

west gate

MIND
MILANO INNOVATION DISTRICT

 lendlease

Nurturing innovation **every day**



In the heart of the MIND district,
there's a **lively microcosm**
in which to experience
a sustainable lifestyle and where
great thinkers connect.

MIND

A green renaissance



Built on the former Milan ExpoArea, **MIND** is the new innovation district in the heart of Europe.

Here **public entities, private companies** and even competitors work together to develop products, projects, and services **to improve people's lives** and revamp Italy's creative allure and **economic power**.





From vision **to reality**

Where innovation takes place

With an extension of 1 million sqm,
Mind is the new landmark
in an international scenario:
a **research hub** where great thinkers
can meet and ideas blossom.

Inspiration won't be just in the air
because projects and intuition will
easily find their place on Earth thanks
to the **Private Companies and Public
Institutions** set in the area.

2031

full completion

335,000

SMQ
public anchors

2.6

BILLION EURO
gross development
value

472,750

SMQ
private mixed use
real estate

1,000,000

SMQ
surface area

GALEAZZI HOSPITAL

(FORECAST COMPLETION: 2022)
Under construction state of the art hospital
with over 500 beds

FONDAZIONE TRIULZA

(OPERATIONAL)
Lab-Hub for Social Innovation, Third
Sector and Civil Economy

FEDERATED INNOVATION@MIND

(OPERATIONAL)
MIND Marketing suite

HUMAN TECHNOPOLE

(OPERATIONAL,
FORECAST COMPLETION: 2026)
Life Sciences Research Centre

UNIVERSITY OF MILAN

(FORECAST COMPLETION: 2025)
University of Milan's Science Campus

TRANSPORT HUB

(OPERATIONAL)
Metro, Regional and
High Speed Rail

MIXED USE ZONE 2

(FORECAST COMPLETION: 2028)
Commercial Workspace, Build-to-Rent,
Light Industrial, Hotel and Placemaking Retail

MIXED USE ZONE 3

(FORECAST COMPLETION: 2031)
Commercial Workspace, Build-to-Rent, Light
Industrial, Hotel and Placemaking Retail

MIND MERLATA STOP

(FORECAST COMPLETION: 2024/2025)
Location of the new train station

west gate

FORECAST COMPLETION:

2024 first part, 2026 second part

Commercial Workspace, Build-to-Rent, Light
Industrial, Hotel and Placemaking Retail

MINDVILLAGE

OPERATIONAL FROM:

2022

Commercial Workspace, Laboratories,
Retail, Amenities and Marketing Suite

■ COMMERCIAL ■ RESIDENTIAL ■ RETAIL ■ HOTEL ■ LIGHT INDUSTRY-LAB ■ STUDENT HOUSING ■ PUBLIC PROGRAMME ■ PUBLIC PROGRAMME PARKS ■ PARKING ■ TECHNOPOLO

A city in the city

Close to the airport and just 20 minutes from the city center, MIND is midway between Italy's economic core and the rest of Europe. The hub will be **a new flagship for Milano**, benefiting from its worldwide prestige and business turnover, worth 175 billion euros.

Thanks to its strategic position and the well-known milanese entrepreneurial attitude, the Lombardy capital attracts excellence in any field. With its fascinating landscape that mixes skyscrapers and ancient buildings, **Milano is the vibrant center of Italian business and cultural life.**

Milano Duomo	25min	M
Roma	3h 20min	
Torino	38 min	
Venezia	2h 47min	
Malpensa Airport	20min	
Linate Airport	30min	
Orio al Serio Airport	45min	



Great ideas **come to mind**

The skills and experience of the best researchers, the tools and legacy of the finest private companies and public institutions, the business mentality of the greatest entrepreneurs.

All in one place.

Growing a new attitude

wg

The past few years have shown how science is essential to face the most complex challenges and how sharing knowledge is pivotal in winning them. **A research district that summons outstanding professionals** worldwide can accelerate the solutions urged by present times and open new, unexpected perspectives for a brighter future.

A rooted network

Five high-level institutions are the propelling engine of the MIND collaborative universe where excellence is a must and chances are not just taken but also created.



UNIVERSITÀ
DEGLI STUDI
DI MILANO



2022

2025

**Fondazione
Triulza**

**Human
Technopole**

**Federated
Innovation™**

**Galeazzi
research hospital**

**University
of Milano Statale**

OPERATIONAL TODAY

Lab-Hub for Social
Innovation, Third Sector
and Civil Economy.

OPERATIONAL TODAY

The leading research
institute for life sciences
in Italy.

OPERATIONAL TODAY

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

COMPLETION IN 2022

The leading hospital for
orthopaedic and prosthetic
surgery.

COMPLETION IN 2025

A public teaching and research
University, top performer
in the Life Sciences domain.

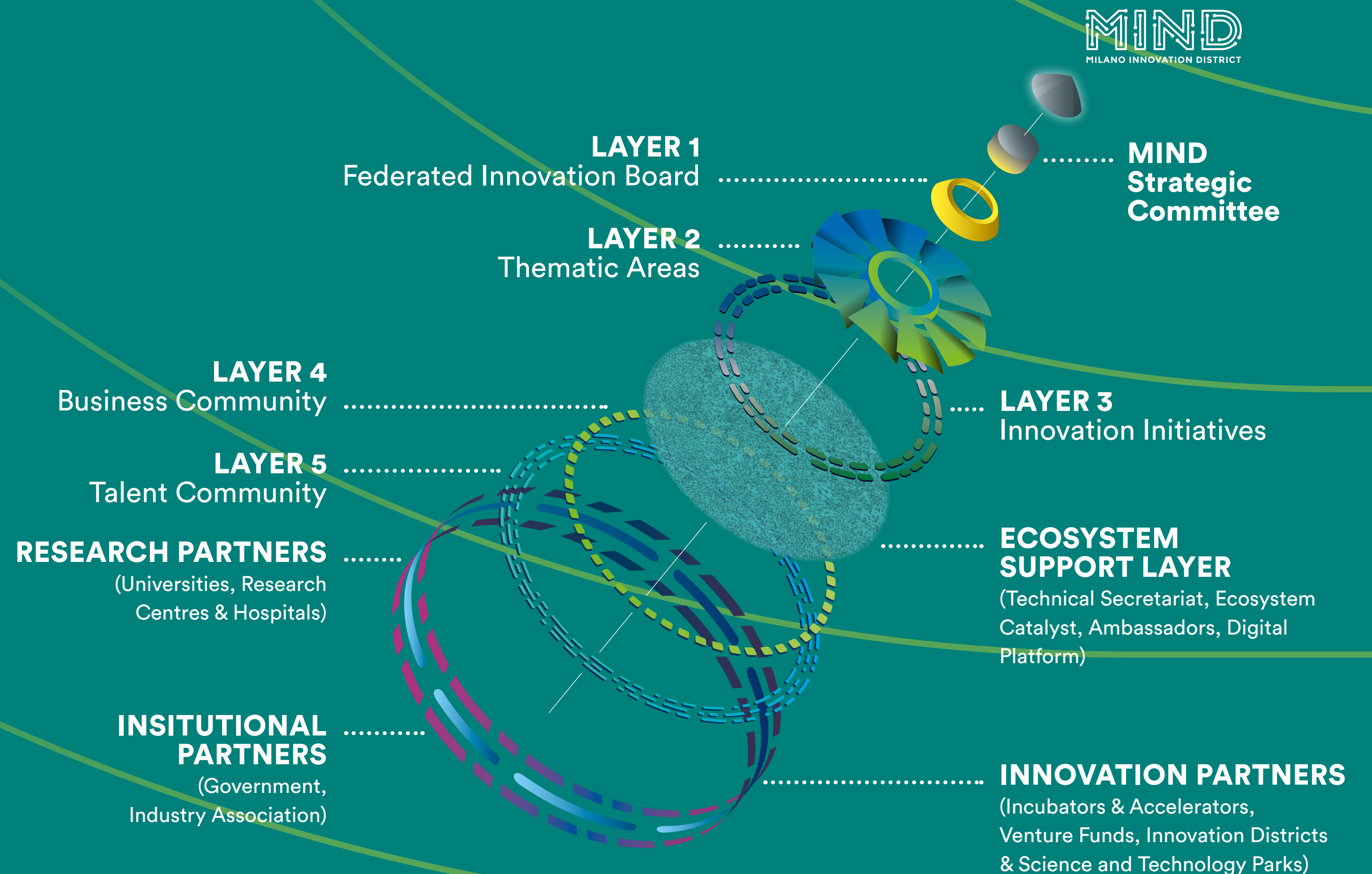
The image is a composite. The left side shows a close-up of a woman with dark hair tied back, looking out of a large window. The right side shows a modern glass skyscraper with a rooftop garden. The garden is lush with various plants and flowers, and several people are seen walking and sitting on the rooftop. The text "Innovation starts here" is overlaid across the center of the image.

Innovation **starts here**

Collaborate to innovate: Federated Innovation™

Federated Innovation @MIND is a game-changer in the traditional business. It's **a collaborative model that aims to accelerate innovation** thanks to the cooperation of various market players.

Public, private, and even competing entities will work together to turn ideas into **new products, processes, technologies, and services to improve people's wellbeing**. Federated Innovation™ @MIND creates a virtuous ecosystem that allows taking care of each project aspect, from the vision to the budget, from the legal management to the strategic plan.



Making space for the **next generations**





Public open spaces,
comfortable **accommodations**,
intelligent **mobility**, and a
brilliant mix of leisure and
workplaces: MIND is born to
ease human connections and
promote a sustainable lifestyle.

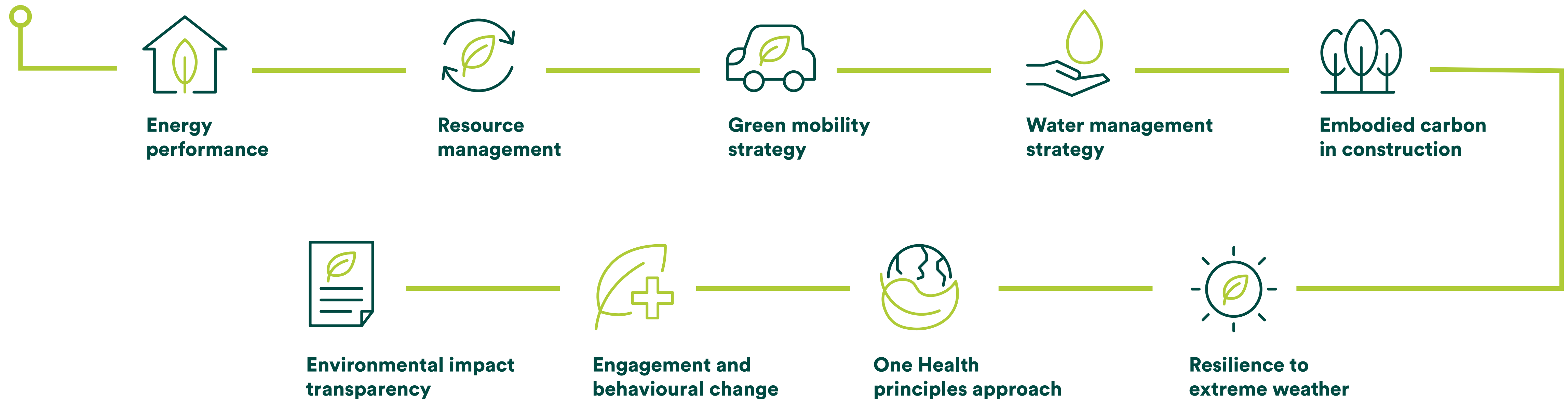
Designed to be ecofriendly

wg

From food to mobility, from raw materials to water resources, every MIND detail has been designed to **reduce the impact on the planet.**

A pilot for the European green transition

Above all, to innovate means to switch to a **sustainable lifestyle**. The European Investment Bank will cooperate with public and private players to make these goals an everyday reality.





A sustainable way of life

In harmony with nature



MIND will enhance the quality of life of its community thanks to **340 000 sqm of green and blu areas**. The iconic AreaExpo Decumano will become a **1.5 km linear park**, while the waterside paths of the Parco Verde Blu will be a green oasis where to relax.



When not in the mood for a walk, people can take **electric shuttles** or use **e-mobility** sharing services to reach any part of the district.

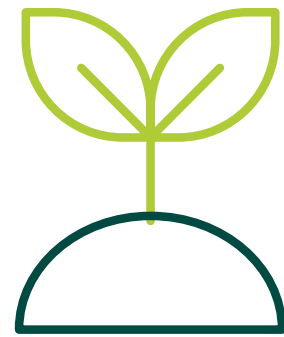


A map **for tomorrow**

Innovation is insatiable: there's always something to improve, a new question that triggers the researchers. MIND aims high, but achievements are on the way.

2030 challenges

People and planet well-being are the leading MIND focus. Even tho the stakes are high, a clear working path and the wise management of **EU funding** will allow achieving the most ambitious objectives.



urban regeneration with decarbonization

Meeting EU mandate,
with zero fossil fuels on site



nextgen medicine for holistic wellness

Promoting the digital health
paradigm to increase people's
and planet's wellbeing



social impact driven innovation

Building shared assets to sustain
a prosperous & creative community

West Gate Nurturing innovation every day

An architectural rendering of the West Gate building complex at dusk. The scene features several modern buildings with glass and metal facades, illuminated from within. In the foreground, a large building with a prominent glass and metal frame is visible. To its right, a multi-story building with a grid-like facade stands. The background shows a cityscape with mountains in the distance. The sky is a mix of blue and orange, with a few birds flying. Green diagonal lines are overlaid on the image. The text 'West Gate embodies the MIND philosophy and opens up a new horizon for urban regeneration.' is written in white and green on the left side.

West Gate embodies
the MIND philosophy
and opens up a new horizon
for urban regeneration.

Because progress means **high quality of life**; it means respecting the environment; it means privacy but human relations; it means having access to the best technologies and the power to switch them off whenever a walk in the park sounds like a better plan.



A lively **microcosm**

West Gate MIND is a **multi-purpose district** where to live, stay, work, connect and enjoy the common ground facilities.

“Ready to workout?”



“Room service!”



“Your juice, madame.”



TO STAY

“I love your ideas!”



“Let’s talk business.”



“Can we schedule a call?”



TO WORK

Infinite opportunities at any time

“I’ll see you tonight.”



“What about a picnic?”



“My phone is off.”



TO LIVE

“Cappuccino time.”



“Impressive!”



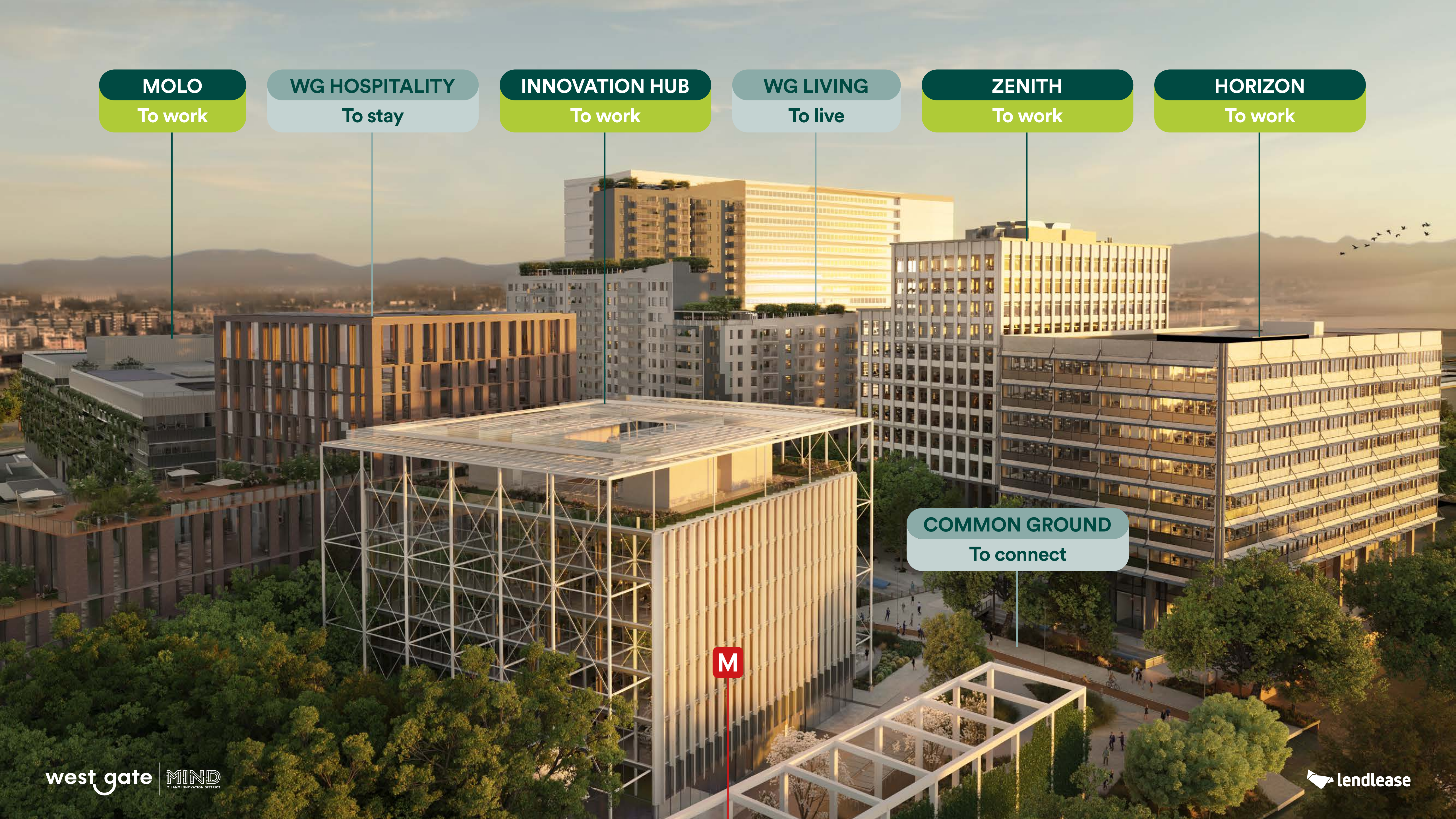
“Spritz or beer?”



TO CONNECT



Focused on people



MOLO
To work

WG HOSPITALITY
To stay

INNOVATION HUB
To work

WG LIVING
To live

ZENITH
To work


HORIZON
To work

COMMON GROUND
To connect

To live

WEST GATE LIVING

A hub made to improve people's wellbeing and experience a sustainable lifestyle.



This is the perfect place for
people who want to find
a new balance between
high-performance habits
and slow living.



Almost 400 sustainable and fully equipped apartments will fit different targets and lifestyles.

Shops, bars and a supermarket will create a dynamic environment at any time. Children will have the happiest time going to kindergarten or safely enjoying the open spaces.





Everybody **feels at home**



Different flats for different needs



STUDIO



ONE BED



TWO BEDS



THREE BEDS

FLOOR 1-3
FLOOR 4-10
FLOOR 11
FLOOR 12
FLOOR 13
FLOOR 14
FLOOR 15-20
TOTAL

24
56
4
4
5
2
12
107

39
84
8
8
5
2
12
158


9
42
3
5
4
2
12
77

12
21
3
3
2
1
6
48

To stay

WEST GATE HOSPITALITY

A new milestone in the urban regeneration. Guests can spend some quality time working, relaxing, or meeting people.

An architectural rendering of a modern multi-story building, the West Gate Hospitality. The building features a mix of white, red, and dark brown facades. It has numerous balconies, some with glass railings and others with red metal railings. The ground floor is a mix of retail spaces, including a coffee shop, a clothing store, and a restaurant. People are shown walking on the sidewalk, sitting at outdoor tables, and interacting with the building. The scene is set in a sunny, urban environment with trees and a clear sky.

West Gate Hospitality
is a **comfortable structure
to stay in, with 290 rooms**
to welcome MIND users
and the Fieramilano visitors.
Moreover, the hotel catering
is at the disposal for events,
business lunch, or any MIND
community special request.



The art of



welcoming



Towork

WEST GATE OFFICE

Where ideas have space to grow,
blossom and spread.

An architectural rendering of a modern office complex at dusk. The central focus is a tall, multi-story building with a grid-like facade of windows, many of which are illuminated from within, showing interior office spaces. To the left and right are other buildings of varying heights, also with lit windows. The foreground features a paved plaza with several trees, some with autumn-colored leaves. People are depicted in various activities: some walking, a person running, and others near bicycles. The sky is a deep blue, and a few birds are visible in flight. The overall atmosphere is one of a vibrant, modern urban environment.

West Gate workplaces are designed to foster cooperation and help researchers focus on their projects.

Zenith & Horizon

Multi-purpose buildings

Work has been fast evolving in the past few years: digital and real-life moments seamlessly blend, while there's no longer a partition between formal and informal.

Zenith & Horizon embrace this **new flex approach**. Here professionals can find comfortable and luminous co-working spaces or choose an office for their team. They can pitch their work in one of the conference rooms or take a break enjoying the Common Ground facilities.



Cultivating new businesses

Fostering collaboration



Embracing flexibility

Innovation Hub

Where business and fun meet

The meeting place **where great thinkers connect**, nurturing innovation every day. It's the place to be within the West Gate area. Here business and fun mix in perfect balance.

Each floor has a mood and function: the panoramic terrace is the ideal spot to impress business partners; the experience center gives space to art and exhibitions; the offices and the flex office can welcome long brainstorming sessions or individual research; the co-working and the conservatory cafe will be the perfect meeting place for those who want to share ideas.





A new point of view





The new place to be

Molo

A green architecture

This futurist architecture is **the perfect place where to pursue innovation**. Its green attitude will relax and inspire workers, while its labs and offices will welcome research teams. Moreover, this multistory building will provide car parking, canteen, shops, and warehouses.




To connect

COMMON GROUND

A disruptive idea conceived
to connect people
while valuing individual
personalities and talents.

West Gate's common ground is a vast area where **the public and private spaces smoothly blend** so that it will be simpler to build a network, get new inspirations and take a break between a business meeting and another.



An aerial architectural rendering of a modern urban development. The scene features a central water feature with a winding path and a small bridge. Surrounding the water are lush green spaces with various plants and trees. Pedestrian paths and a small circular plaza with people are visible. The development is flanked by modern buildings, including one with a distinctive grid-like facade and another with a blue-tinted glass facade. A small 'wg' logo is visible in the top right corner of the image.

The variety of services
and activities will create
a **selfsufficient world**
and a **vibrant atmosphere**
that attracts younger
and older audiences.

Lendlease Making the ideal real

Lendlease is a worldwide **real estate and investment group that focuses on people and their wellbeing.** It aims to create the **best places** to live, where **sustainability** is a priority and all the **community** needs are fulfilled.

That's why Lendlease has always believed in the MIND project and worked hard to make it possible.



A global network

Located in 17 gateway cities around the world, Lendlease shapes new urban realities and sustainable lifestyles.

GLOBAL HEADQUARTERS	Sidney
ASIA HEADQUARTERS	Singapore
EUROPE HEADQUARTERS	London
AMERICAS HEADQUARTERS	New York

Investment, development, and construction are the three pillars of its successful integrated business model that allows the company to manage funds and **assets worth almost 40 billion euros**.

Thanks to its solid network and long experience, Lendlease can supervise the MIND realization **from conception to completion**, generating new economic, environmental, and social value.

12,100

GLOBAL
EMPLOYEES

24

MAJOR URBAN
REGENERATION
PROJECTS

10

BILLION EURO
AUD
funds under
management

29

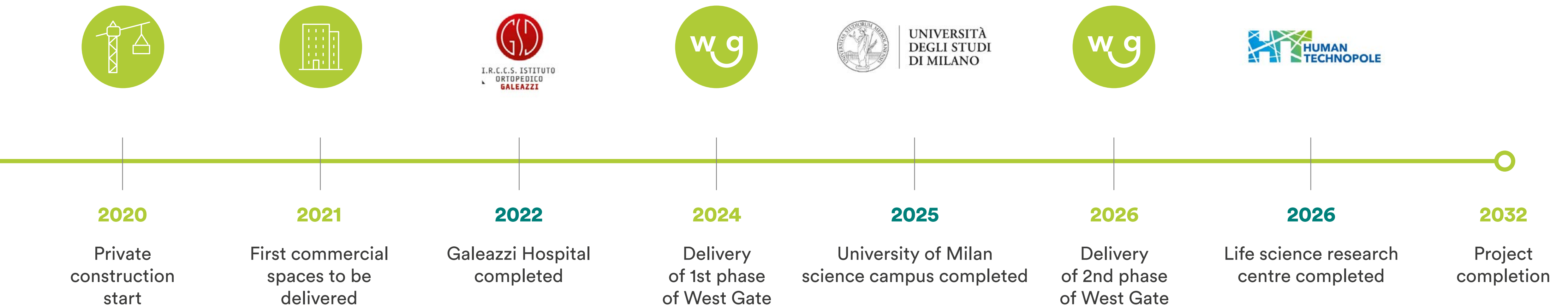
BILLION EURO
AUD
assets under
management

112

BILLION EURO
AUD
global development
pipeline

Step by step towards the future

To turn the MIND project into a reality, LendLease fosters stakeholders' collaboration, ensures institutional commitment, and involves public and private entities. That way, timings are respected, and the site can have an organic development.



mindwestgate.it