

west gate

MIND  
MILANO INNOVATION DISTRICT

 lendlease

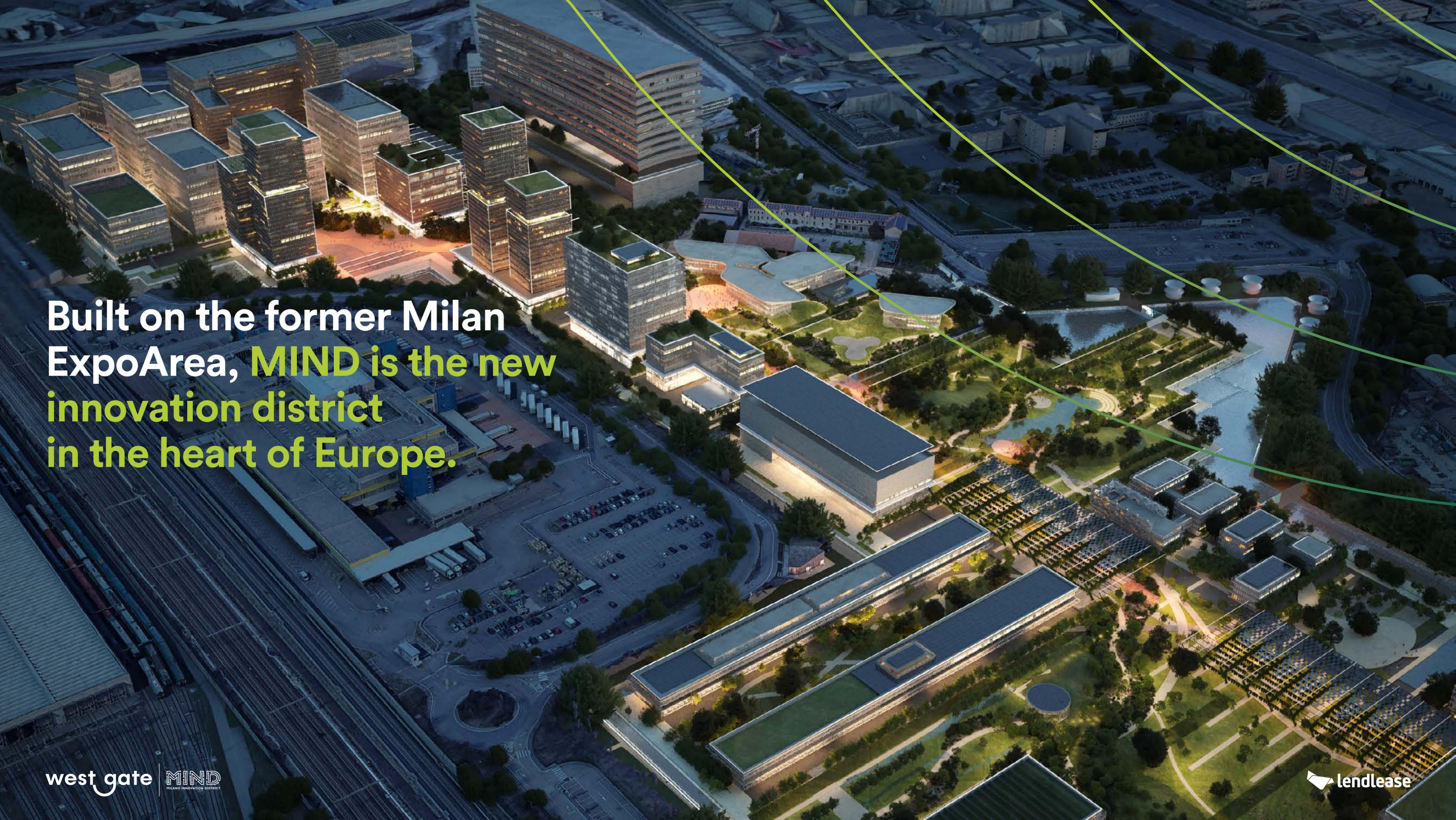
Nurturing innovation **every day**

An architectural rendering of a modern urban district. The scene features a central canal with ducks, flanked by lush greenery and a walkway. In the background, there are tall, modern buildings with blue and yellow accents. People are shown sitting on a set of wide, blue-tinted concrete steps, and others are walking on a bridge in the distance. The overall atmosphere is vibrant and sustainable.

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

**472,750**

SMQ  
private mixed use  
real estate

**2.6**

BILLION EURO  
gross development  
value

**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.**

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



# 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.

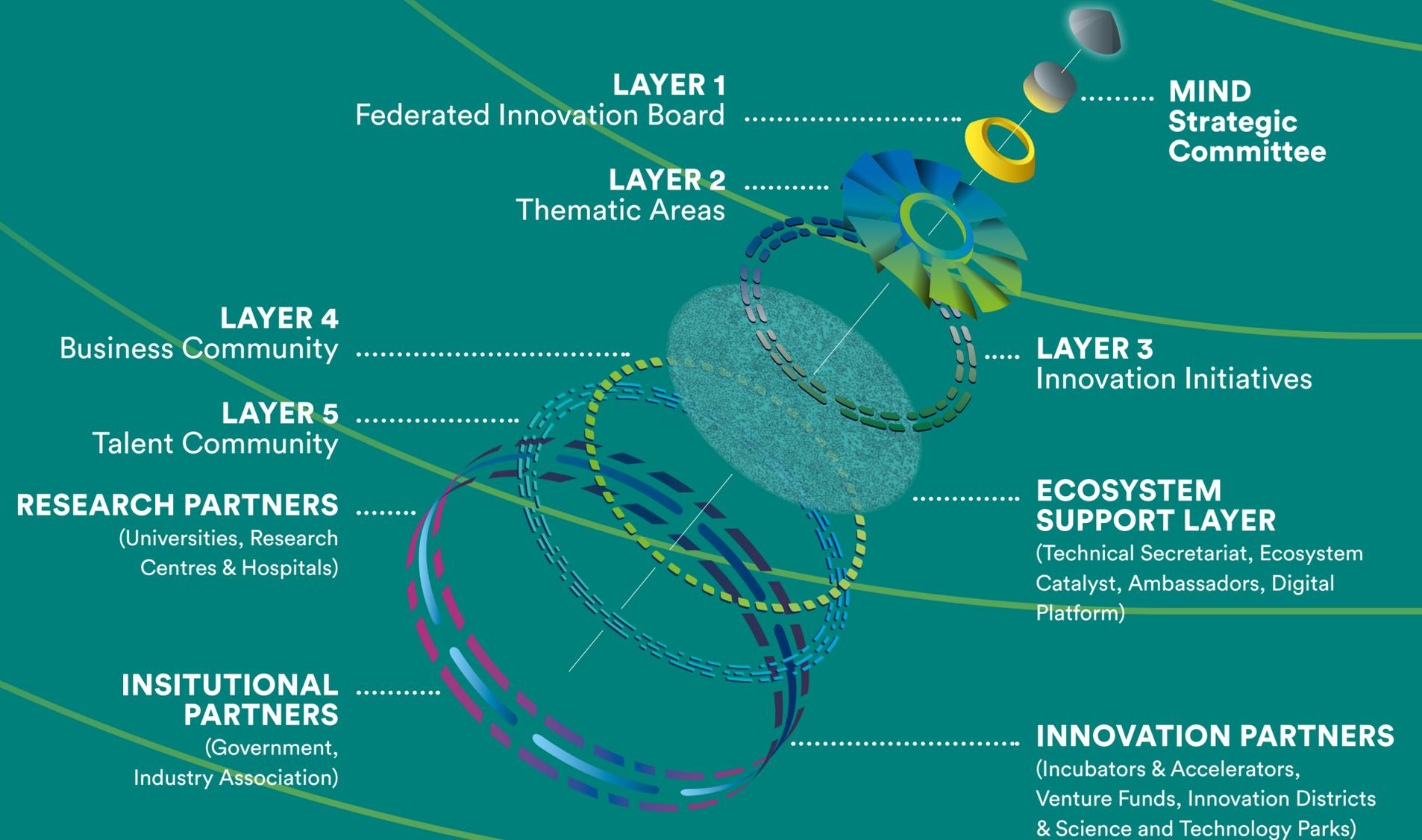
**COMPLETION IN 2025**  
A public teaching and research  
University, top performer  
in the Life Sciences domain.

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.

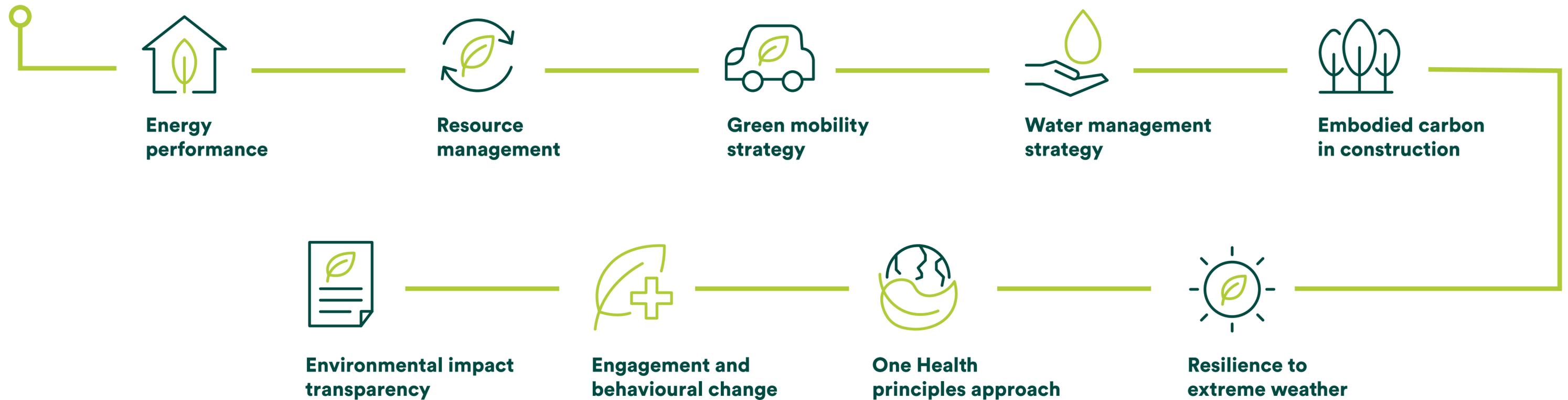
# Designed to be ecofriendly

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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.

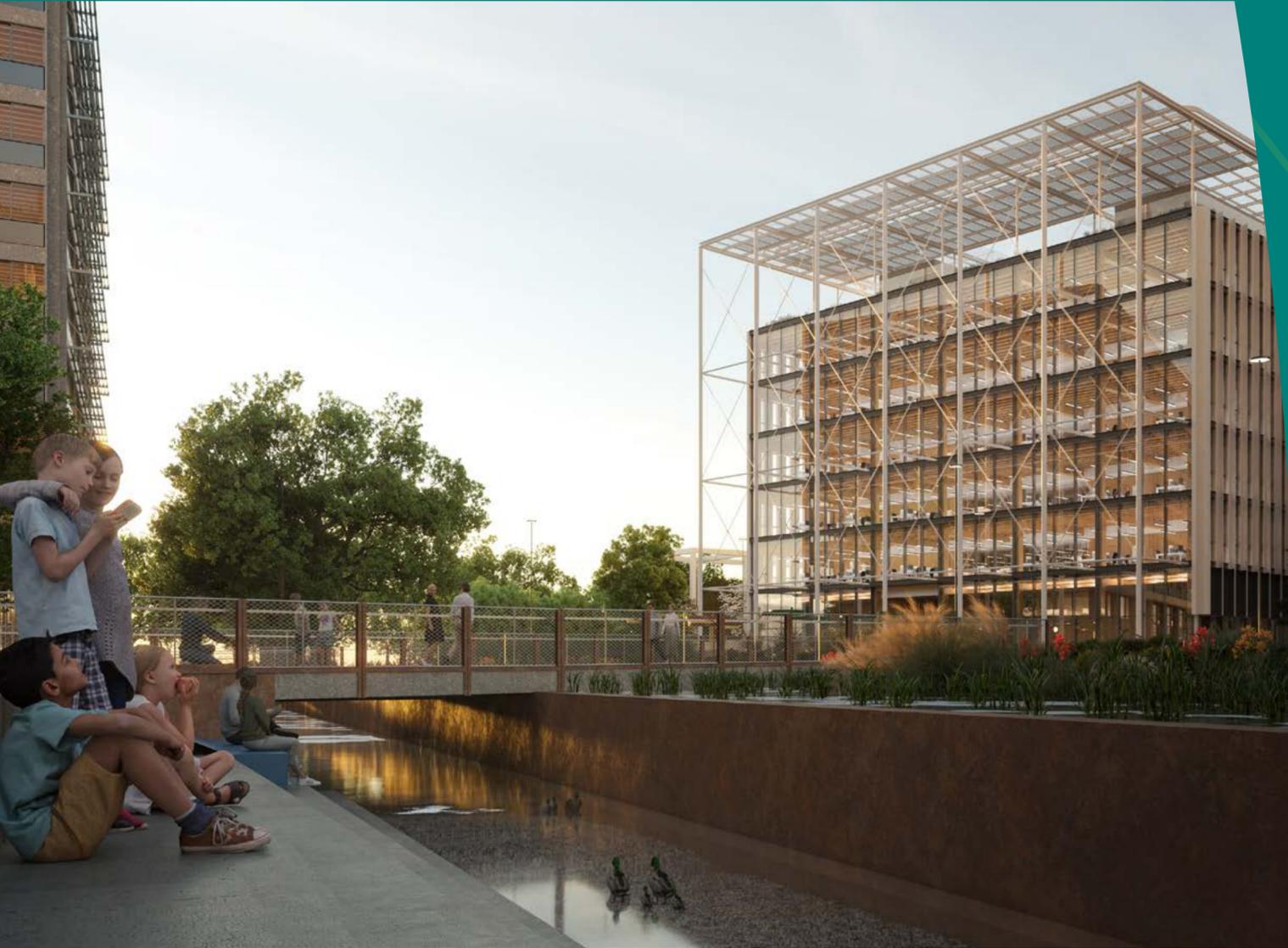




A sustainable way of life

# In harmony with nature

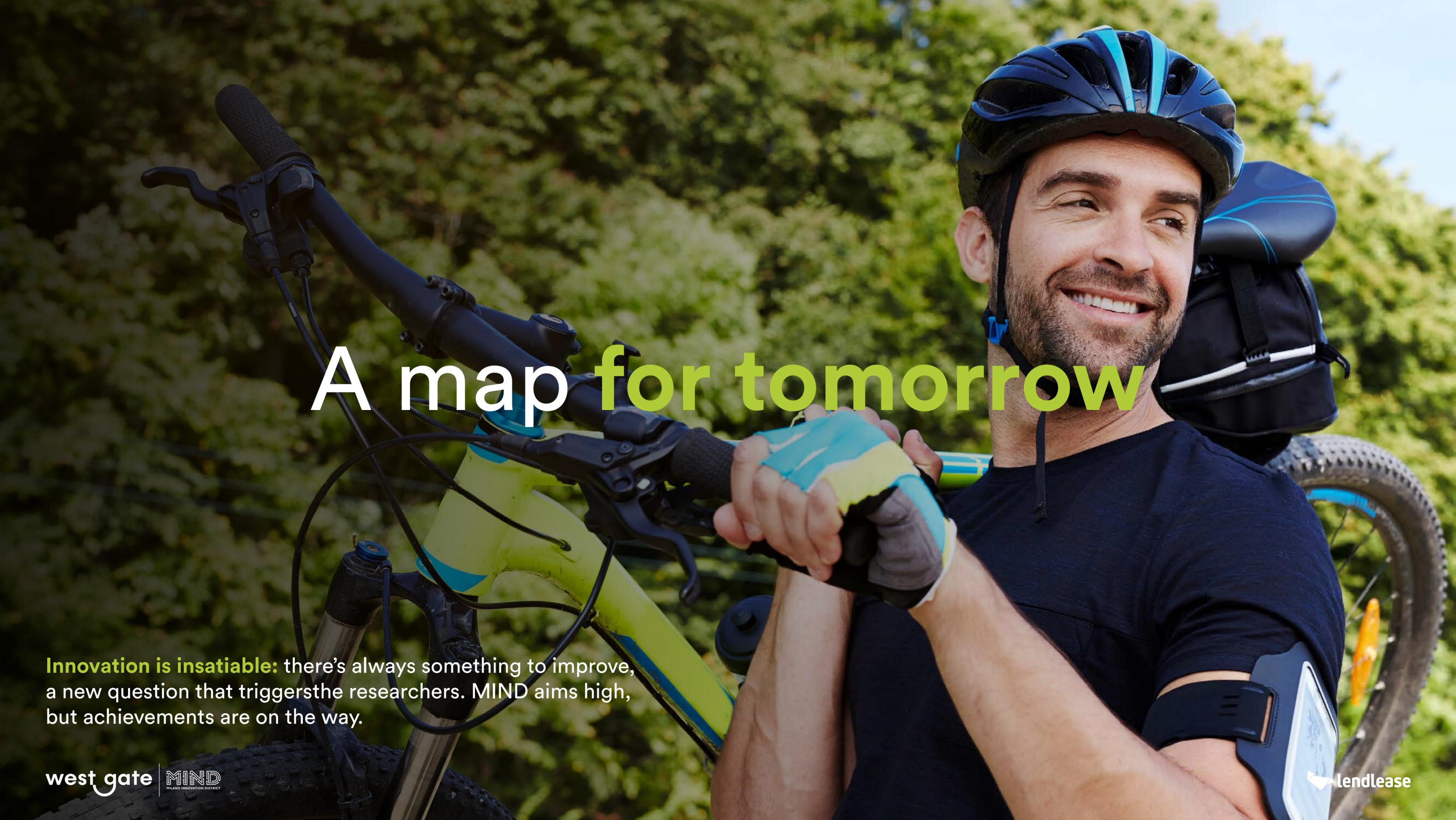




MIND will enhance the quality of life of its community thanks to **340 000 sqm of green and blu areas**. The iconic AreaExpo Decumano will become a **1.5 km linear park**, while the waterside paths of the Parco Verde Blu will be a green oasis where to relax.



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 a mix of glass facades and vertical slat facades. The central building has a prominent glass and steel structure. The sky is a warm orange and yellow, with silhouettes of birds in flight. Green lines are drawn across the sky. The foreground shows a landscaped area with trees and a walkway.

**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



# Tolive

## 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**

<b>FLOOR 1-3</b>
<b>FLOOR 4-10</b>
<b>FLOOR 11</b>
<b>FLOOR 12</b>
<b>FLOOR 13</b>
<b>FLOOR 14</b>
<b>FLOOR 15-20</b>
<b>TOTAL</b>

24
56
4
4
5
2
12
107

39
84
8
8
5
2
12
158

9
42
3
5
4
2
12
77

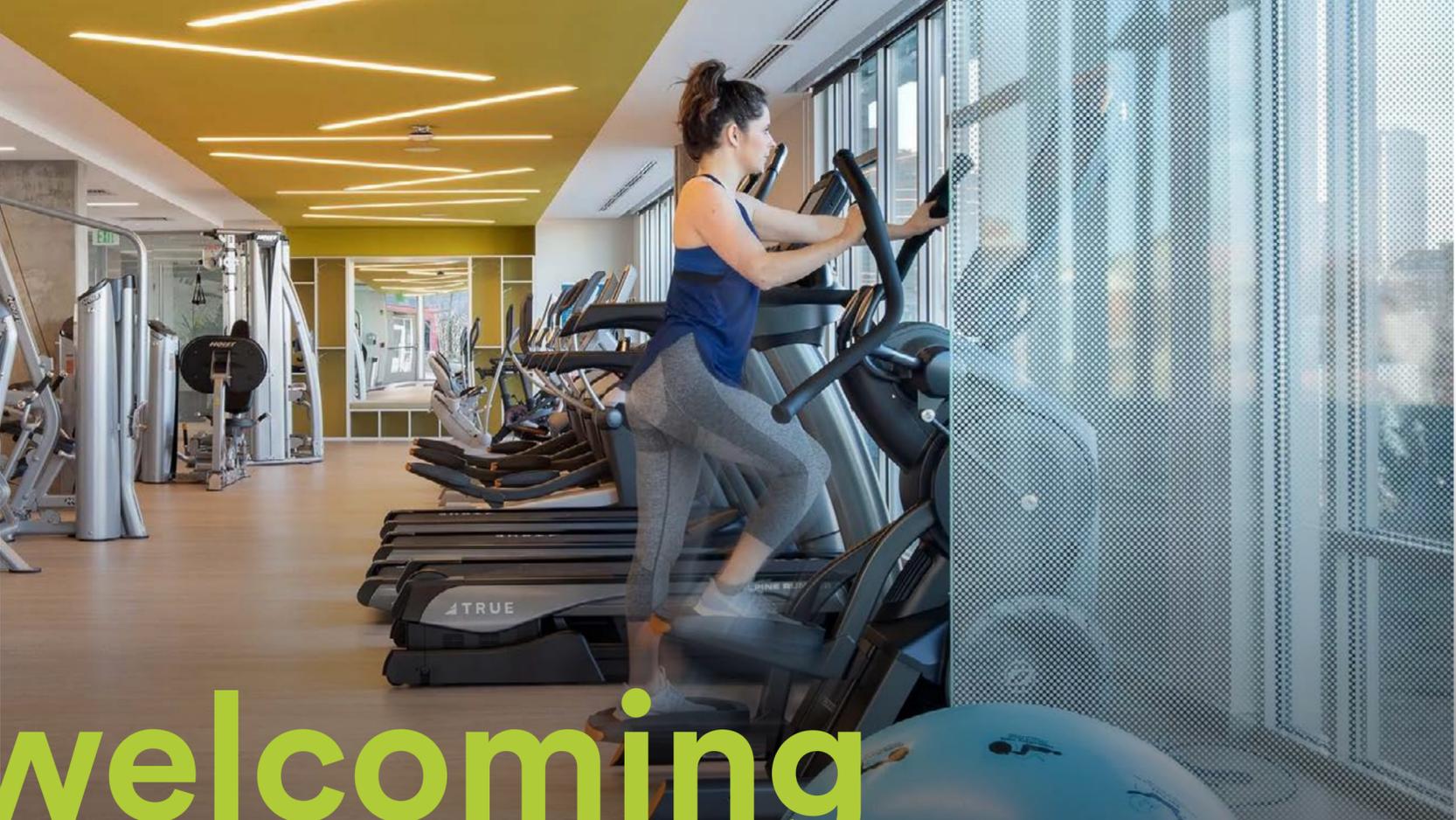
12
21
3
3
2
1
6
48

# To stay

## WEST GATE HOSPITALITY

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

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.

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**

GROUND FLOOR

# 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.





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.

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<b>GLOBAL HEADQUARTERS</b>	<b>Sidney</b>
<b>ASIA HEADQUARTERS</b>	<b>Singapore</b>
<b>EUROPE HEADQUARTERS</b>	<b>London</b>
<b>AMERICAS HEADQUARTERS</b>	<b>New York</b>

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**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.



2020

Private construction start



2021

First commercial spaces to be delivered



I.R.C.C.S. ISTITUTO ORTOPEDICO GALEAZZI

2022

Galeazzi Hospital completed



2024

Delivery of 1st phase of West Gate



UNIVERSITÀ DEGLI STUDI DI MILANO

2025

University of Milan science campus completed



2026

Delivery of 2nd phase of West Gate



2026

Life science research centre completed



2032

Project completion

**mindwestgate.it**