

west gate

MIND
MILANO INNOVATION DISTRICT

Horizon

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

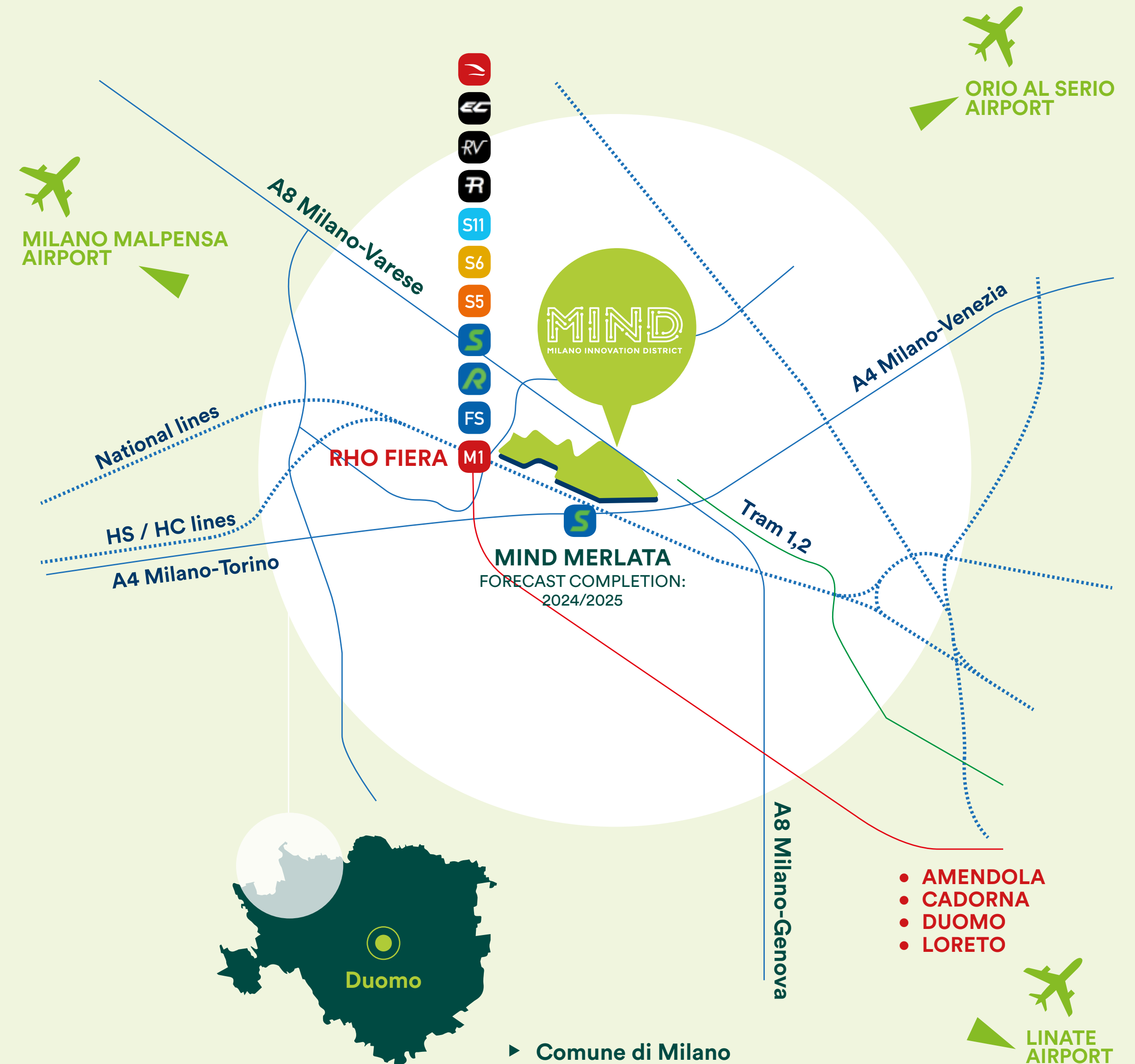
 20 min	Milano Malpensa Airport
 30 min	Linate Airport
 45 min	Orio al Serio Airport

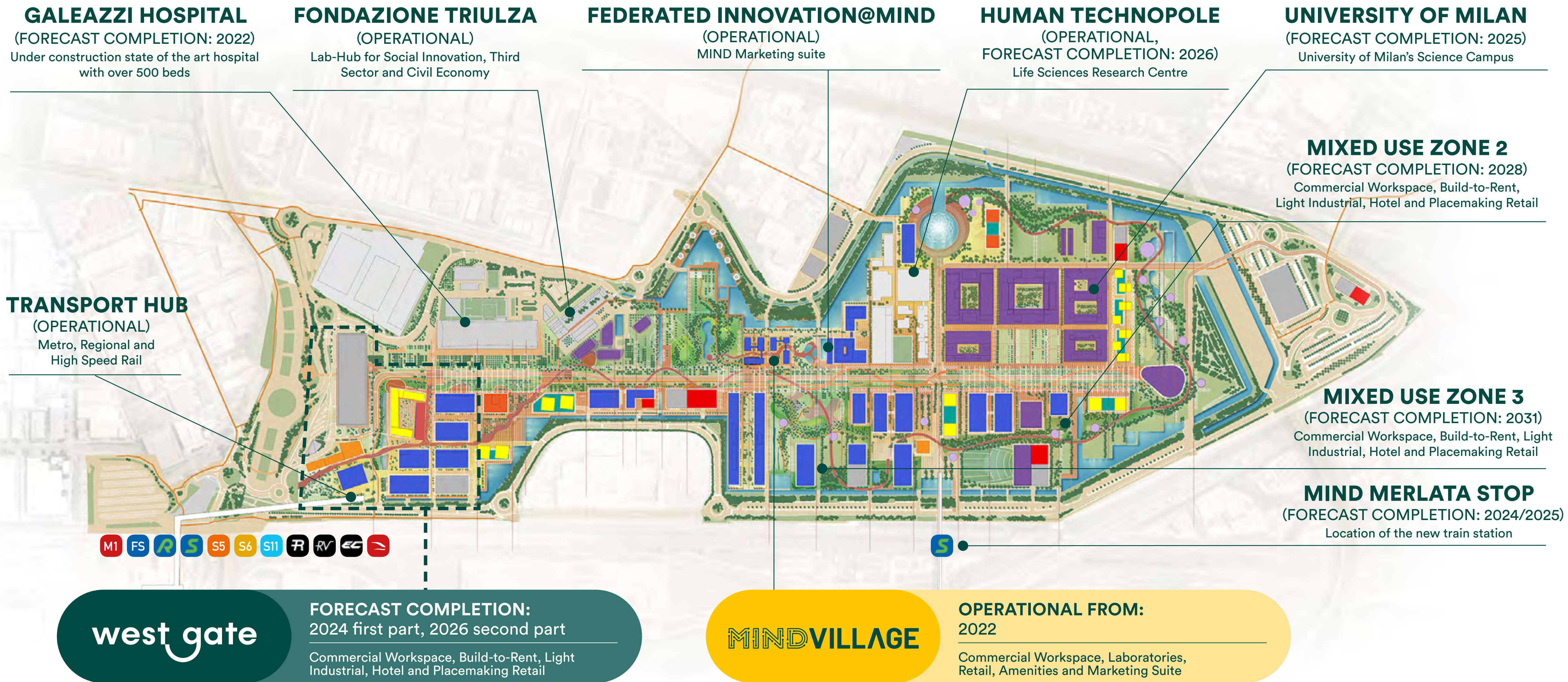
DIRECT CONNECTIONS WITH HIGH-SPEED RAIL

 MIND MILANO INNOVATION DISTRICT	▶▶▶		Venezia S. Lucia	2h 47min
 MIND MILANO INNOVATION DISTRICT	▶▶▶		Torino P.ta Susa	38min
 MIND MILANO INNOVATION DISTRICT	▶▶▶		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	M1 Amendola	12 min	Milano Centrale	S5	Varese-Milano Passante-Treviglio
20 min	M1 Cadorna	16 min	Milano Garibaldi	S6	Novara-Milano Passante-Treviglio
24 min	M1 Duomo	25 min	Milano Cadorna	S11	Chiasso-Como-Milano-Rho
31 min	M1 Loreto	25 min	Milano Repubblica		





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

Zenith & Molo

e-on



Fondazione Trulza

HUMAN
TECHNOPOLE

UNIVERSITÀ
DEGLI STUDI
DI MILANO



e-on

elt
ELETTRONICA
mind is the first defence

THE HIVE

Berkeley SKYDECK + PLUSVALUE

Village Pavilion

AstraZeneca

illumina

ESSELUNGA

Bio4Dreams

TIM

ROLD
connected to innovation

Designtech

contec
GRUPPO

CARIPLO+FACTORY

Podium

Botticino

VALORE
ITALIA

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

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

DAILY ROUTE

Street

Shared space

ACCESS

IN

OUT

EMERGENCY ROUTE

Street

Shared space

PARKING

P

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

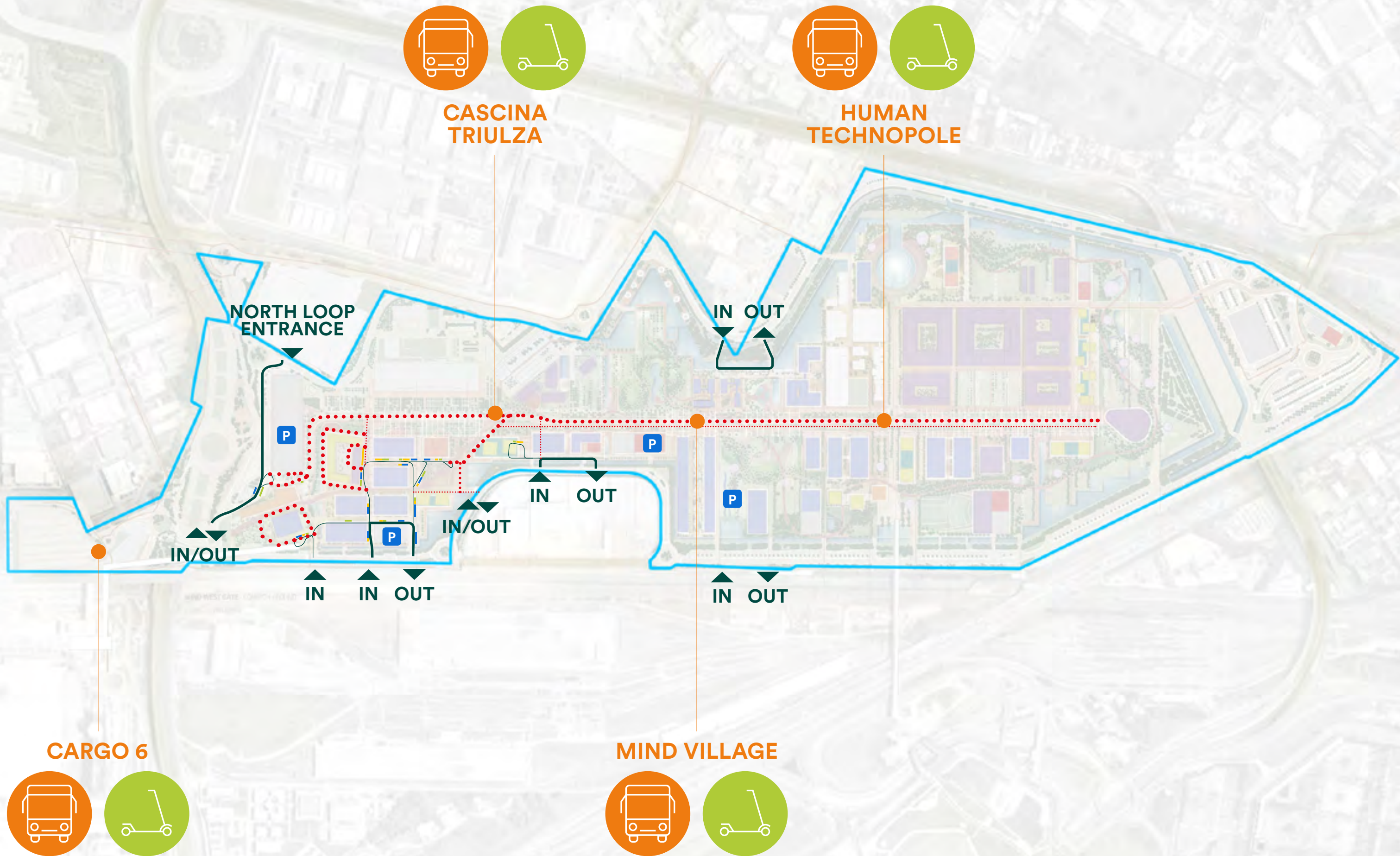
reservations: free contact center or on-line

MIND NCC

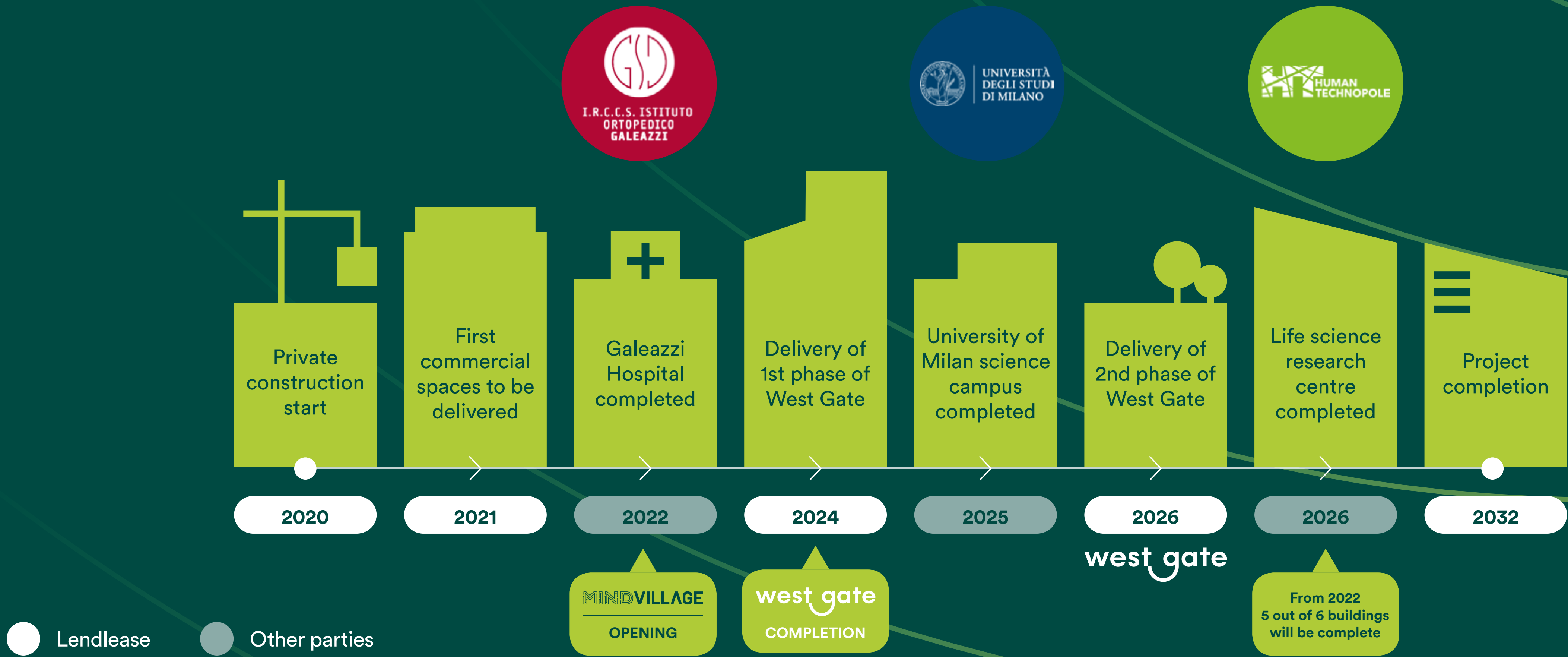
car rental with driver NCC (paid service)

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



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.



Horizon

To work





Horizon is convinced with
State-of-the-art materials and
design principles to respect the
environment and sustain humans



Work & leisure, formal & casual,
privacy & openness: the contrasts
innovation relies on to spark



Stacking plan

		GLA sqm
8	Office	1,690
7	Office	2,343
6	Office	2,343
5	Office	2,343
4	Office	2,343
3	Office	2,343
2	Office	2,343
1	Office	1,681
0	Lobby	1,748

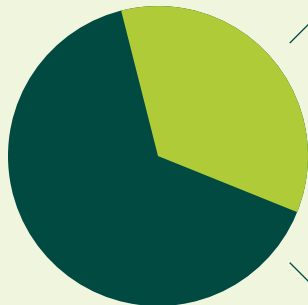


Monotenant layout



● Toilets ● Stairways, elevators

- Support spaces:
- 3 L meeting rooms
 - 4 M meeting rooms
 - 4 S meeting rooms
 - 8 phone booths
 - 2 quiet rooms
 - 2 copy areas
 - 2 project space
 - 2 wardrobes
 - 1 lockers room
 - 1 break area



31%
69%

- Work desks:
- 96 desks
 - 19 closed offices

Open spaces	Closed spaces
83%	17%

Max floor crowding: **257**

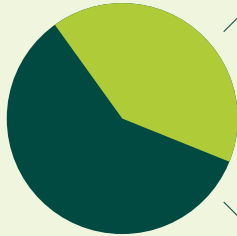
Total desks: **135**

Bitenant layout



● Toilets ● Stairways, elevators

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



44%

56%

- Work desks:
- 48 desks
5 closed offices
4 reserved desks

Open spaces

Closed spaces

92%

8%

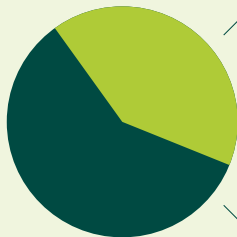
Max floor crowding:

Total desks:

128

72

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



45%

55%

- Work desks:
- 24 desks
6 closed offices
4 reserved desks

Open spaces

Closed spaces

96%

4%

Max floor crowding:

Total desks:

128

72

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



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Thank you

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