

west gate

MIND  
MILANO INNOVATION DISTRICT

# Innovation Hub

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

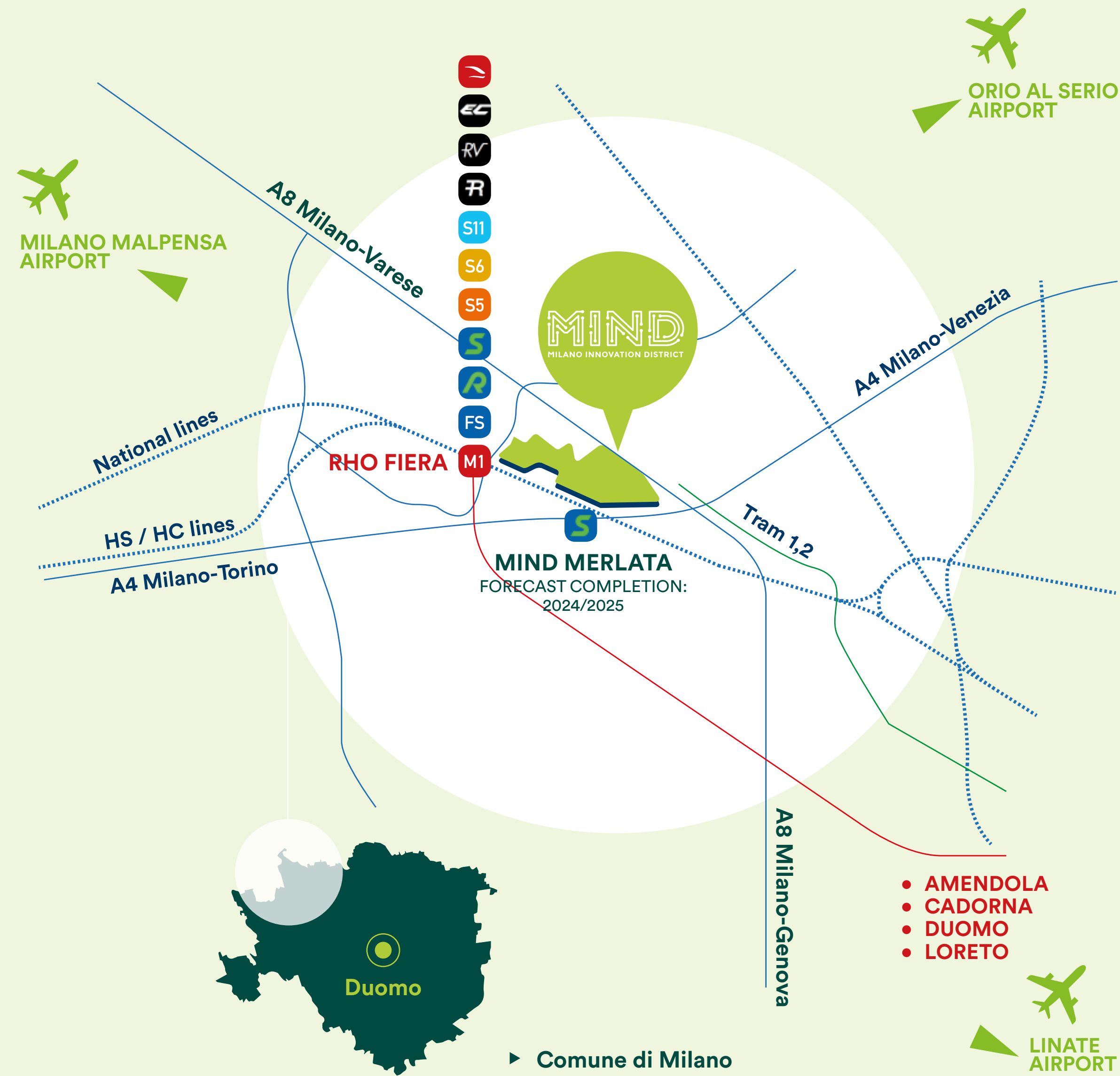
 20 min	Milano Malpensa Airport
 30 min	Linate Airport
 45 min	Orio al Serio Airport

## DIRECT CONNECTIONS WITH HIGH-SPEED RAIL

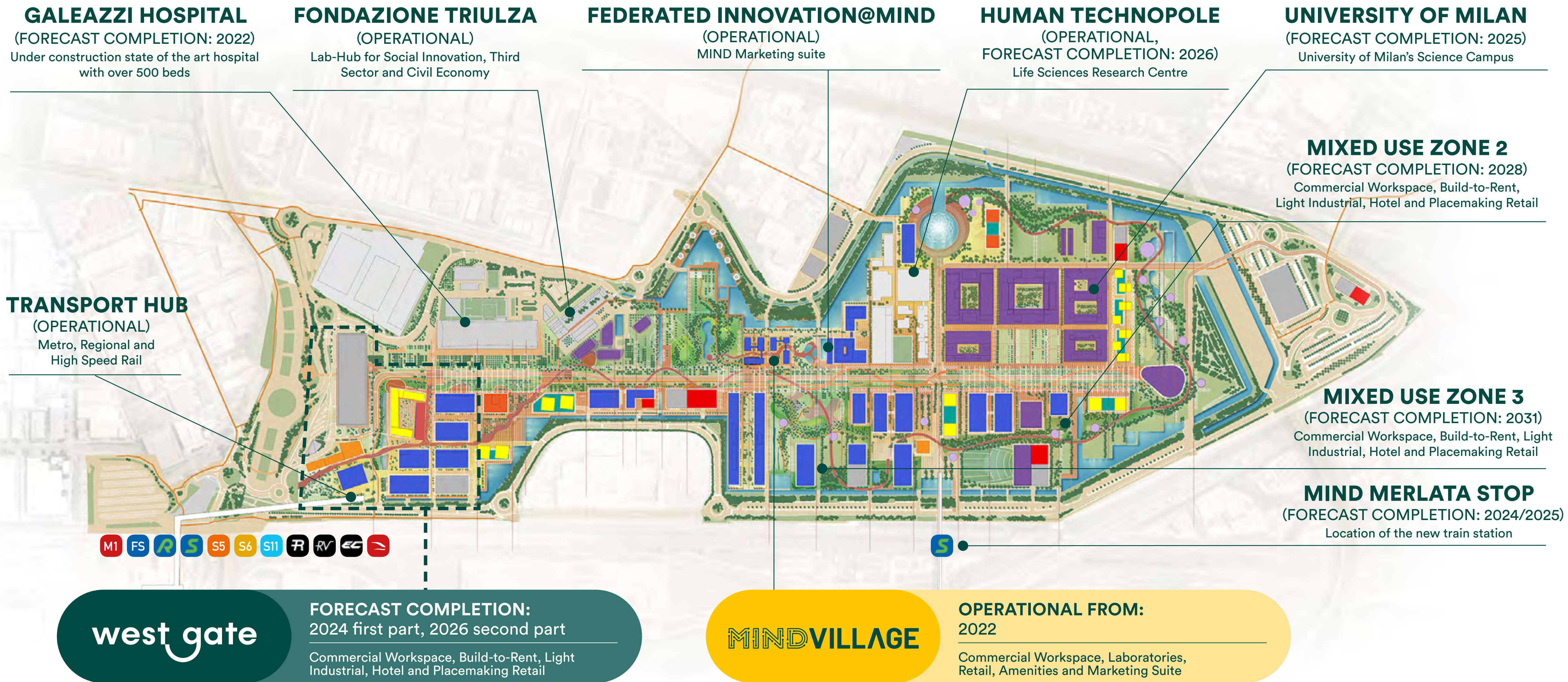
	»» 	Venezia S. Lucia	2h 47min
	»» 	Torino P.ta Susa	38min
	»» 	Roma Termini	3h 20min

## 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		







■ 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



THE HIVE

Berkeley SKYDECK + PLUSVALUE

Village Pavilion



Designtech contec CARIPLO+FACTORY

Podium

Botticino VALORE ITALIA

lendlease

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

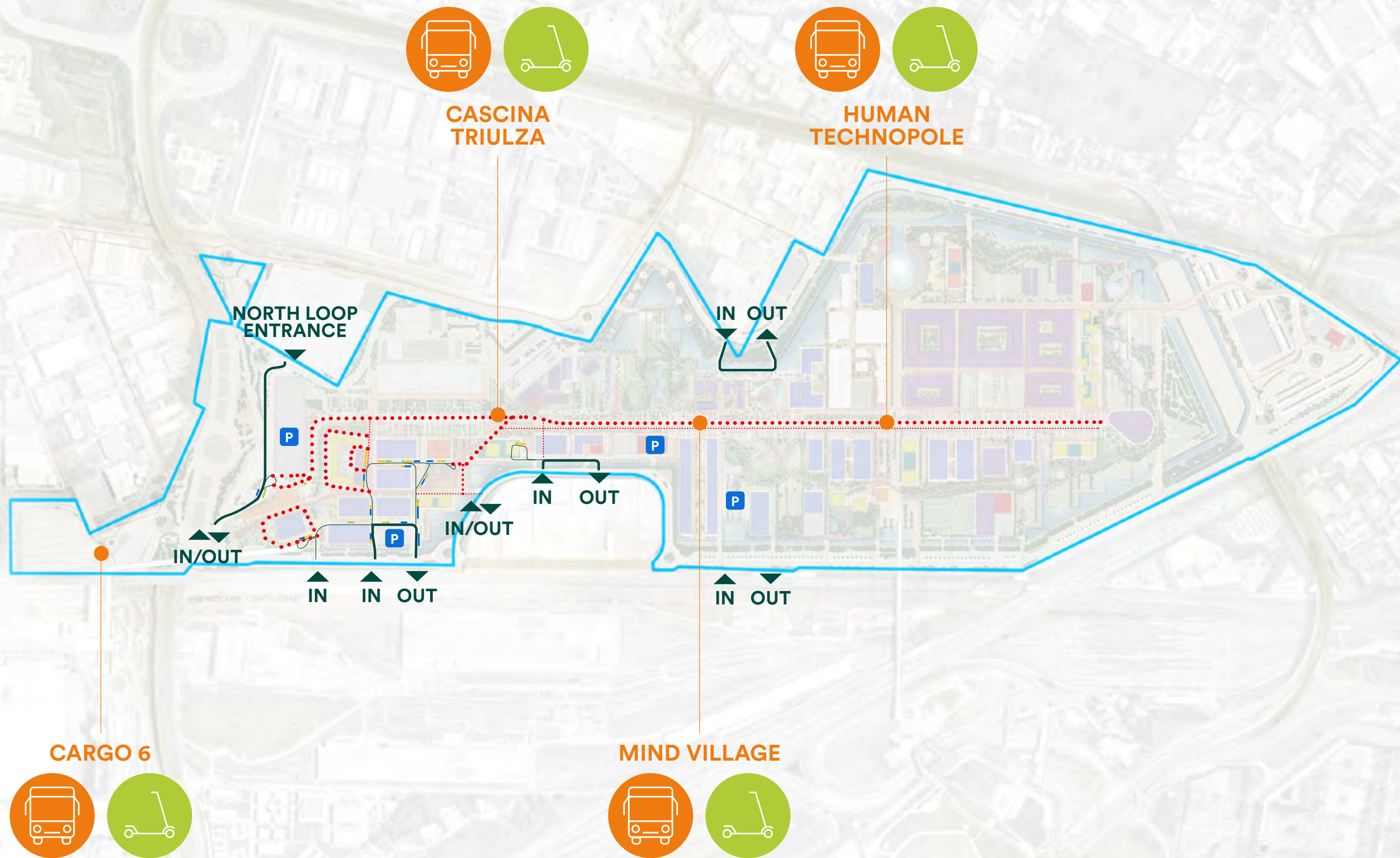


MIND NCC

car rental with driver NCC (paid service)

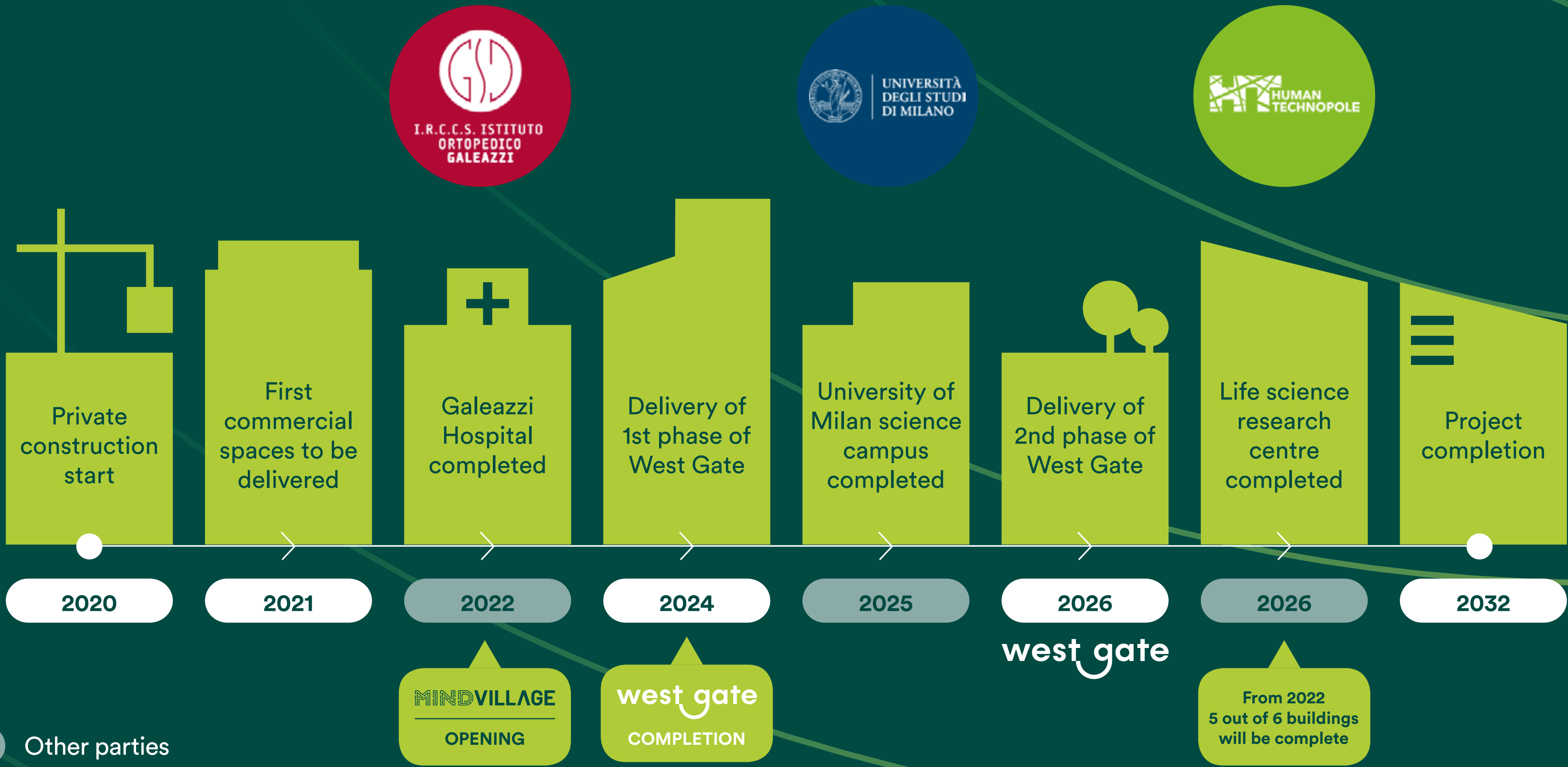
h24 – 7/7days

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	<b>17,450 sqm</b>

**WG HOSPITALITY**  
**To stay**

**WG LIVING**  
**To live**

**ZENITH**  
**To work**

Office GLA	20,767 sqm
Retail GLA	640 sqm
Total GLA	<b>21,407 sqm</b>

**HORIZON**  
**To work**

Office GLA	20,218 sqm
Retail GLA	300 sqm
Total GLA	<b>20,518 sqm</b>

**INNOVATION HUB**  
**To work**

Office GLA	7,075 sqm
Retail GLA	760 sqm
Total GLA	<b>7,835 sqm</b>

**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.



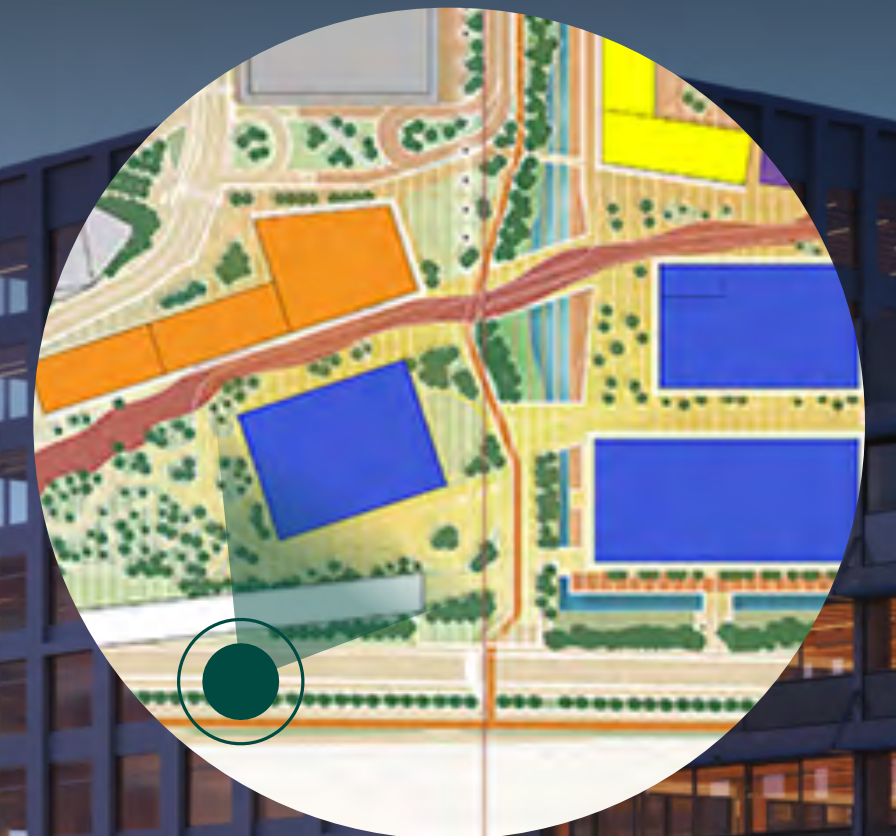


# Innovation Hub

## To connect







**Innovation Hub is the  
meeting place where great  
thinkers connect, nurturing  
innovation every day**



















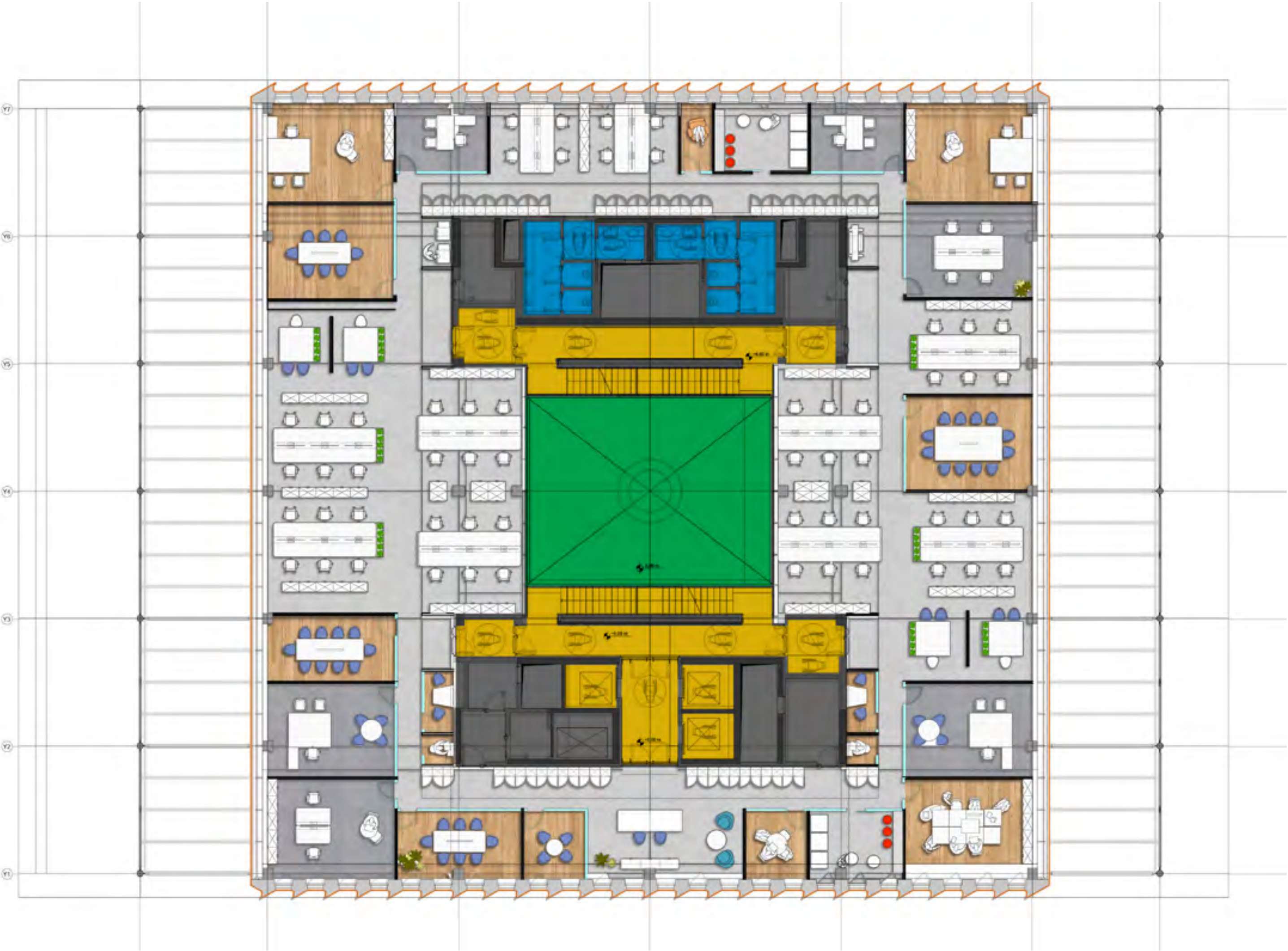
# Stacking plan

	GLA sqm
6 Panoramic terrace	29
5 Office	1,161
4 Office	1,231
3 Office	1,231
2 Office	1,231
1 Office	1,231
0 Lobby	1,282
-1 Storage	435





# Monotenant layout



● Toilets   ● Stairways, elevators   ● Inner courtyard

- Support spaces:
- 1 L meeting room
  - 3 M meeting rooms
  - 2 S meeting rooms
  - 1 project room
  - 3 phone booths
  - 2 quiet rooms
  - 2 copy areas
  - 2 break areas



38%

62%

- Work desks:
- 56 desks
  - 8 closed offices
  - 4 reserved desks

Open spaces	Closed spaces
91%	5%

Max floor crowding: 123

Total desks: 74



# Bitenant layout



● Toilets   ● Stairways, elevators   ● Inner courtyard

Tenant 1

Support spaces:  
1 L meeting room  
1 S meeting room  
1 copy area  
1 break area

46%

54%

Work desks:  
24 desks  
6 closed offices

Open spaces	Closed spaces
80%	20%
Max floor crowding: 61	Total desks: 30

Tenant 2

Support spaces:  
1 L meeting room  
1 M meeting room  
2 copy area  
1 break area

46%

54%

Work desks:  
42 desks  
2 closed offices  
2 reserved desks

Open spaces	Closed spaces
91%	9%
Max floor crowding: 61	Total desks: 46



# Exclusive agents

## CBRE

---

**CBRE**

Piazza degli Affari 2  
20123 Milano

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

[www.cbre.it](http://www.cbre.it)

## DILS

---

**DILS**

Piazza Armando Diaz, 7  
20123 Milano

+39 02 80 29 211  
office@dils.com

[www.dils.com](http://www.dils.com)





west gate

MIND  
MILANO INNOVATION DISTRICT

# Thank you

## Disclaimer

This presentation has been prepared and issued by Lendlease Europe Holdings Limited (“LEHL”). None of LEHL, Lendlease, nor any of their respective associates or directors makes any warranties or representations regarding the timeliness, quality, accuracy or completeness of the information in this document. Recipients must make their own independent assessment, after making such investigations as they deem necessary (including independent analysis of any other information they consider relevant). This presentation does not constitute a recommendation by, or advice from LEHL, Lendlease, nor any of their respective affiliates, associates or any other person to any recipient of this presentation. Investors and recipients of this presentation must rely on their own representatives and advisers, including their own legal advisers and accountants, as to legal, tax and related matters.

In particular, any targets, projections, estimates, forecasts and opinions necessarily involve significant elements of subjective judgement, assumptions as to future events and analysis, which may or may not be correct and each recipient of this presentation should satisfy itself in relation to such matters. There are usually differences between projected and actual results and these differences may be material. Neither LEHL, Lendlease, nor any of their respective associates or directors guarantee the future success of any investments, the repayment of capital or any particular rate of capital or income return. Investment-type products are subject to investment risk, including the possible loss of capital invested. The information contained in this presentation is confidential and is provided for the exclusive use of the recipient.

This presentation may not be copied or distributed (except to the recipient’s professional advisers, who must be informed of its confidentiality) and the recipient and its professional advisers must keep confidential all matters contained within it which are not already in the public domain or subsequently become public other than through the fault of the recipient or its advisers.

By receiving and retaining this document, investors agree to be bound by and observe these confidentiality restrictions. Unless otherwise indicated, information contained in this presentation is current only as at the date of issue of this presentation.