

west gate

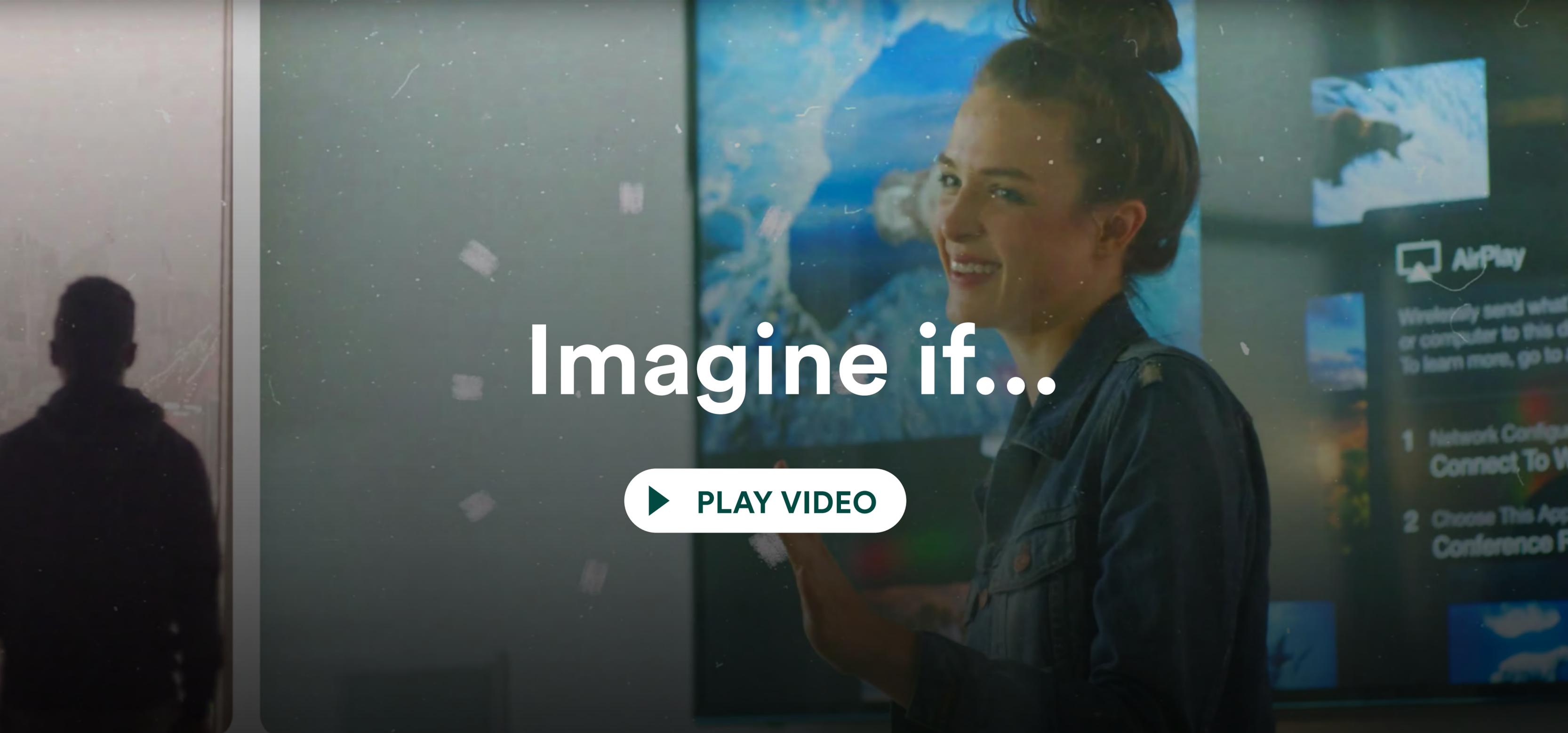
MIND
MILANO INNOVATION DISTRICT

MoLo

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

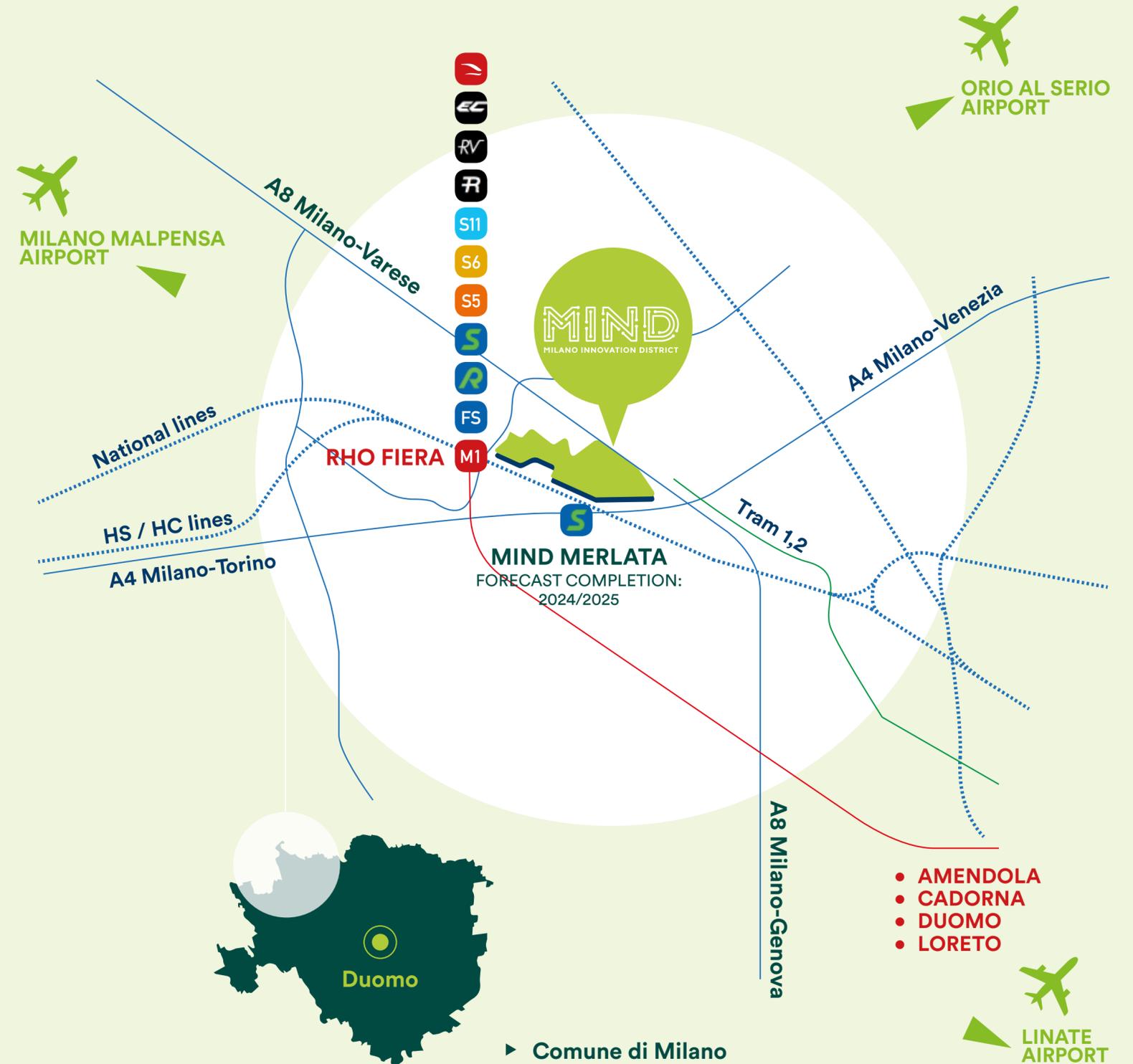
14 min	Amendola
20 min	Cadorna
24 min	Duomo
31 min	Loreto

Train every 10 min

12 min	Milano Centrale
16 min	Milano Garibaldi
25 min	Milano Cadorna
25 min	Milano Repubblica

Train every 30 min

Varese-Milano Passante-Treviglio
Novara-Milano Passante-Treviglio
Chiasso-Como-Milano-Rho



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



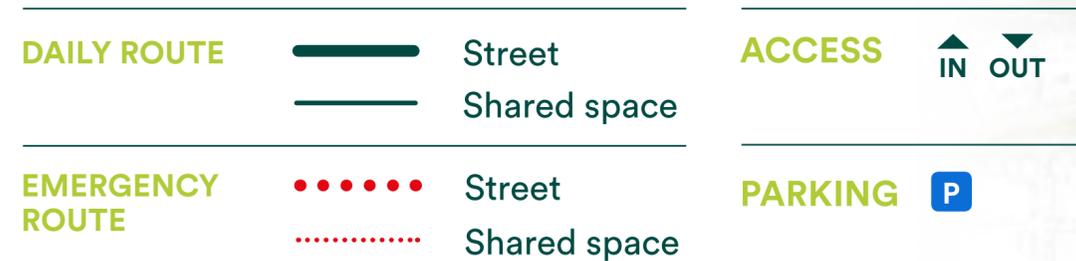
Visionary corporates have already chosen MIND as their home. They are the minders



Village Pavilion



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

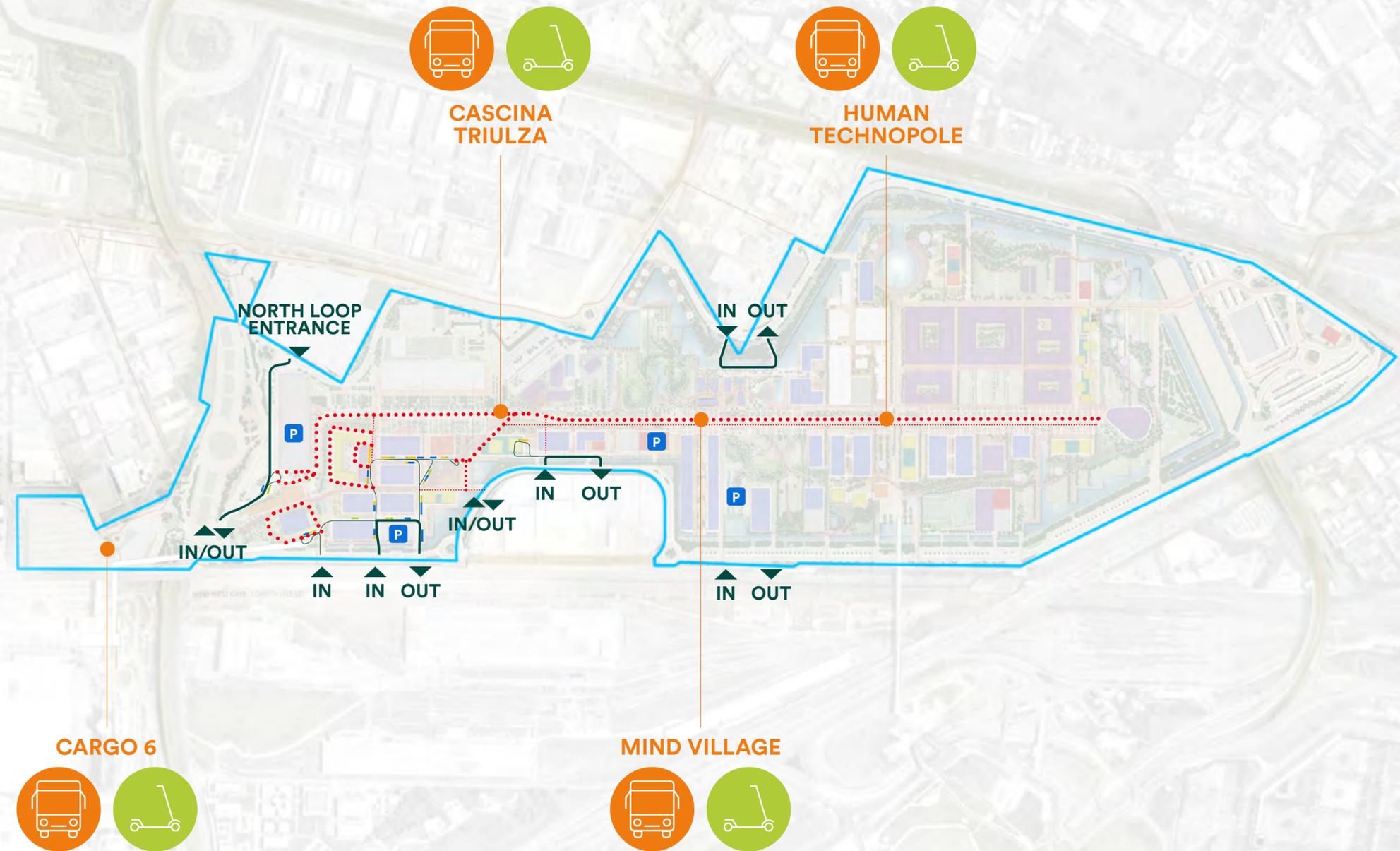


 **MIND TRANSFER**
e-shuttle service with 4 STOPS:
CARGO 6 / CASCINA C1 / MIND VILLAGE / PALAZZO ITALIA
active 7.30 to 20.00 / monday to friday

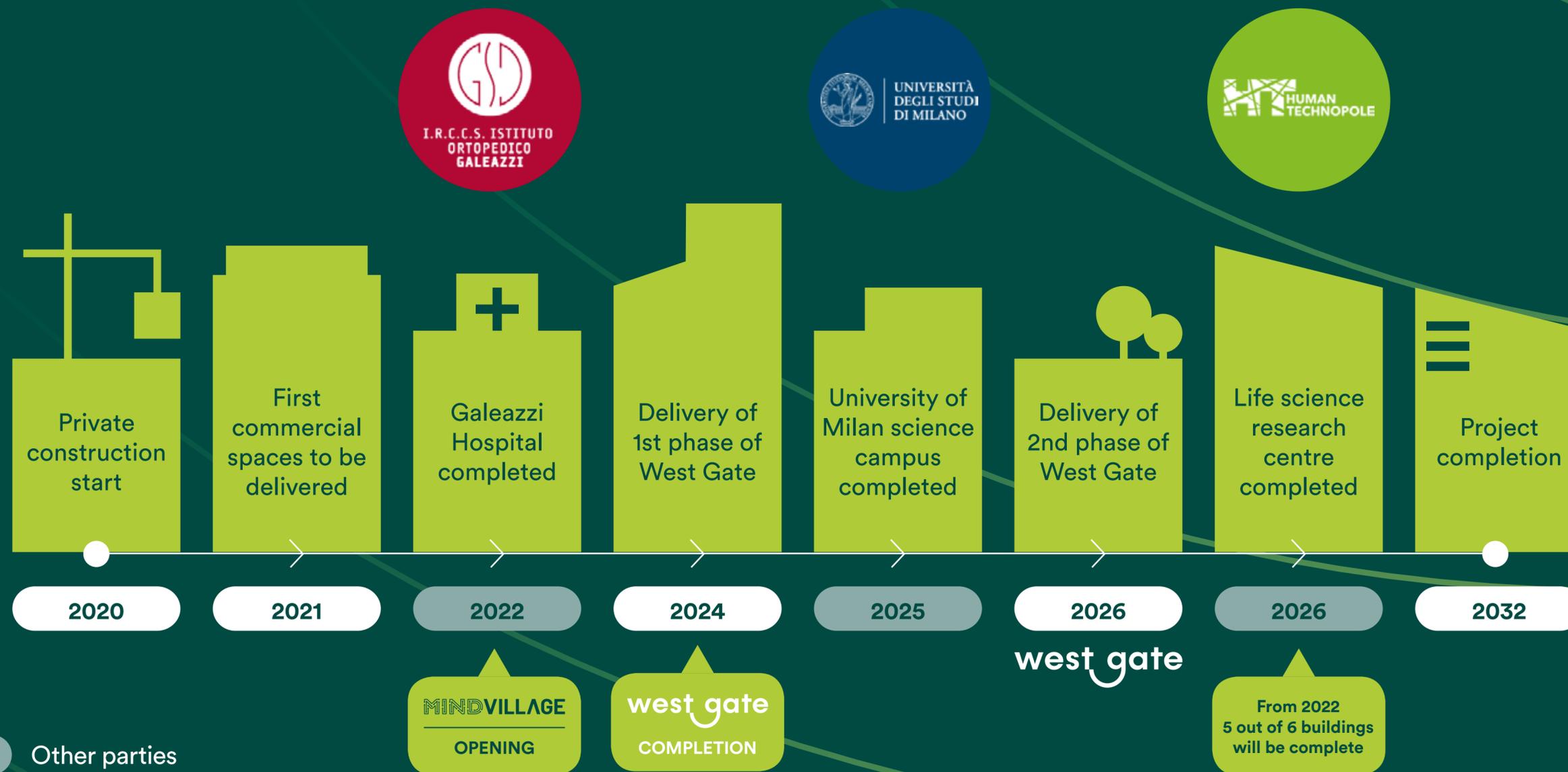
 **MIND SHARING**
e-mobility sharing service
25 personal vehicles powered by Helbiz

 **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.



Molo

To work

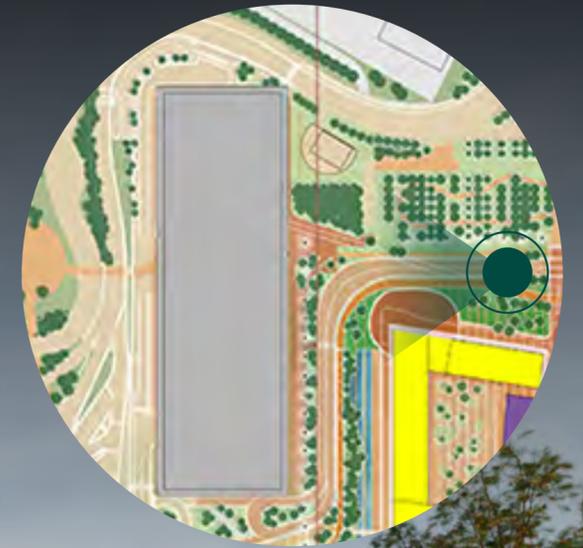




At MoLo you will find the right spaces to research and pursue innovation, with an eye on connectivity



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





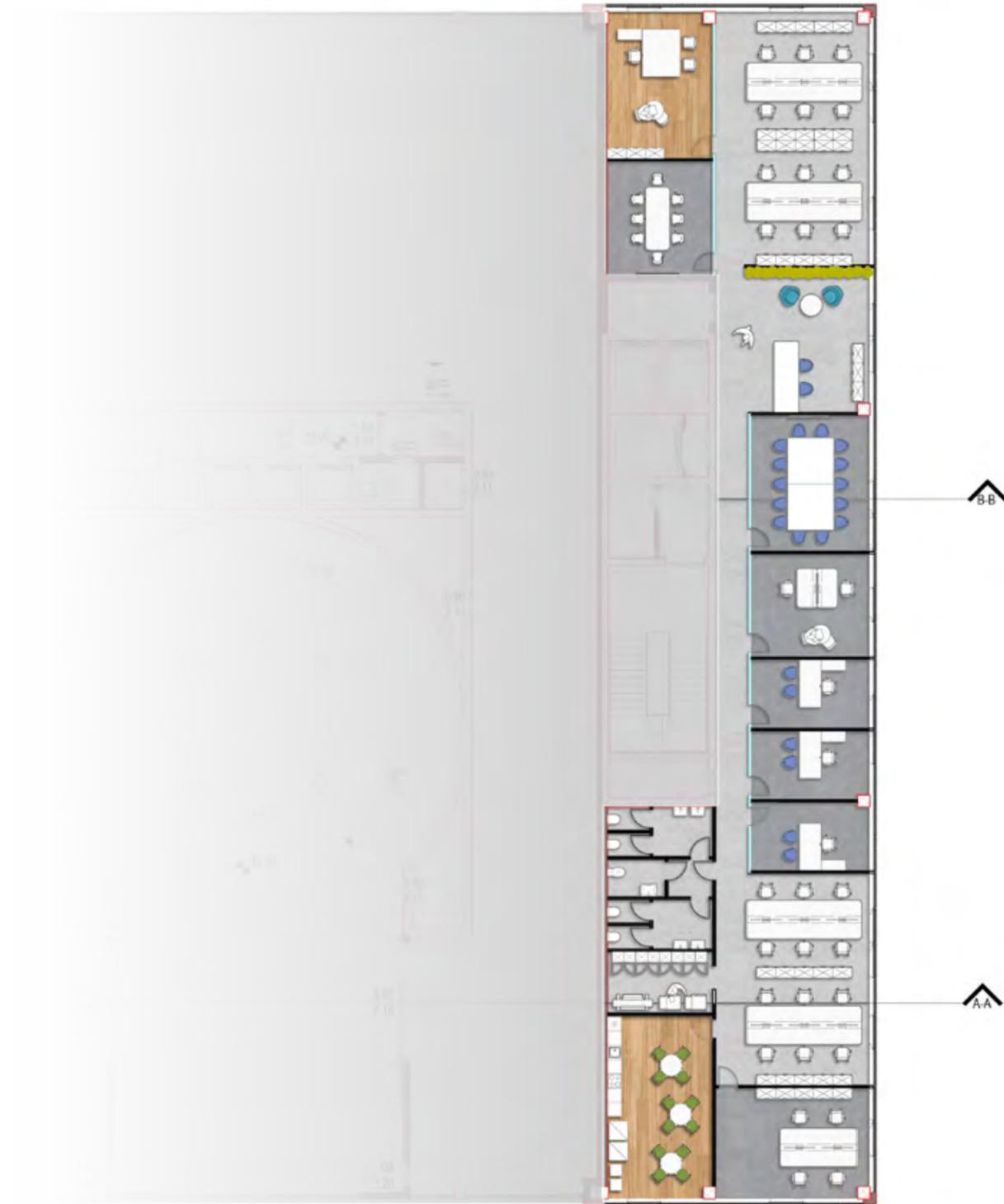
Stacking plan

GLA sqm

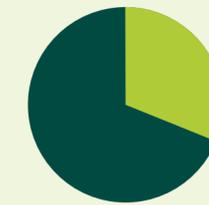
6	Labs	6,374
	Office	703
4	Office	554
3	Office	504
2	Office	529
1	Office	546
0	Retail	2,600



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

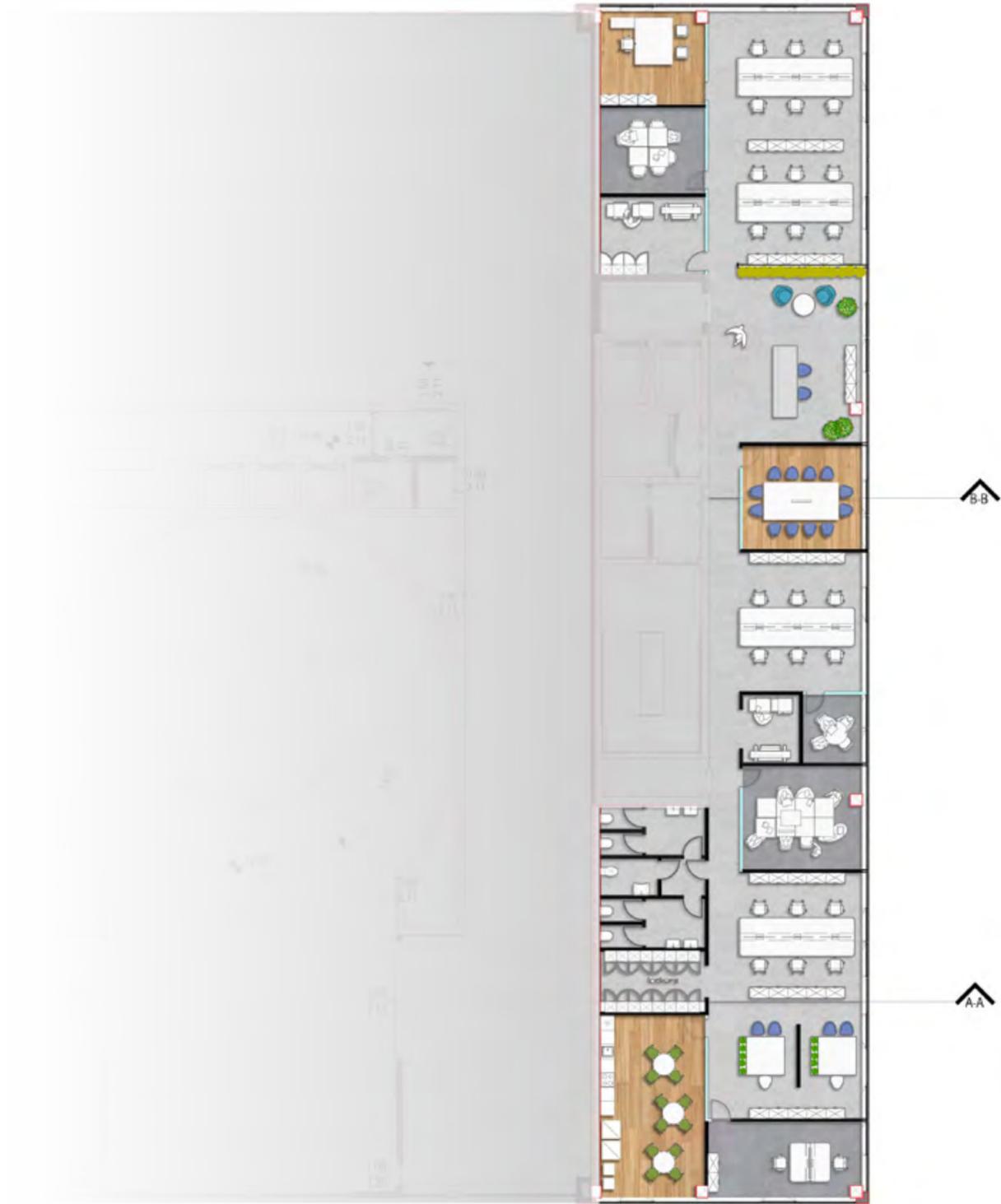
Closed spaces

92%

8%

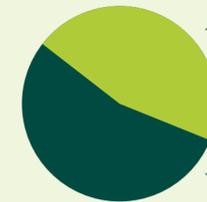
Max floor crowding: **50**

Total desks: **27**



3RD 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**



6TH 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

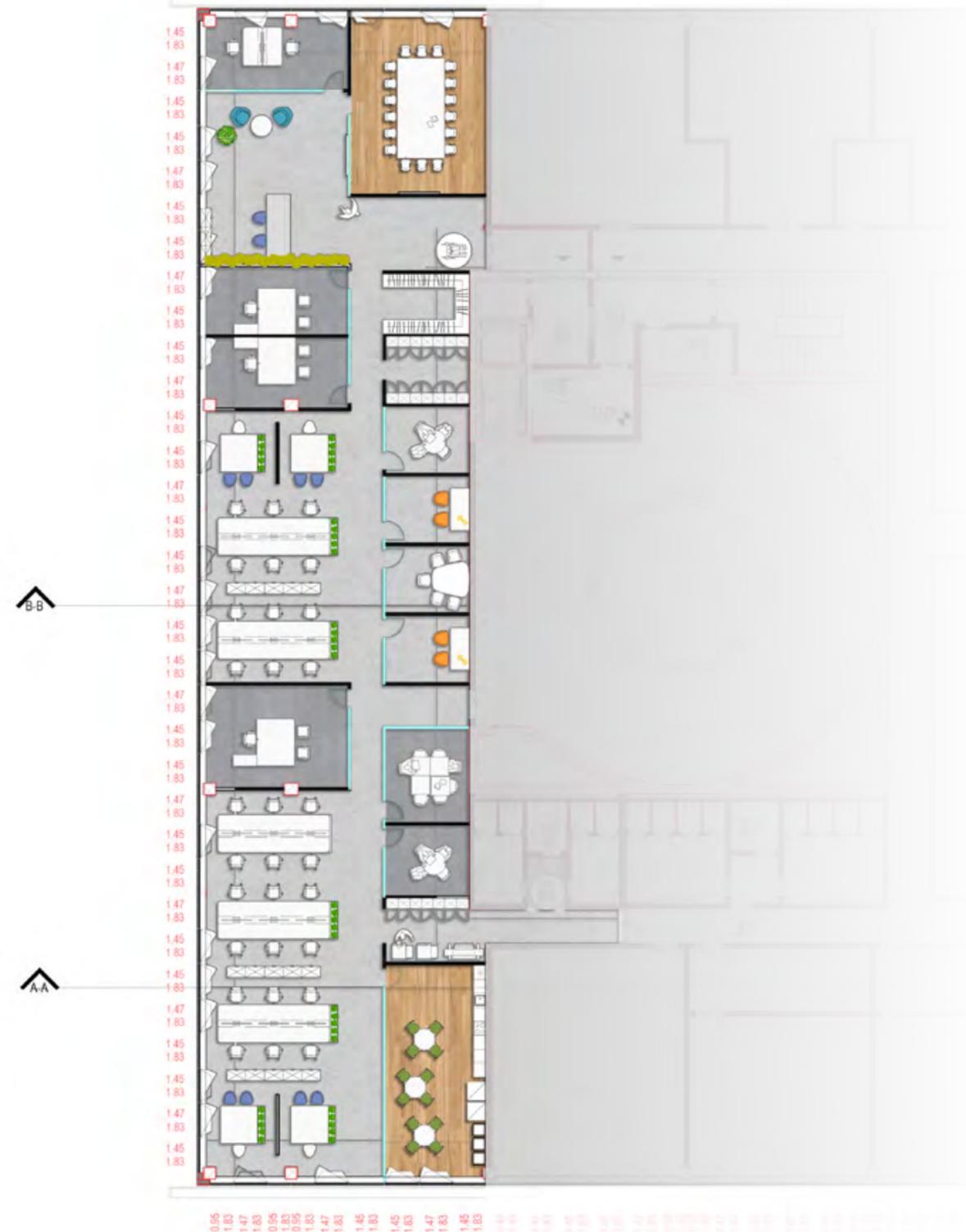
Open spaces

Closed spaces

90%

10%

Total desks: **41**



Exclusive agents

CBRE

CBRE

Piazza degli Affari 2
20123 Milano

+39 02 9974 6000
agency.italy@cbre.com

www.cbre.it

DILS

DILS

Piazza Armando Diaz, 7
20123 Milano

+39 02 80 29 211
office@dils.com

www.dils.com



Thank you

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