

west gate | MIND  
MILANO INNOVATION DISTRICT

# Zenith



# 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 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.



3 international airports



5 interconnected metro lines



a dense road network



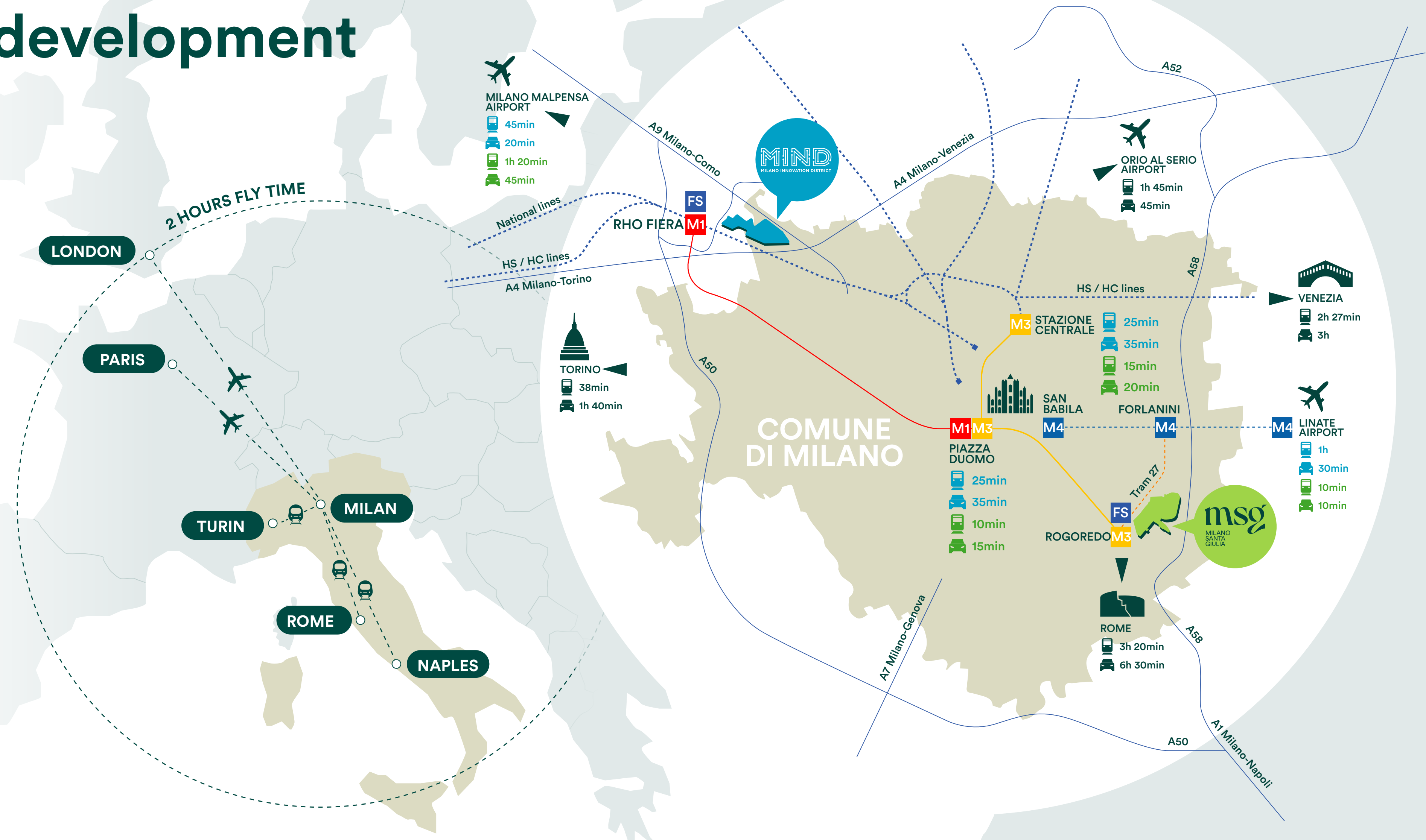
urban, suburban and high-speed train lines

## Distances

**TURIN** – 38 min by train

**ROME** – 3h 20min by train

**NAPLES** – 5h by train





# 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

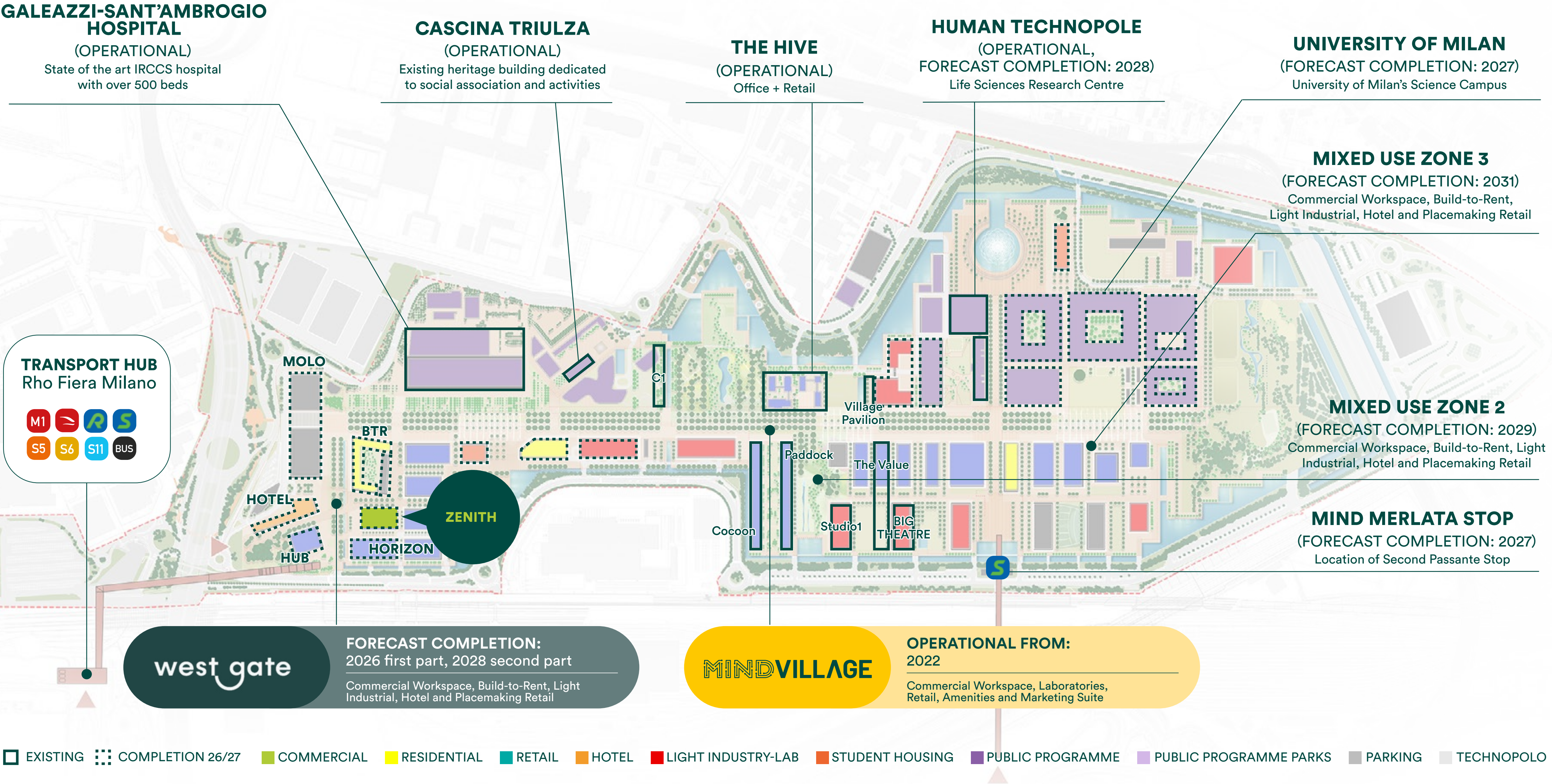
## HIGH-SPEED RAIL DISTANCES

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

## AIRPORT DISTANCES

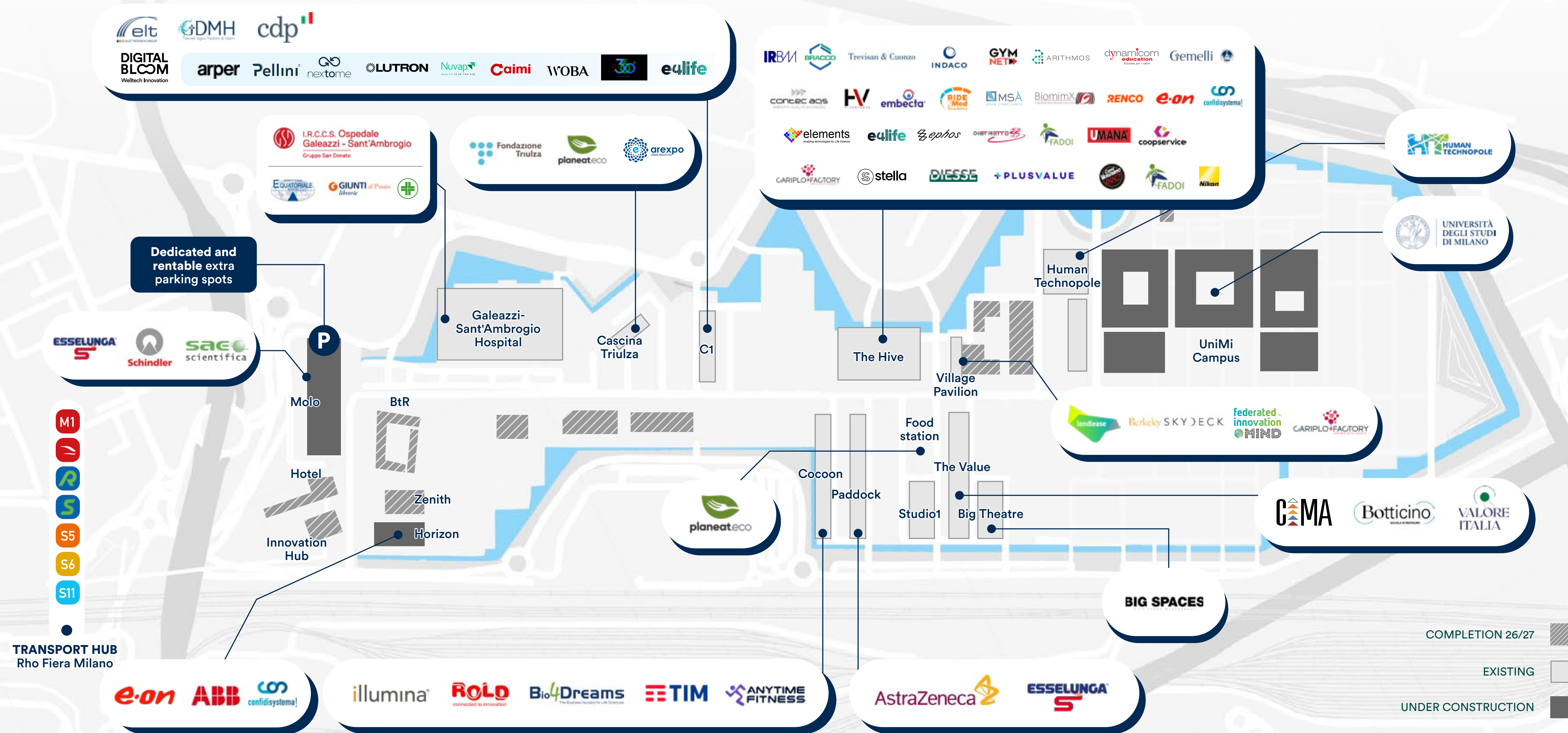
20min	Malpensa
30min	Linate
45min	Orio al Serio





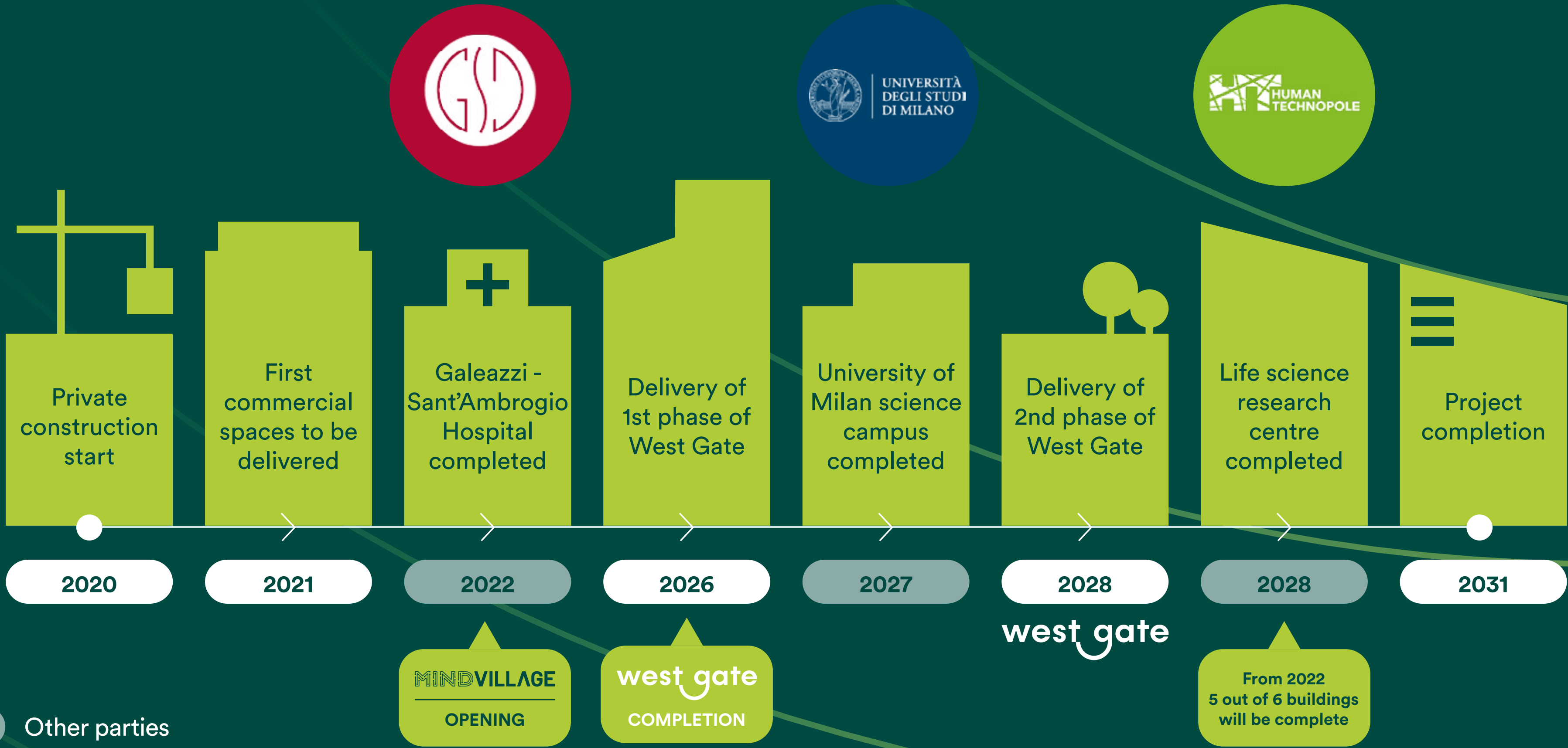


# Discover your neighbors



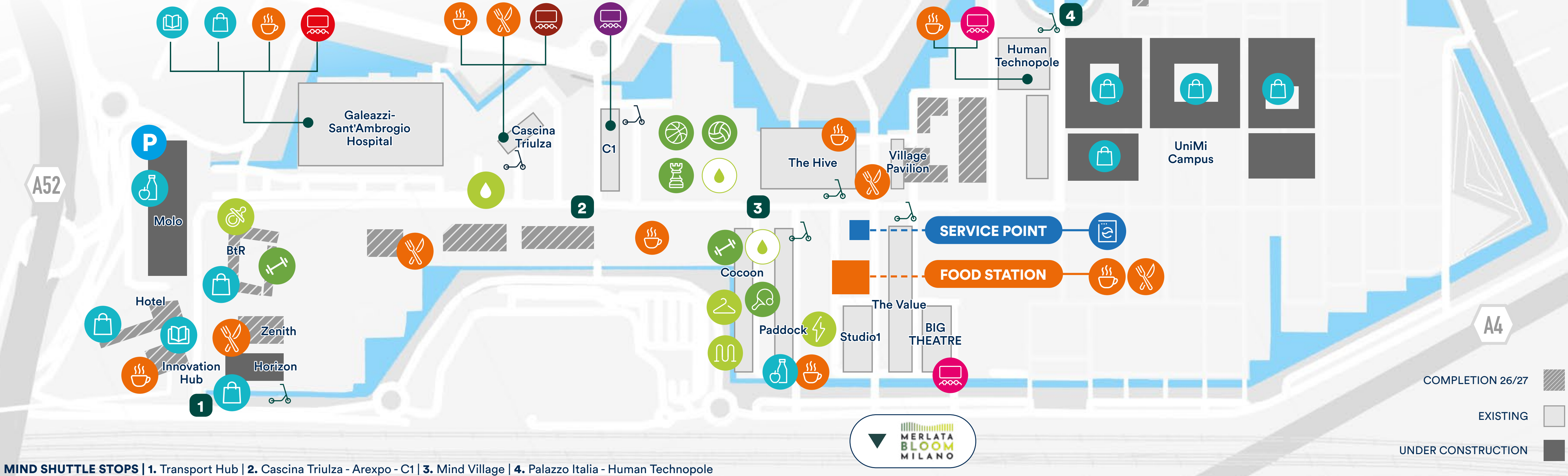























# MIND has opened its doors to the public in 2022 and it is continuing its development





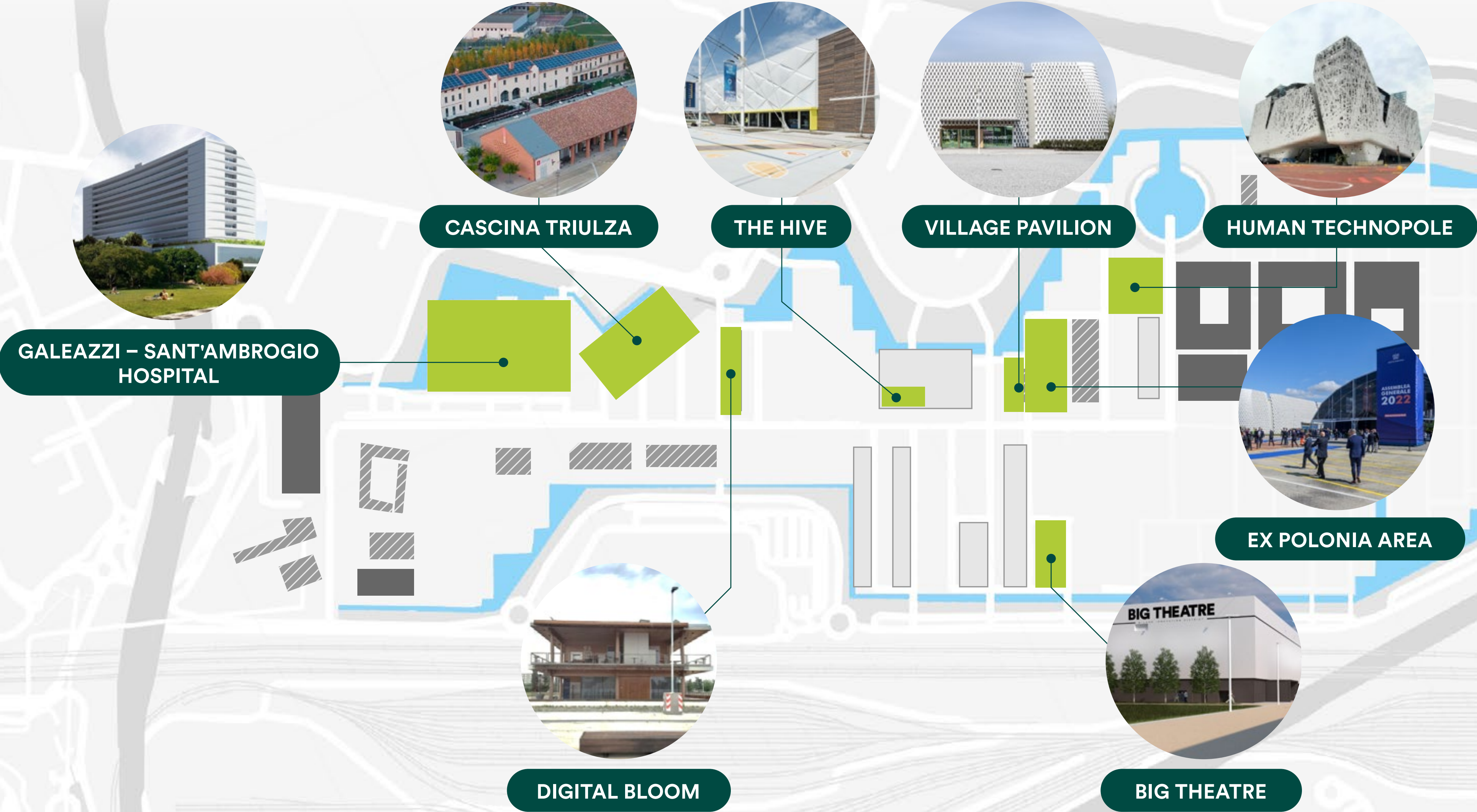
# The entire area will host a diverse mix of services that will generate life and buzz



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.



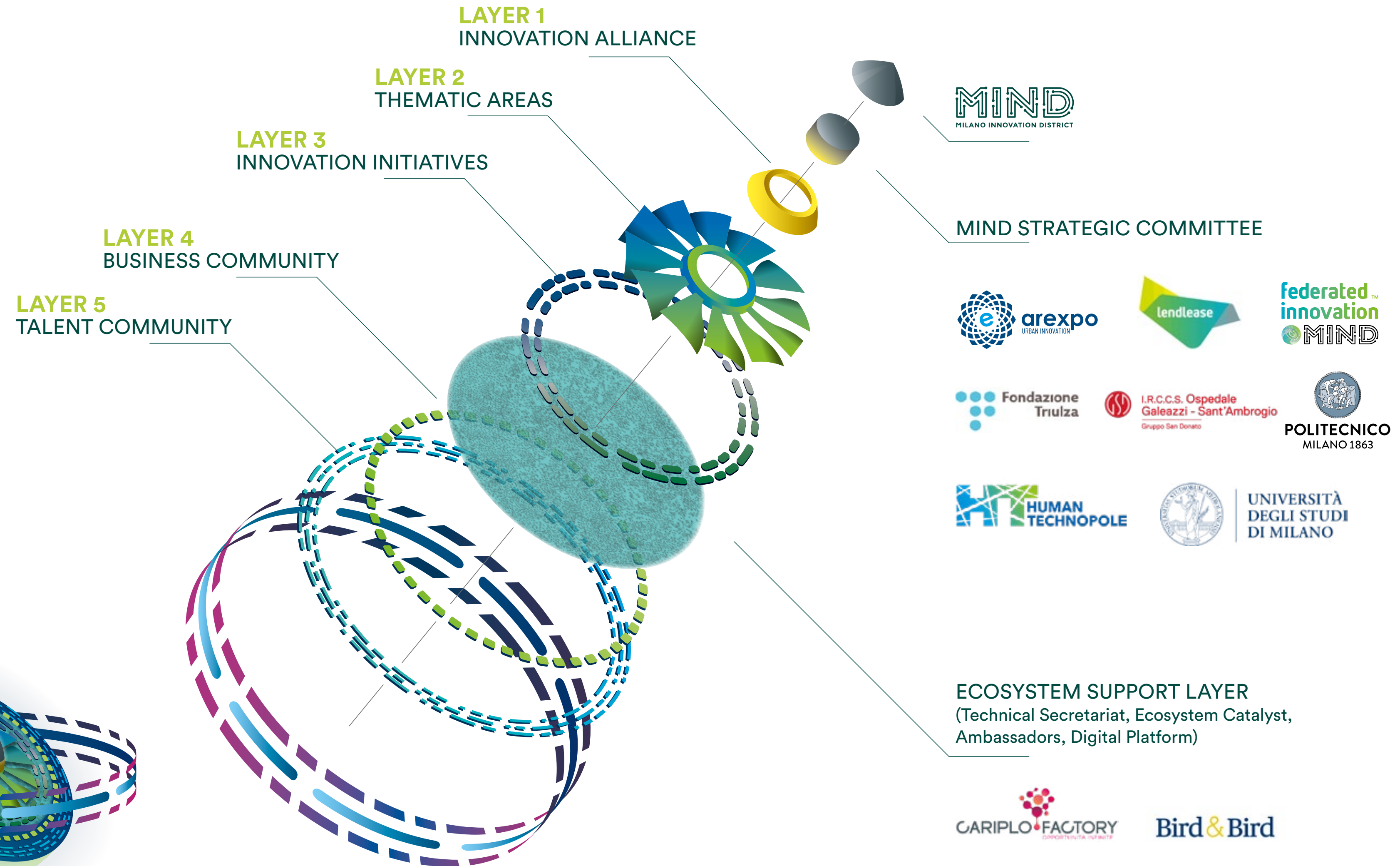
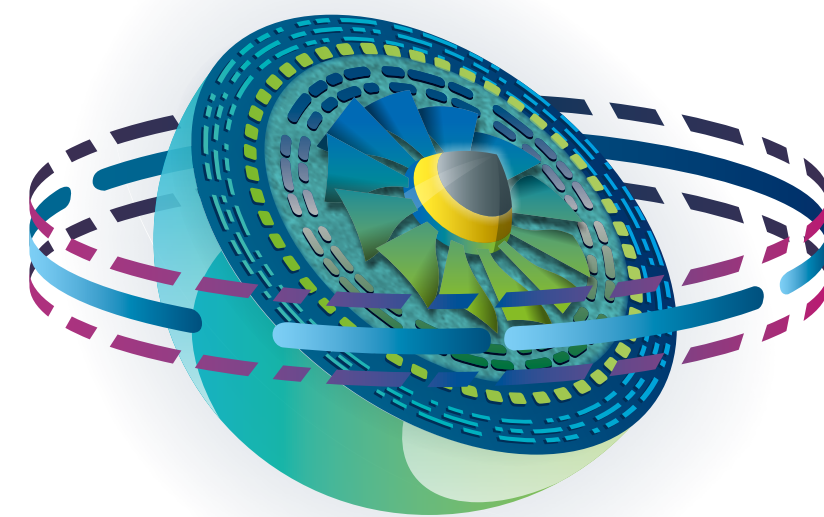
(OPERATIONAL)  
Innovation ecosystem of private  
entities in partnership with key public  
authorities.



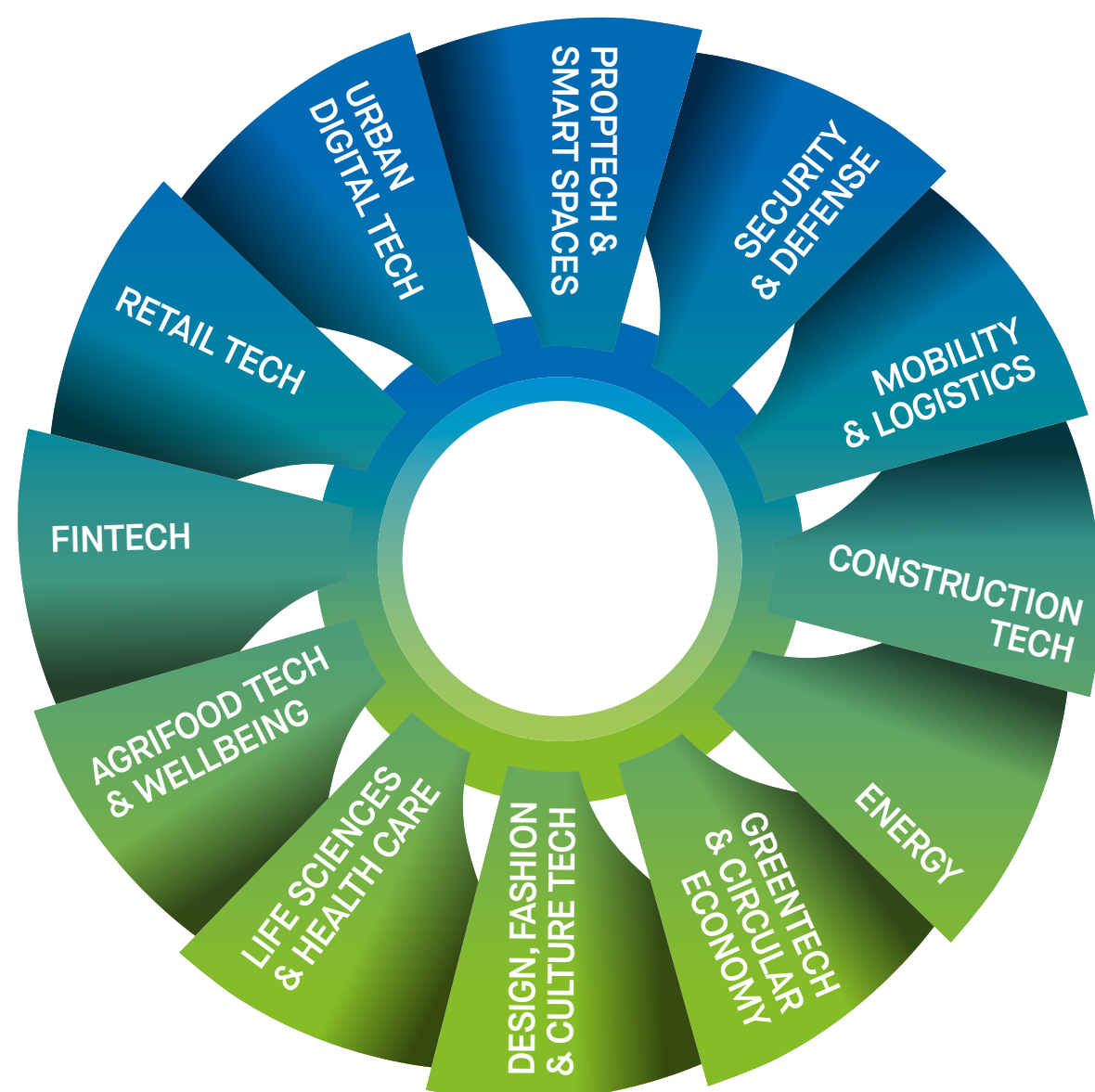
Public scientific-technological  
University, leader in teaching  
and research.



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.







**+ 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:





# 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

**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

**INNOVATION HUB**  
To work

**COMMON GROUND**  
To enjoy





# Connections and accessibility

Horizon building benefits from direct access to public transport hub, as well as taxi and delivery drop off.

The car park building (adjacent to Horizon) has direct access to the A52 motorway and local roads.

Internal mobility services are available today to facilitate connection across site and will be further implemented in line with site development. Here's the list of the existing ones:



## MIND SHUTTLE

**e-shuttle service with 4 stops:**  
Cargo 6 / Cascina - C1 / MIND Village / Palazzo Italia  
active 7.30 - 20.00 / monday - friday



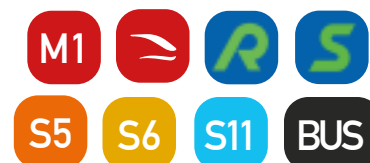
## MIND SHARING

**e-mobility sharing service**  
25 personal vehicles powered by Helbiz

## TRANSPORT HUB Rho Fiera Milano

(OPERATIONAL)

Metro, Regional and  
High Speed Rail



VEHICLE ACCESS  
(DIRECT FROM A52)

P

MOLO CAR PARK



ZENITH

IN

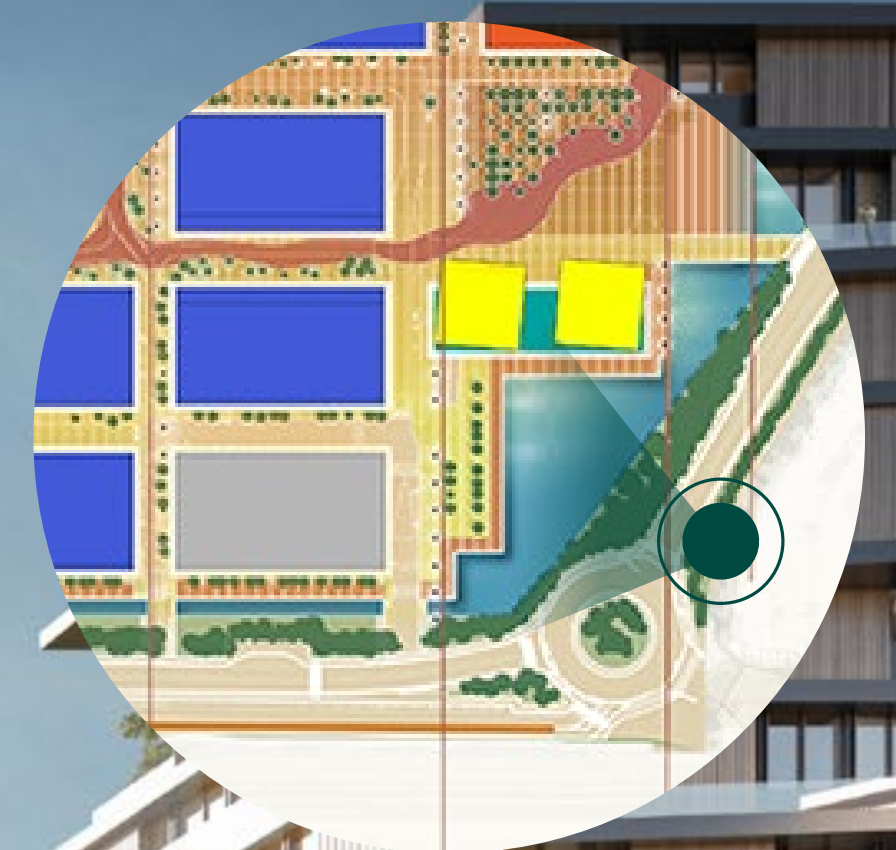
IN

OUT

DIRECT PEDESTRIAN LINK  
TO RHO FIERA STATION



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





# Something to do, all over the day



Services  
**22%**



Health  
& Beauty  
**4%**

F&B  
**26%**



Mobility  
**8%**



Households  
**14%**



F&B Refuel  
**6%**

Personal  
items  
**17%**



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

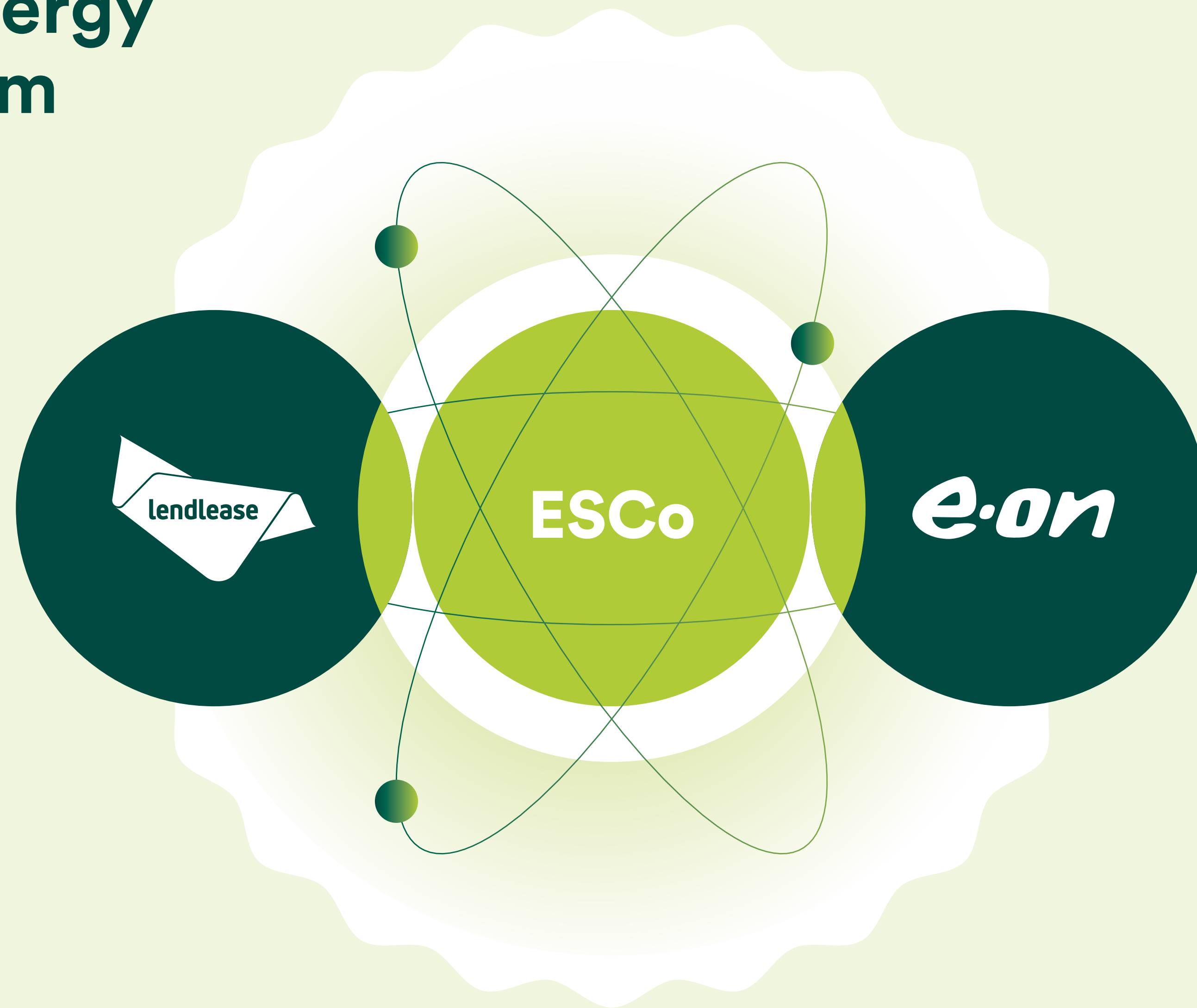
Impact will be monitored and verified by third independent party



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

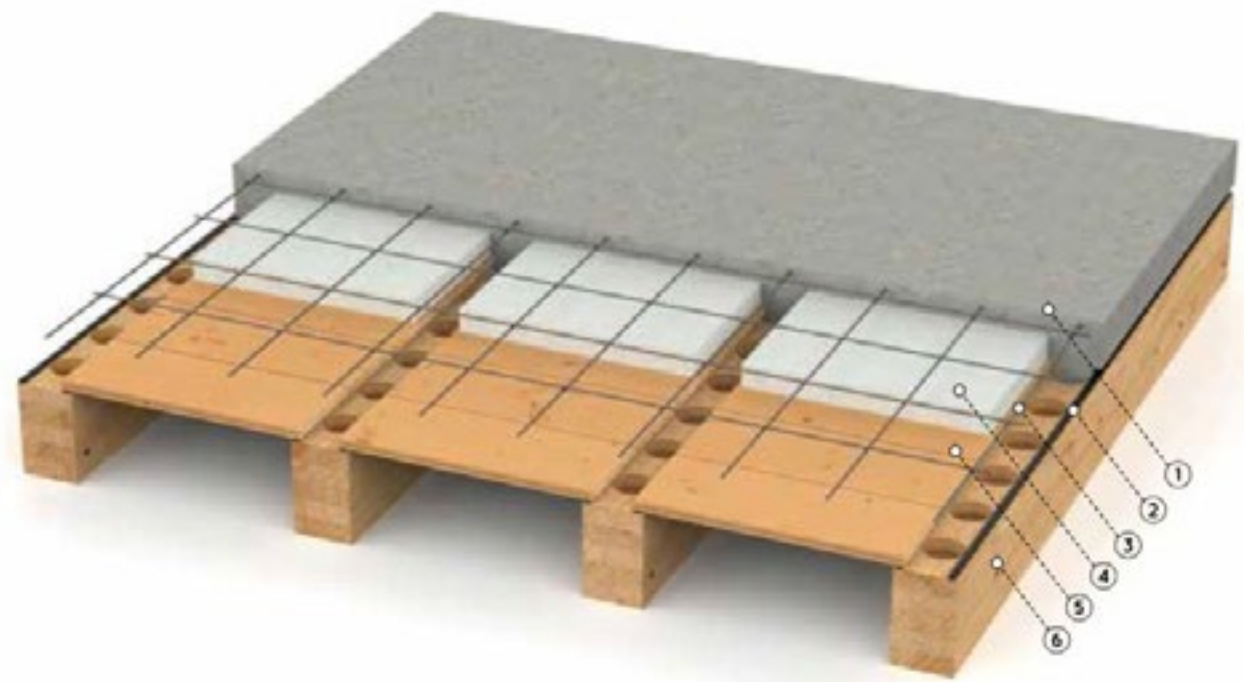
Thanks to E.ON's **ectogrid<sup>TM</sup> technology**, ESCo will supply buildings with thermal vectors, for heating and cooling, produced with energy from 100% renewable sources.

Compared to a traditional energy production system, this innovative technology will result in a reduction of around **10,000 tons of CO<sub>2</sub> emissions** annually, equivalent to the energy consumption emissions of 3,350 households.





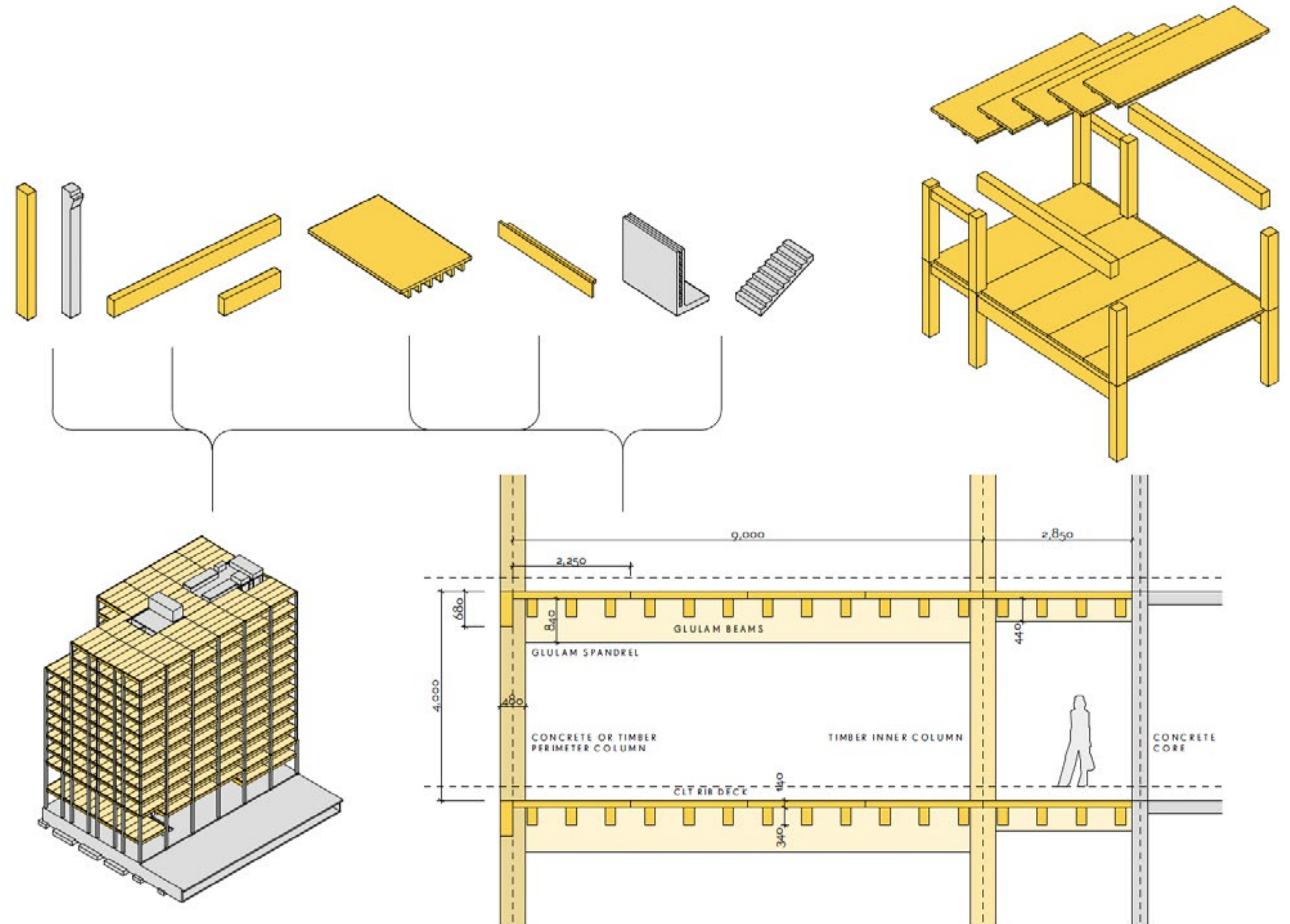
# WestGate buildings implemented a **DFMA** structural system



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



**Zenith offers the perfect  
space for a new open, modern,  
exciting way of working**







**Benefit from spaces  
designed to foster cooperation  
and help talents meet**





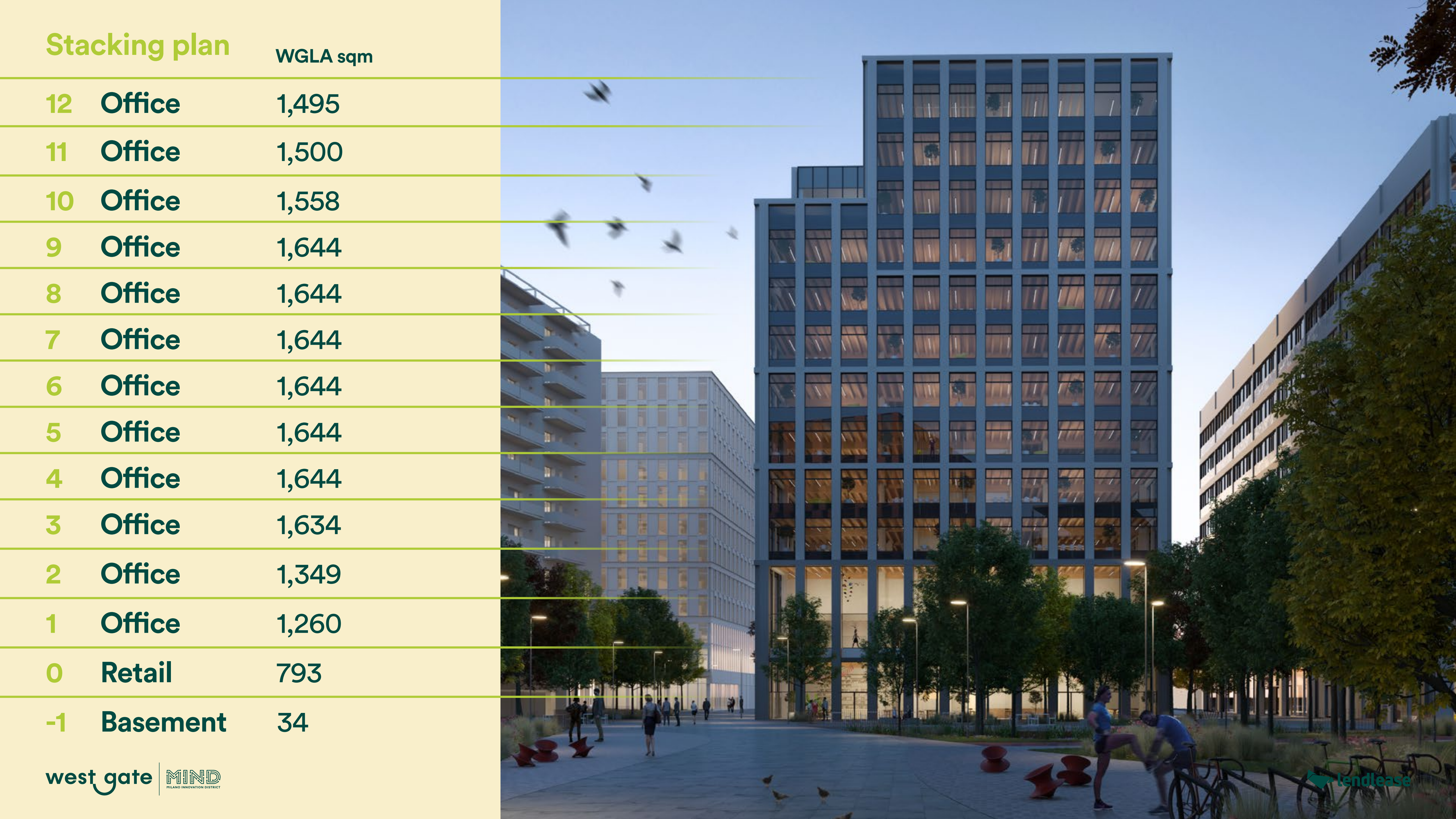


Light, air, green, openness...  
Your vantage point  
of a healthier workplace









## Stacking plan

WGLA sqm

12	Office	1,495
11	Office	1,500
10	Office	1,558
9	Office	1,644
8	Office	1,644
7	Office	1,644
6	Office	1,644
5	Office	1,644
4	Office	1,644
3	Office	1,634
2	Office	1,349
1	Office	1,260
0	Retail	793
-1	Basement	34

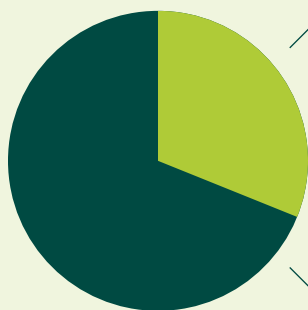


# Monotenant layout



● Toilets    ● Stairways, elevators

- Support spaces:
- 2 L meeting rooms
  - 2 M meeting room
  - 8 S meeting rooms
  - 2 phone booths
  - 1 quiet room
  - 2 copy areas
  - 1 informal meeting room
  - 1 wardrobe
  - 1 lockers room
  - 1 break area



29%  
71%

Work desks:  
64 desks  
16 closed offices

Open spaces  
80%

Closed spaces  
20%

Max floor crowding: 187

Total desks: 98

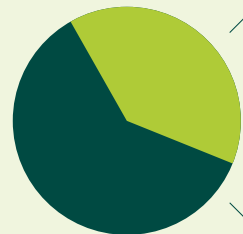


# Bitenant layout



● Toilets    ● Stairways, elevators

- Tenant 1
- Support spaces:  
1 L meeting room  
1 M meeting room  
1 S meeting room  
1 phone booths
- 1 quiet room  
1 copy area  
1 informal meeting room  
1 wardrobe  
1 lockers room  
1 break area



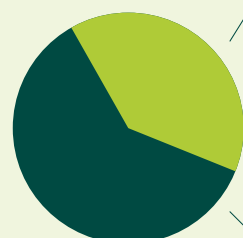
48%  
52%

Work desks:  
48 desks  
4 closed offices  
2 reserved desks

Open spaces  
92%  
Closed spaces  
8%

Max floor crowding: 93  
Total desks: 58

- Tenant 2
- Support spaces:  
1 L meeting room  
1 M meeting room  
4 S meeting room  
1 modular meeting room
- 2 phone booths  
1 quiet room  
1 copy area  
1 informal meeting room  
1 wardrobe  
1 lockers room  
1 break area



48%  
52%

Work desks:  
32 desks  
2 reserved desks

Open spaces  
100%

Max floor crowding: 93  
Total desks: 44



# Zenith

## 4.1.2

Offices: Class A 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:

30 months after signing a binding agreement

#### TOTAL AREA GLA:

**22.790 sqm** (GLA Global - Revision 16)

#### FLOOR PLATES:

Typical floor plates are approximately GLA: **2,349 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: 9x9m

#### AIR QUALITY:

Fresh air supply: **1.5 l/s m2**  
with potential to increase to  $\approx 2$  l/s m2 on some floors (3).

Passive chilled beams and operable windows.

#### PRIVATE CARPARK BAYS:

**184 bays available**

Includes electric vehicles and car share spaces for entire building.

#### LIFTS AND SECURITY:

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

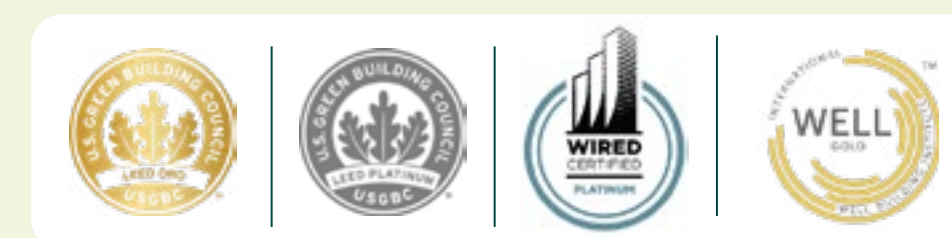
#### AMENITIES:

- Flex space
- Lobby

#### WEST GATE AMENITIES:

- Active ground floor
- End of trip facilities
- Childcare

#### ENVIRONMENTAL TARGETS:



**LEED:** Gold & Platinum  
**WELL:** Gold  
**WIRED:** Platinum



# Zenith

## 4.1.2

Offices: Class A Open spaces

ARCHITECTURE:

The permeable lobby is the building’s distinctive element.

- The double-height glazing emphasises its visual permeability, just as the permeability of the pedestrian pathways within the building becomes an innovative element with respect to canonical urban space.

2 restroom blocks, 4 toilets + 1 handicap accessible toilet  
6 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.

basement and core: reinforced concrete  
ground floor-2nd floor: beams and pillars are in reinforced concrete, while the floors are in wood  
upper floors: the structure is made entirely of wood

The outdoor spaces on the roof will host air handling units

FLOORS:

raised, excluding floor finish (carpet, PVC or other)  
11 cm sub-floor space

FALSE CEILINGS:

not envisaged, the systems will be visible on the wooden structure.

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	





west gate

MIND  
MILANO INNOVATION DISTRICT

# Thank you

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