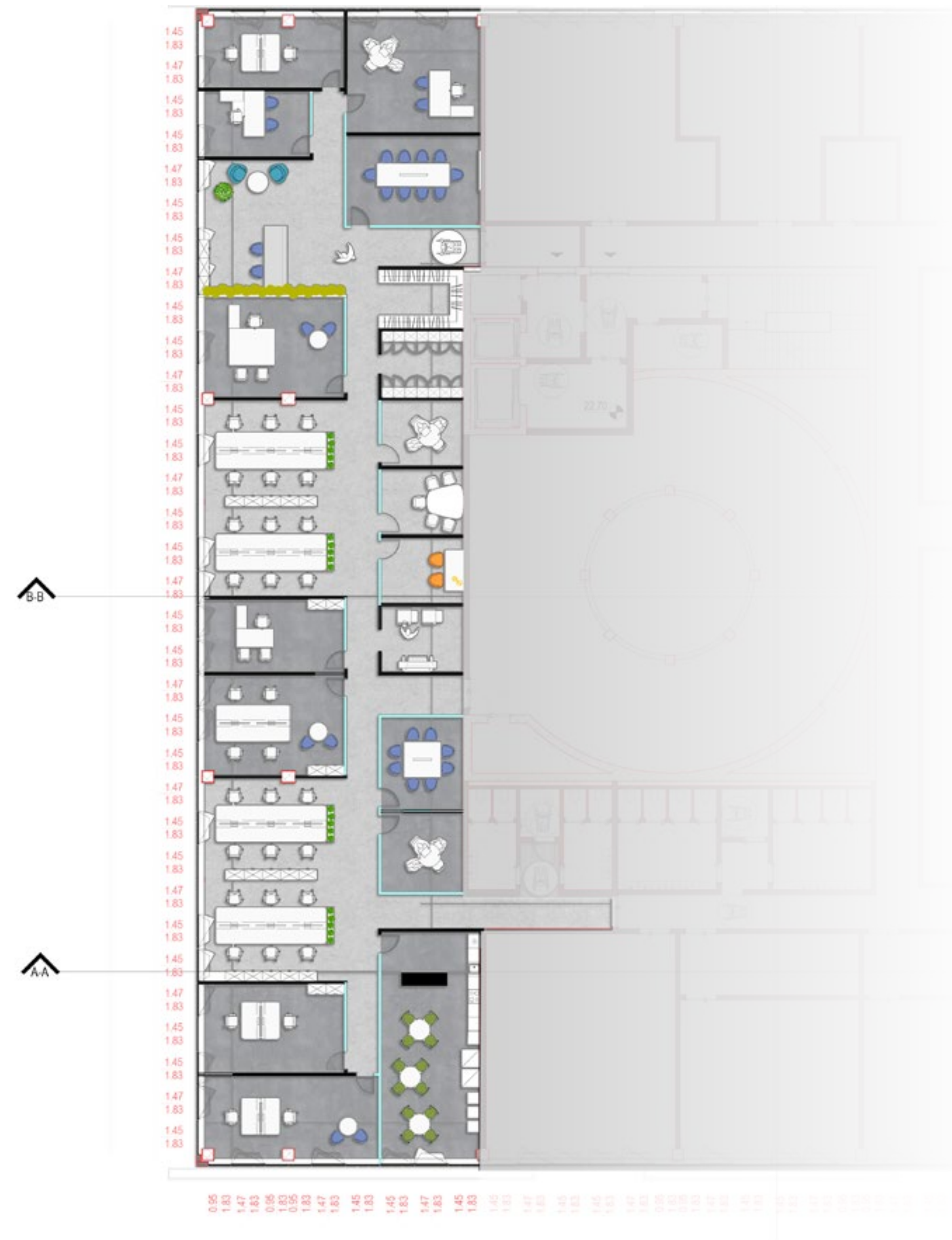
## Open spaces

## Closed spaces

75%

# 25%

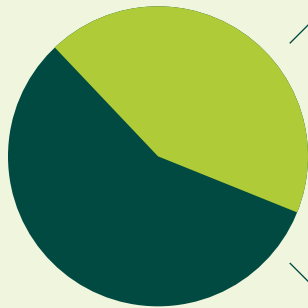
**Total desks: 40**





6<sup>TH</sup> floor  
Smart floorplan

- Support spaces:
- 1 L meeting room
  - 3 S meeting rooms
  - 1 phone booth
  - 1 project room
  - 1 copy area
  - 1 wardrobe
  - 1 lockers room
  - 1 break area



41%

59%

- Work desks:
- 30 desks
  - 4 closed offices
  - 4 reserved desks

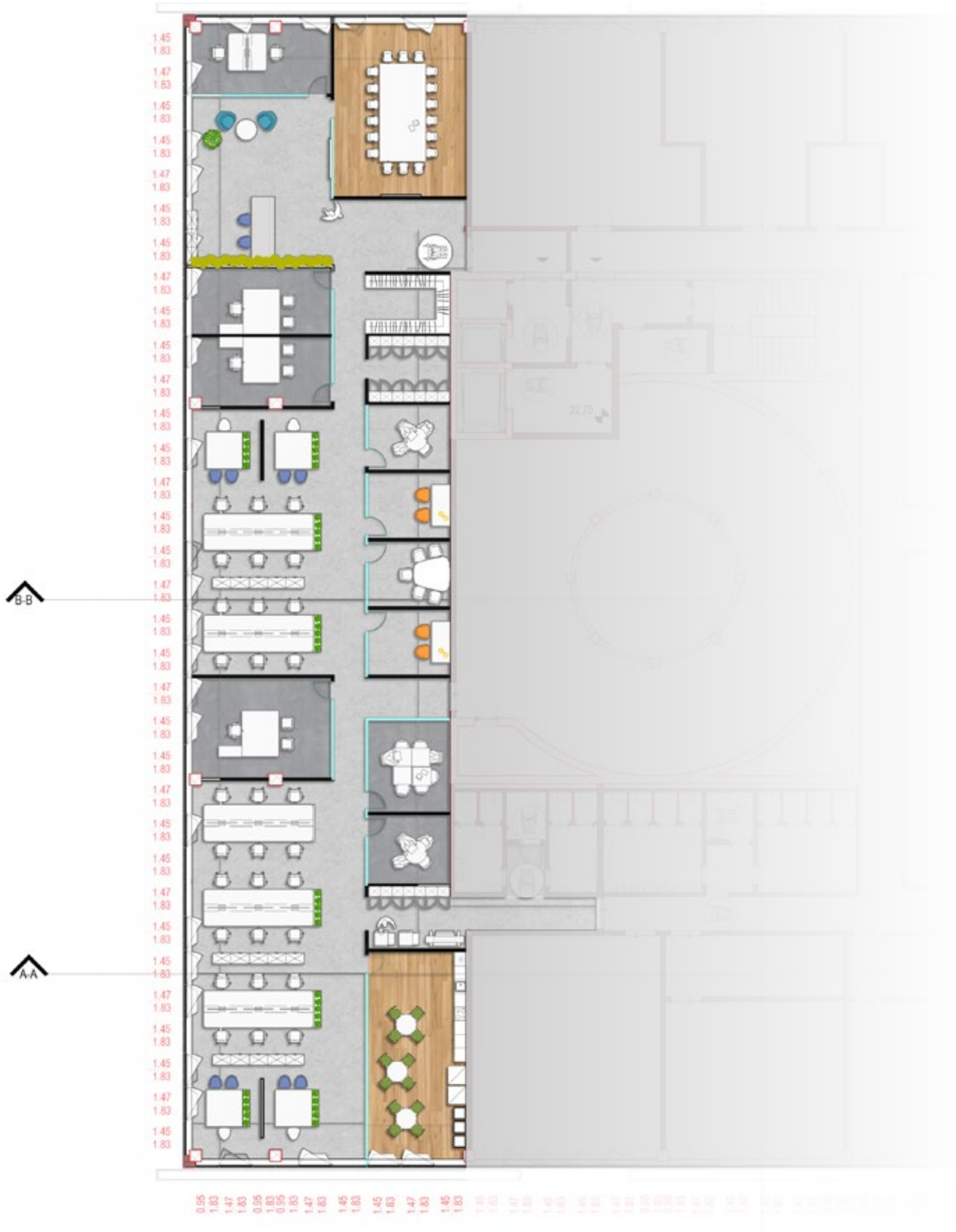
Open spaces

90%

Closed spaces

10%

Total desks: 41





# Molo

Offices: Class A Open spaces  
Laboratories: Shell & Core Open spaces

## 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

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

PROPOSED COMPLETION DATE:  
Q3 2025

TOTAL AREA GLA:  
6.045 sqm (GLA Global - Revision 16)

## ENVIRONMENTAL TARGETS:



LEED: Platinum  
WELL: Gold  
WIRED: tbd  
PARKSMART: Silver

ARCHITECTURE:  
Pedestrian entrance from the south front, via dedicated lobby  
From the first floor it is possible to directly access the offices from the car parks located near the entrance.

- Ground floor/first floor height: 6 m,  
Upper floor height, depending on the function:
- 3,00m internal workshop heighti
  - 2,70m internal office height

1 restroom block with 1 handicap accessible toilet and 4 toilets.  
2 lifts

STRUCTURES (DFMA):  
The interior and elevated structure of the building: floors, beams and columns are made of pre-cast concrete. (Cores and foundations are in concrete cast on site, and therefore excluded)

FLOORS:  
raised, excluding finish (carpet, PVC, etc.)

FALSE CEILINGS:  
installed in the office area with recessed systems

## MECHANICAL 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



# Molo

Offices: Class A Open spaces

Laboratories: Shell & Core Open spaces

## Offices

### 1°–4° floor

Designed as an open space with a Cat. A finish, the offices have extensive glazing on three sides and are equipped with shading systems on the south front.

Max floor  
crowding:

50

people





west gate

MIND  
MILANO INNOVATION DISTRICT

# Thank you

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