

west gate

MIND
MILANO INNOVATION DISTRICT

Zenith

EXCLUSIVE AGENTS

CBRE

DILS

Imagine if...

▶ [PLAY VIDEO](#)

1 mn SQM
surface area

335,000 SQM (SLP)
public anchors

100,000 SQM (SLP)
other public space

480,000 SQM (SLP)
Private Development -
Mixed use real estate

€2.6 bn
Gross Development Value

2030
target completion

 275,000 SQM of grade a offices (GLA)

 30,000 SQM of co-working (GLA)

 35,000 SQM of laboratories and light industrial (GLA)

 1,000 BTR or serviced apartments

 3,000 student accomodation beds

 35,000 SQM of retail (GLA)

 600 hotel rooms

 **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

PROXIMITY TO THE AIRPORTS

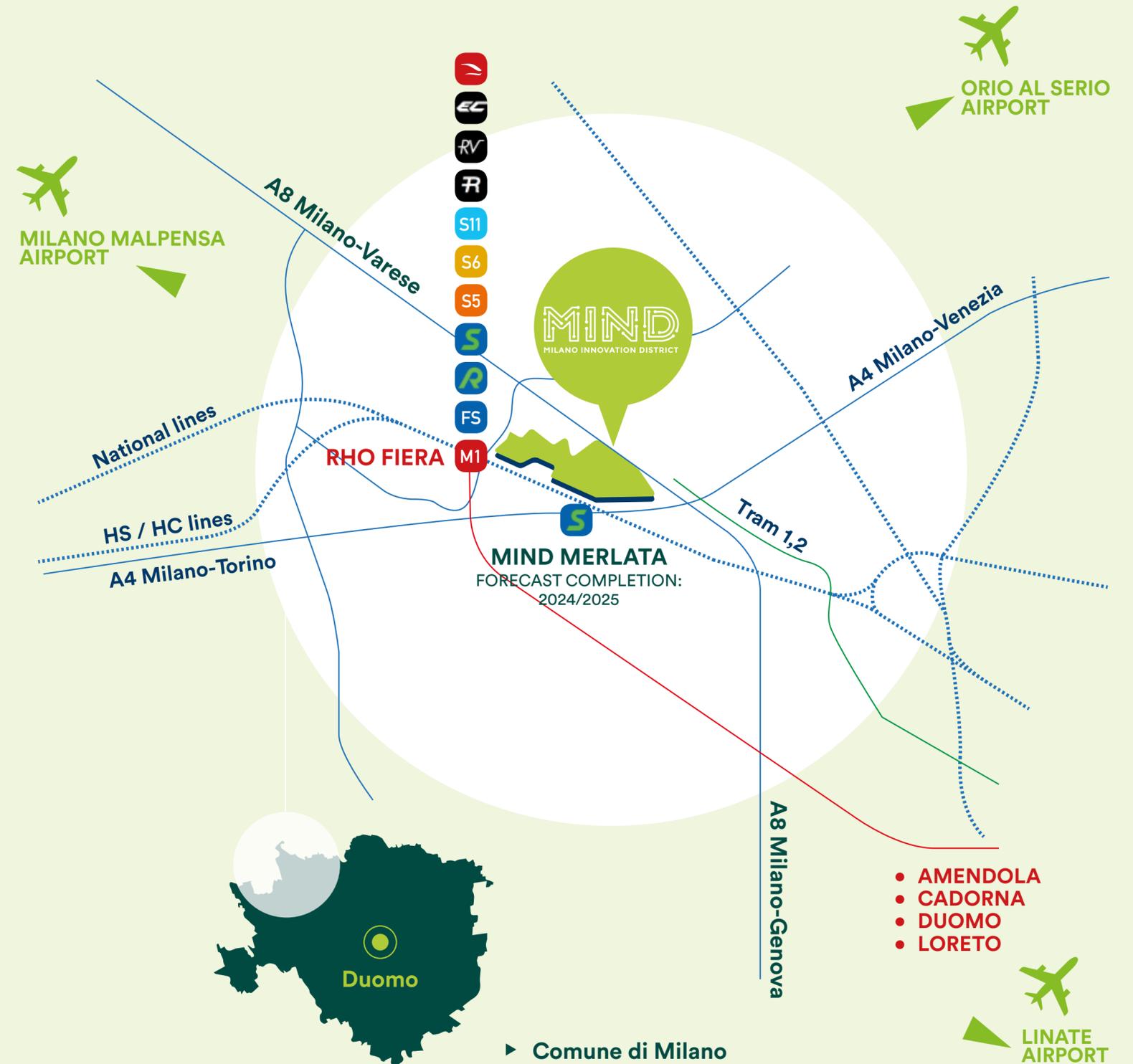
20 min	Milano Malpensa Airport
30 min	Linate Airport
45 min	Orio al Serio Airport

DIRECT CONNECTIONS WITH HIGH-SPEED RAIL

	Venezia S. Lucia	2h 47min
	Torino P.ta Susa	38min
	Roma Termini	3h 20min

DIRECT CONNECTIONS TO THE CITY AND THE HINTERLAND

Metro every 4 min		Train every 10 min		Train every 30 min	
14 min	Amendola	12 min	Milano Centrale	Varese-Milano Passante-Treviglio	
20 min	Cadorna	16 min	Milano Garibaldi	Novara-Milano Passante-Treviglio	
24 min	Duomo	25 min	Milano Cadorna	Chiasso-Como-Milano-Rho	
31 min	Loreto	25 min	Milano Repubblica		



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

Zenith & Molo



THE HIVE



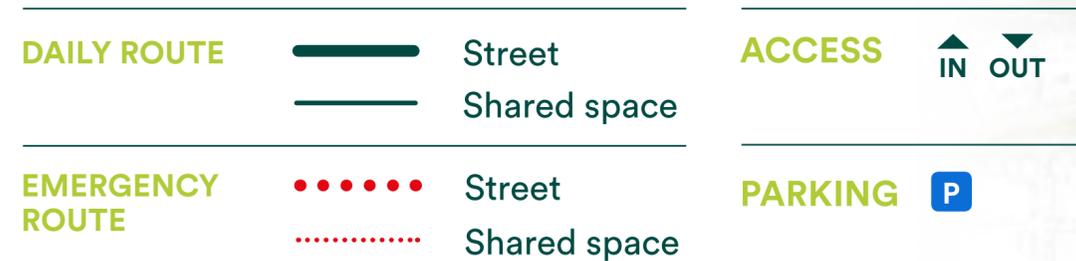
Visionary corporates have already chosen MIND as their home. They are the minders



Village Pavilion



MIND benefits from great accessibility and infrastructure, and its mobility services are already active

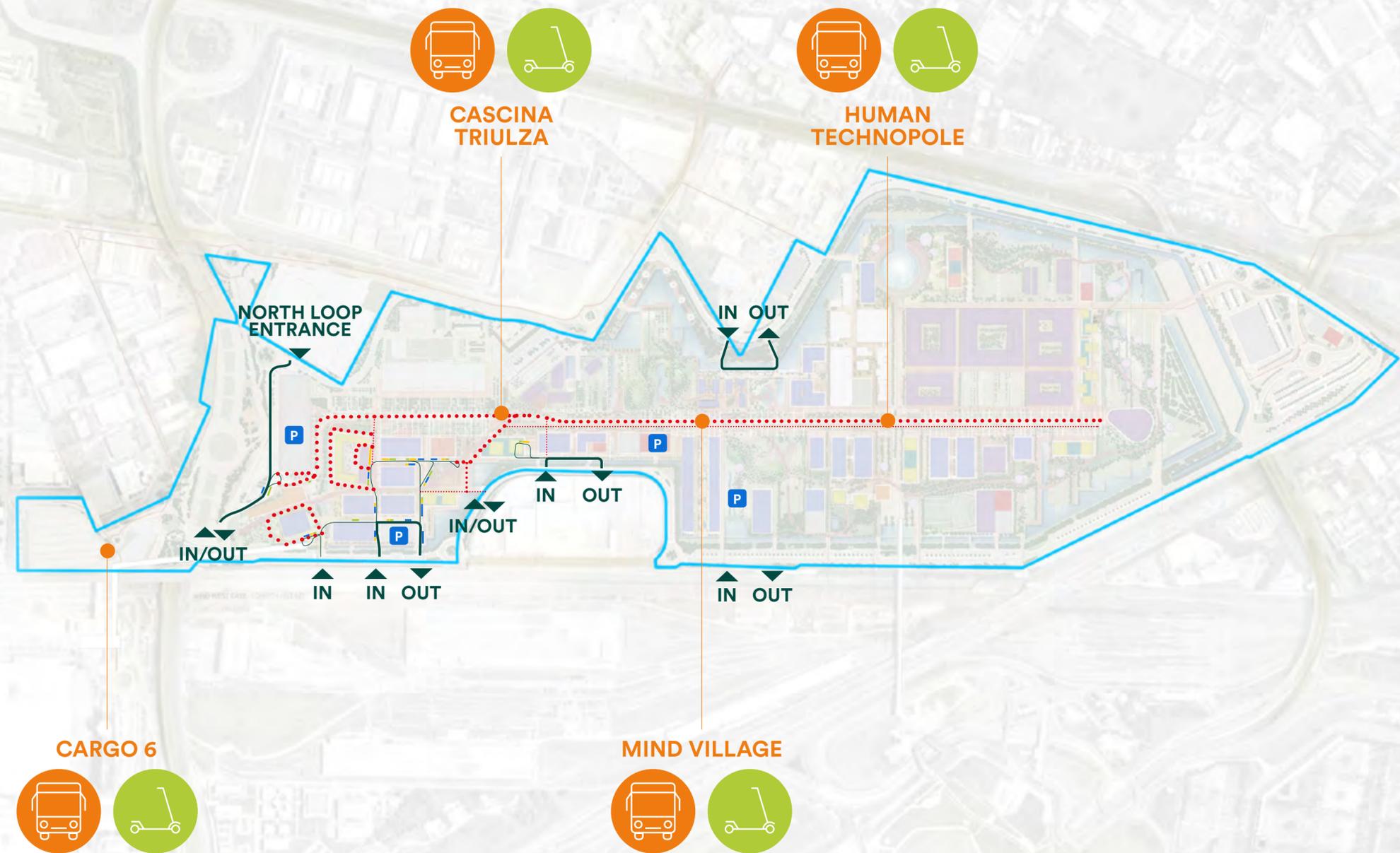


 **MIND TRANSFER**
e-shuttle service with 4 STOPS:
CARGO 6 / CASCINA C1 / MIND VILLAGE / PALAZZO ITALIA
active 7.30 to 20.00 / monday to friday

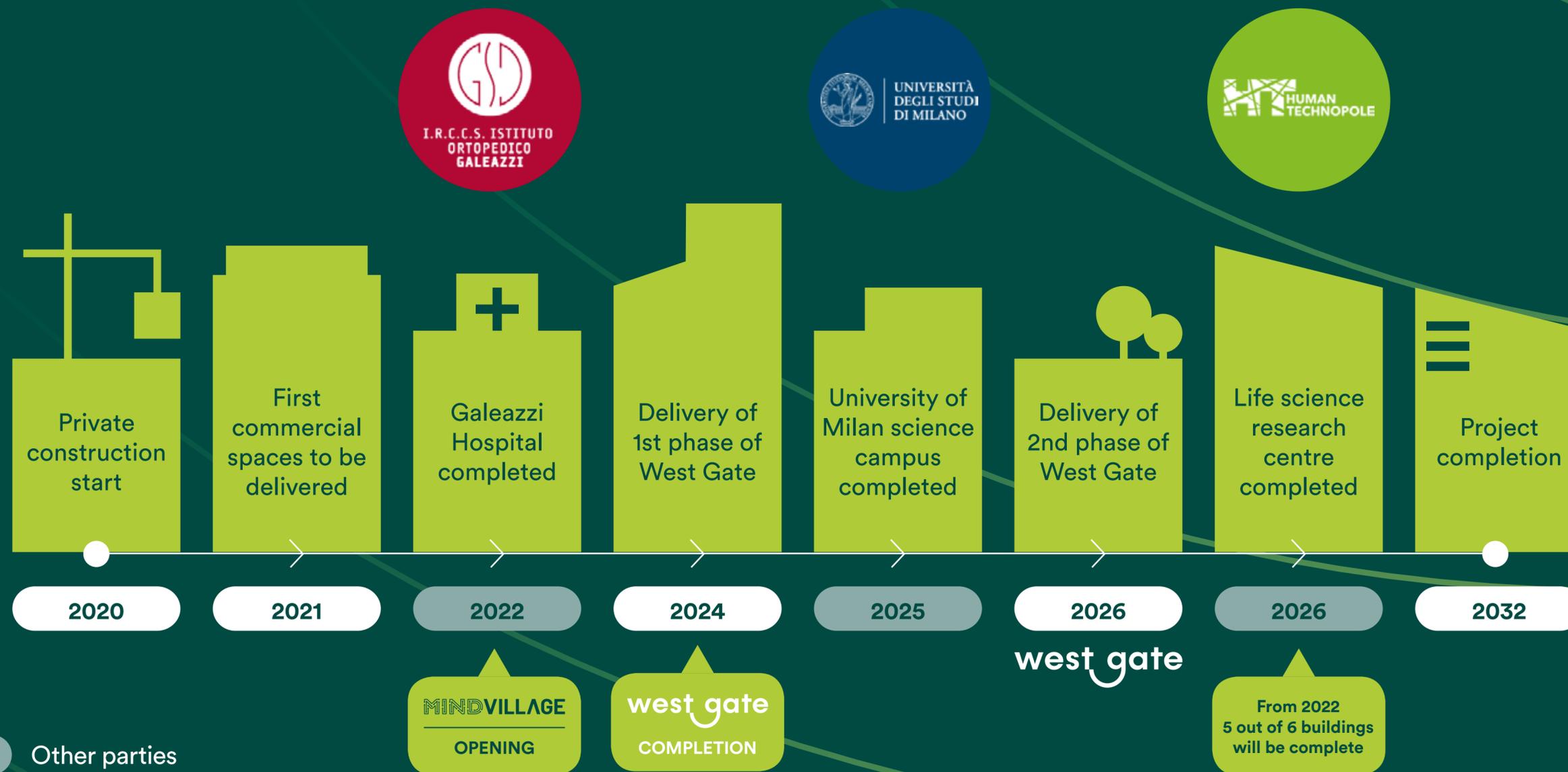
 **MIND SHARING**
e-mobility sharing service
25 personal vehicles powered by Helbiz

 **MIND TAXI**
TAXI service (official fares of Comune di Milano)
h24 7/7days
reservations: free contact center or on-line

 **MIND NCC**
car rental with driver NCC (paid service)
h24 - 7/7days
reservations: free contact center or web form



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



● Lendlease

● Other parties

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	17,450 sqm

WG HOSPITALITY
To stay

WG LIVING
To live

ZENITH
To work

Office GLA	20,767 sqm
Retail GLA	640 sqm
Total GLA	21,407 sqm

HORIZON
To work

Office GLA	20,218 sqm
Retail GLA	300 sqm
Total GLA	20,518 sqm

INNOVATION HUB
To work

Office GLA	7,075 sqm
Retail GLA	760 sqm
Total GLA	7,835 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.

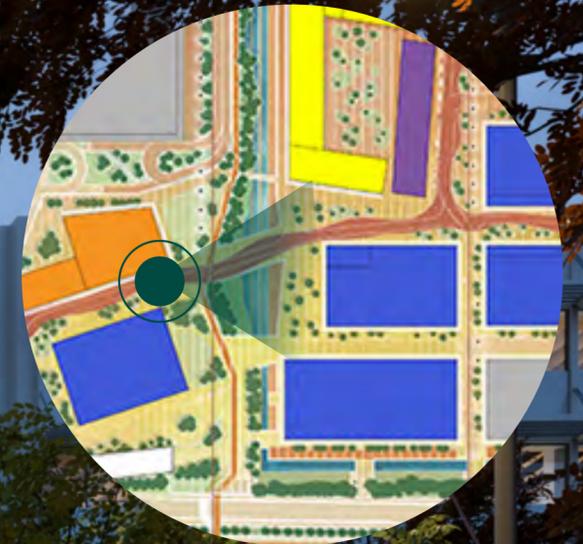


Zenith

To work



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

GLA sqm

12	Office	1,584
11	Office	1,584
10	Office	1,590
9	Office	1,736
8	Office	1,736
7	Office	1,736
6	Office	1,736
5	Office	1,736
4	Office	1,736
3	Office	1,736
2	Office	1,421
1	Office	1,539
0	Lobby	1,533
-1	Basement	1,177



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

Closed spaces

80%

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

Exclusive agents

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Thank you

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