

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

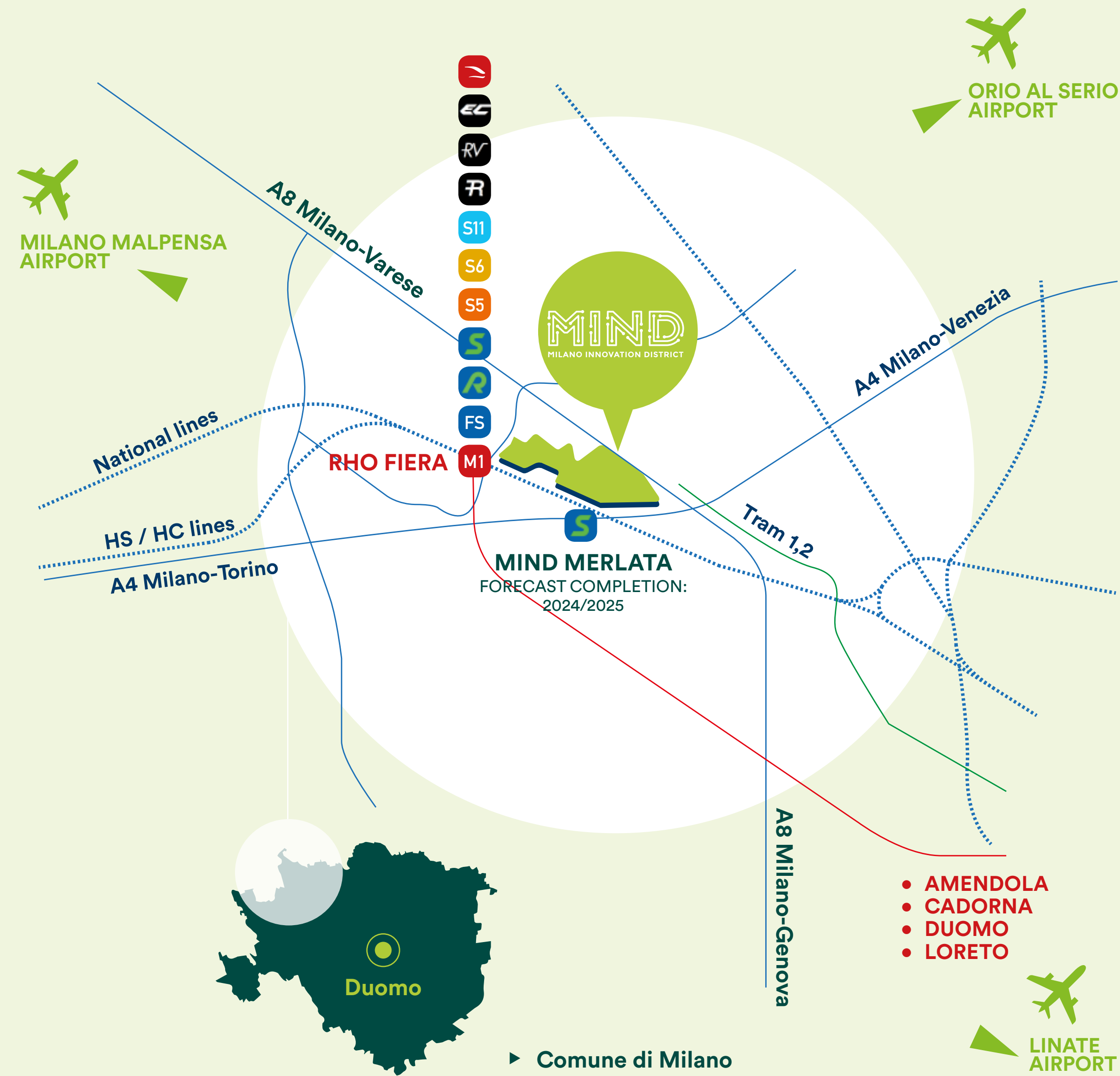
 20 min	Milano Malpensa Airport
 30 min	Linate Airport
 45 min	Orio al Serio Airport

## DIRECT CONNECTIONS WITH HIGH-SPEED RAIL

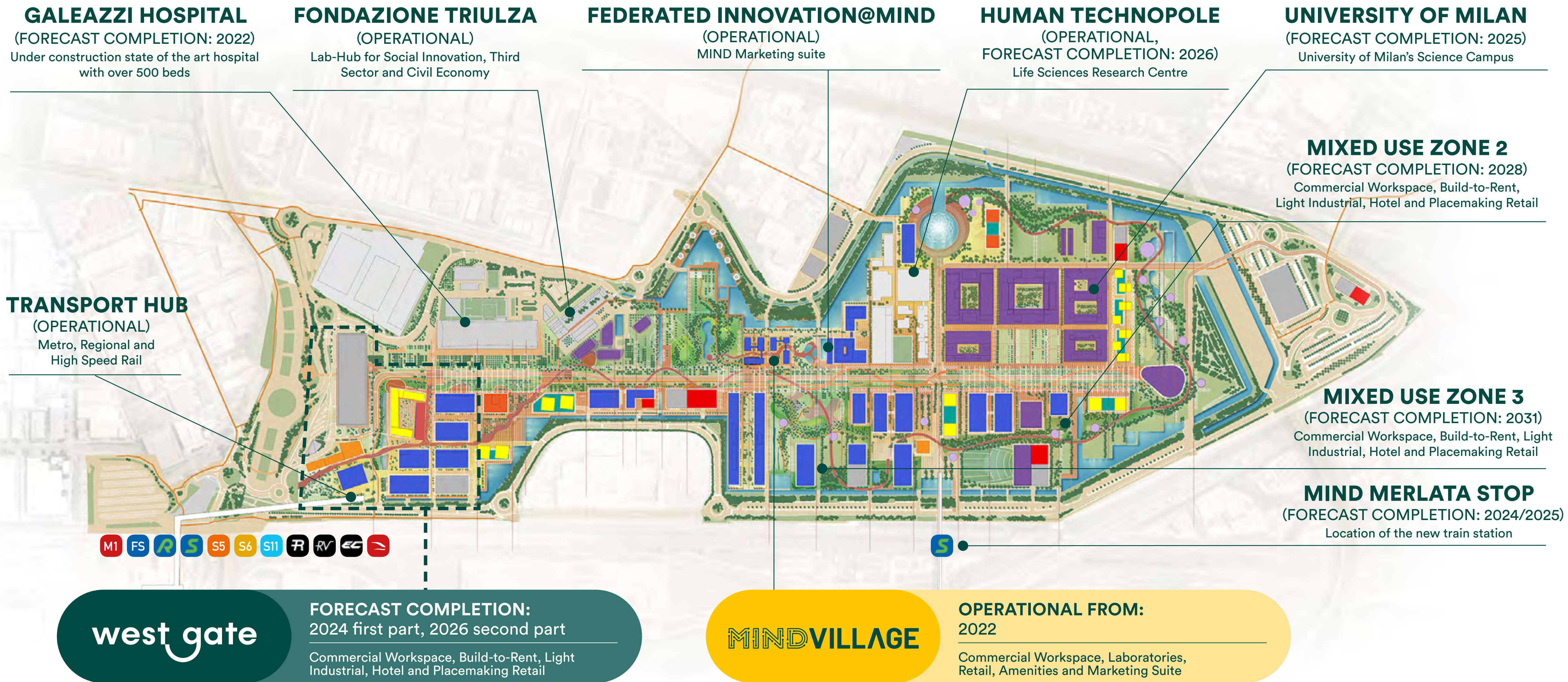
	»» 	Venezia S. Lucia	2h 47min
	»» 	Torino P.ta Susa	38min
	»» 	Roma Termini	3h 20min

## 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		









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

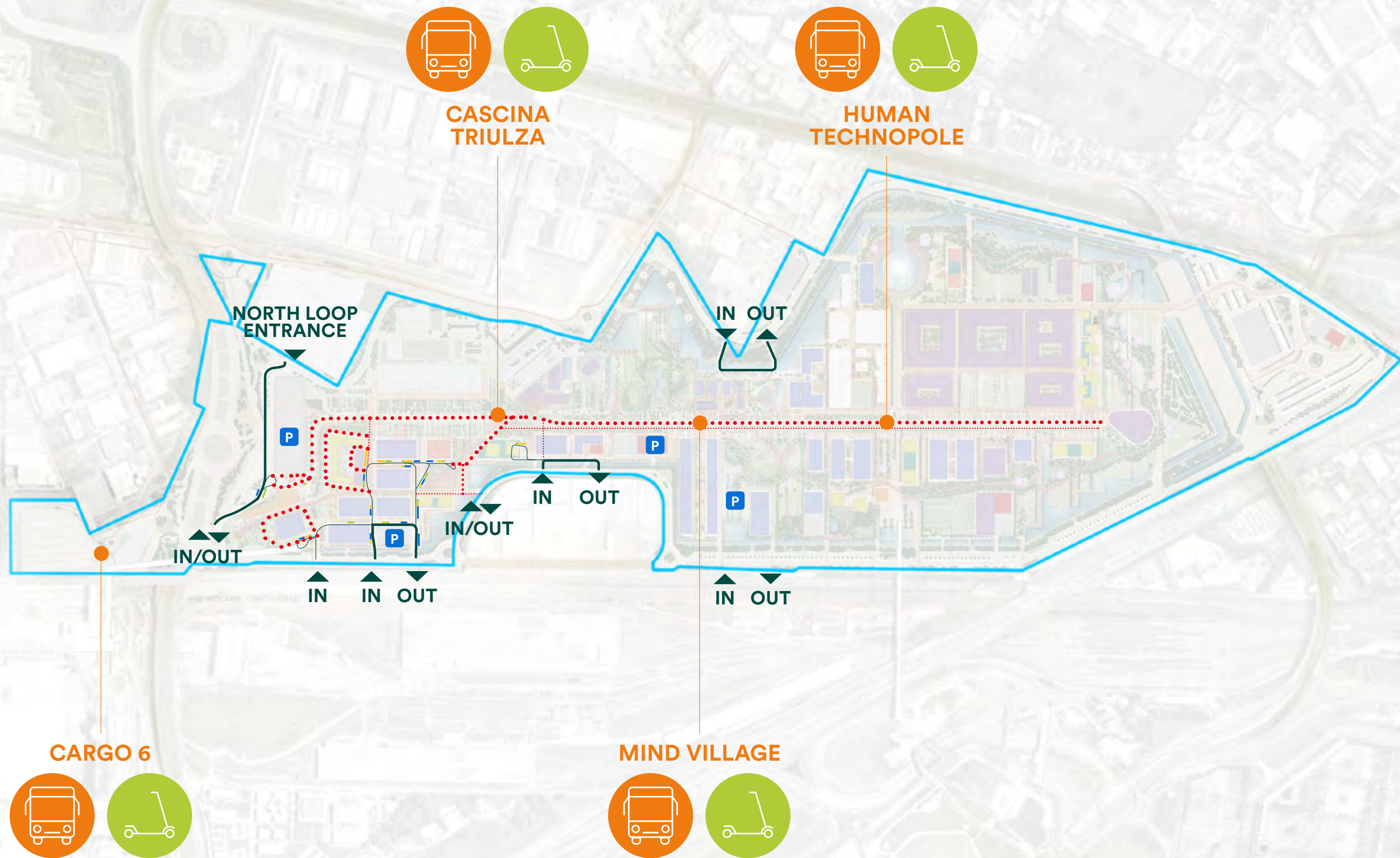
e-mobility sharing service  
25 personal vehicles powered by Helbiz

MIND TAXI

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

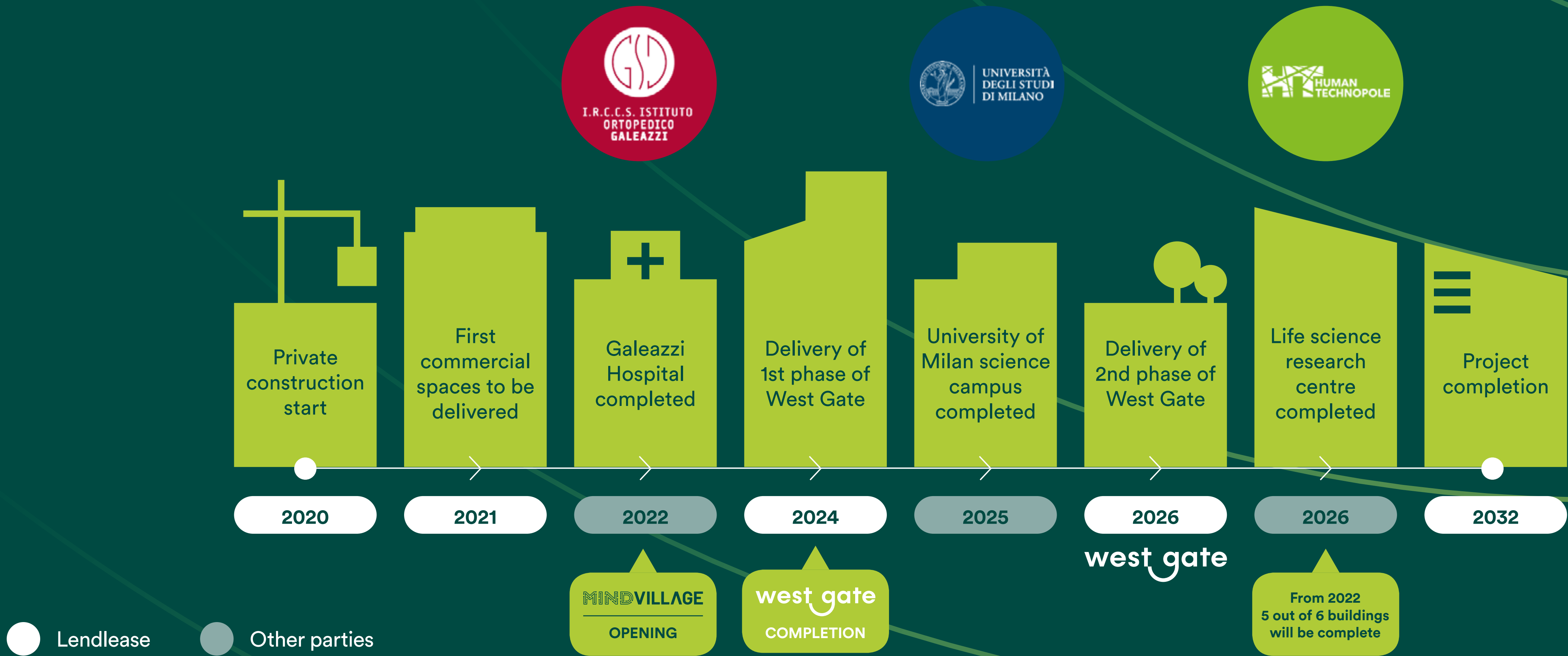
MIND NCC

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.





# 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



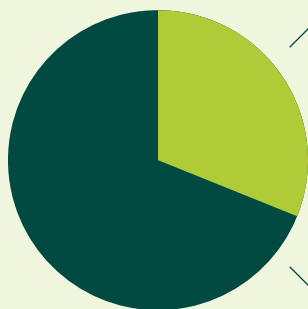


# Monotenant layout



● 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**

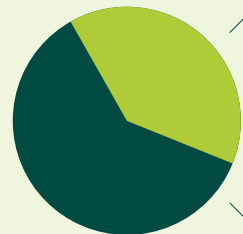


# Bitenant layout



● 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

Closed spaces

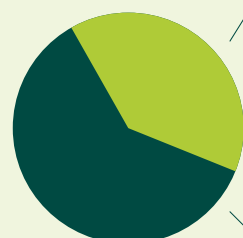
92%

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

## CBRE

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**CBRE**

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## DILS

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MIND  
MILANO INNOVATION DISTRICT

# Thank you

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