

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

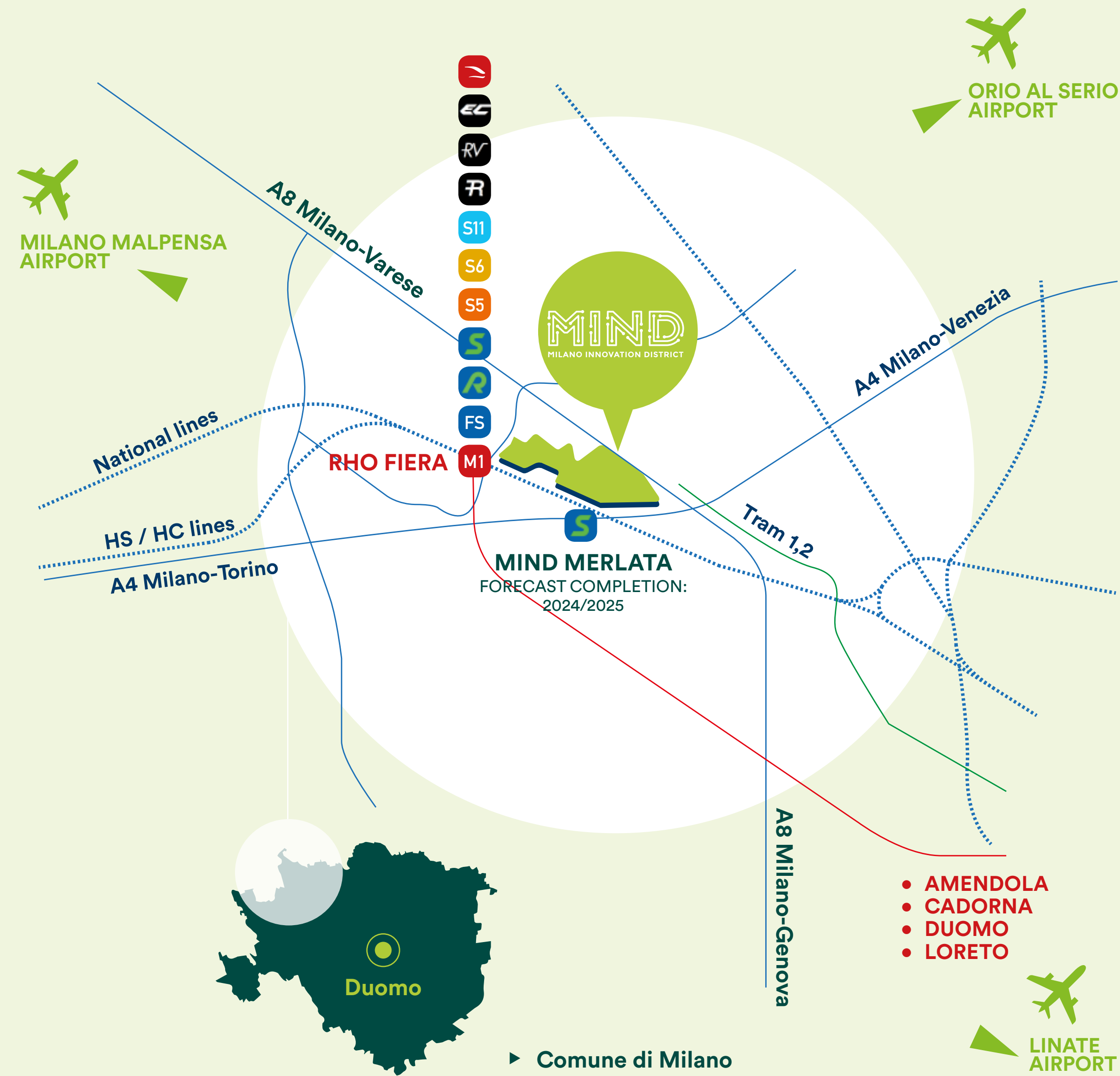
 20 min	Milano Malpensa Airport
 30 min	Linate Airport
 45 min	Orio al Serio Airport

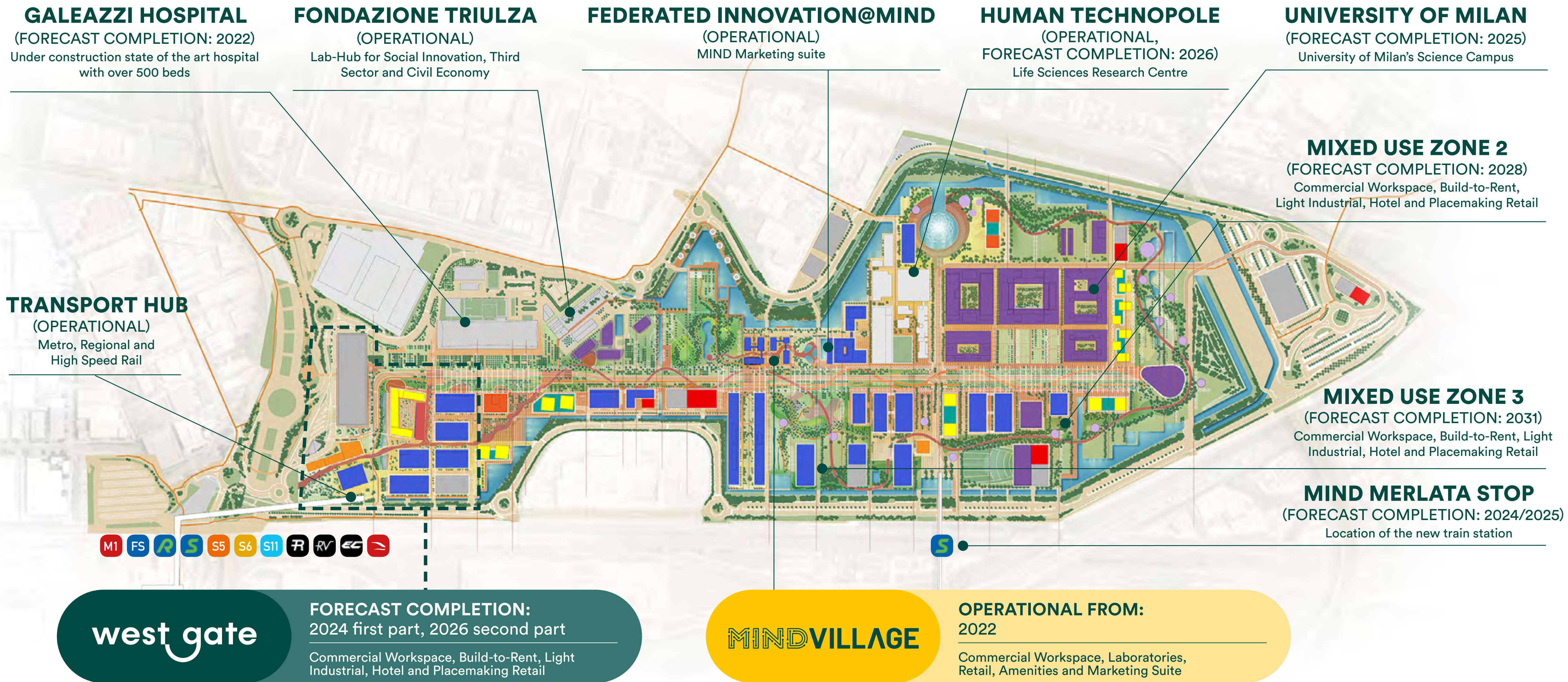
DIRECT CONNECTIONS WITH HIGH-SPEED RAIL

	»» 	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		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 GRUPPO CARIPLO+FACTORY

Podium

Botticino VALORE ITALIA

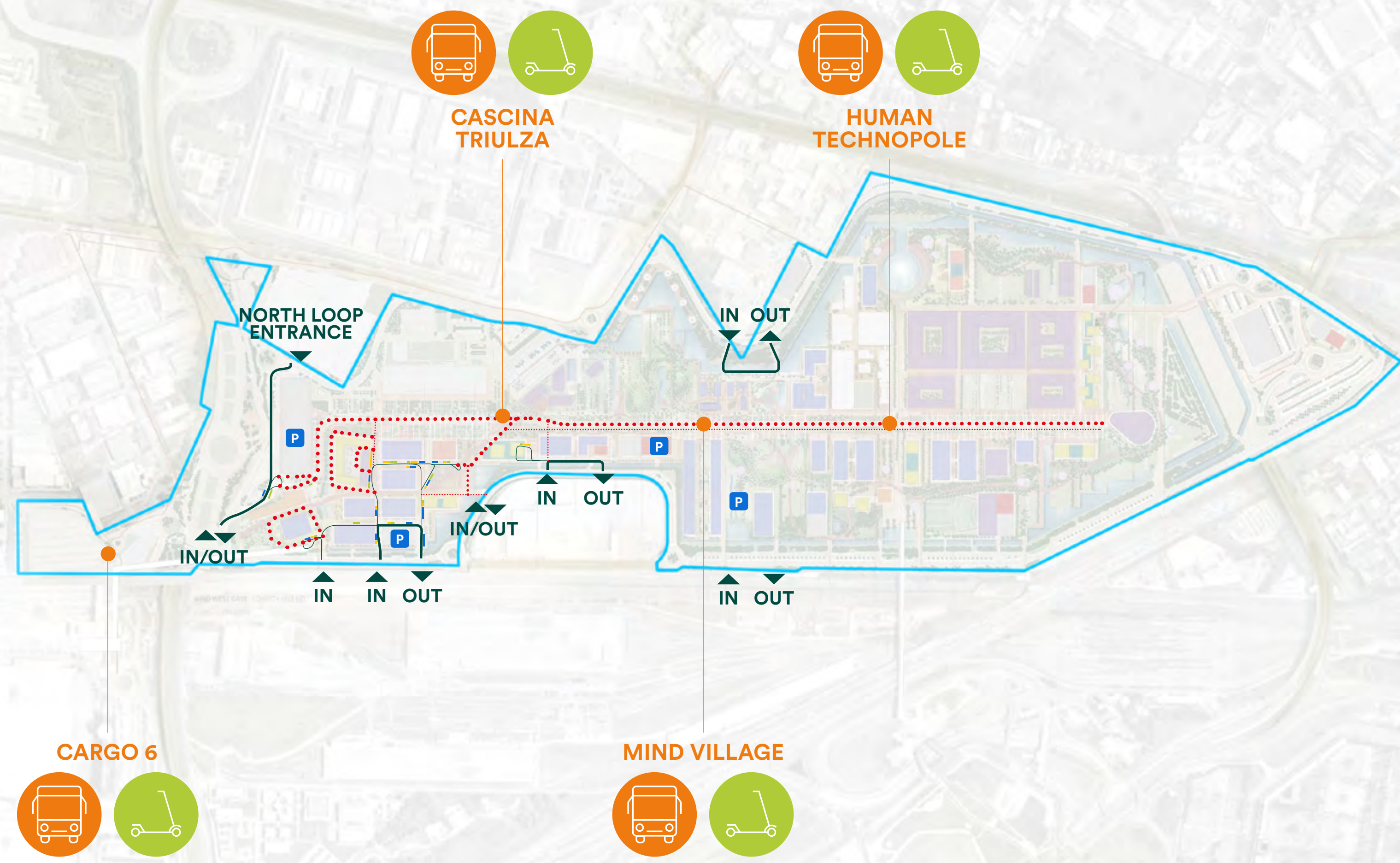
lendlease

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

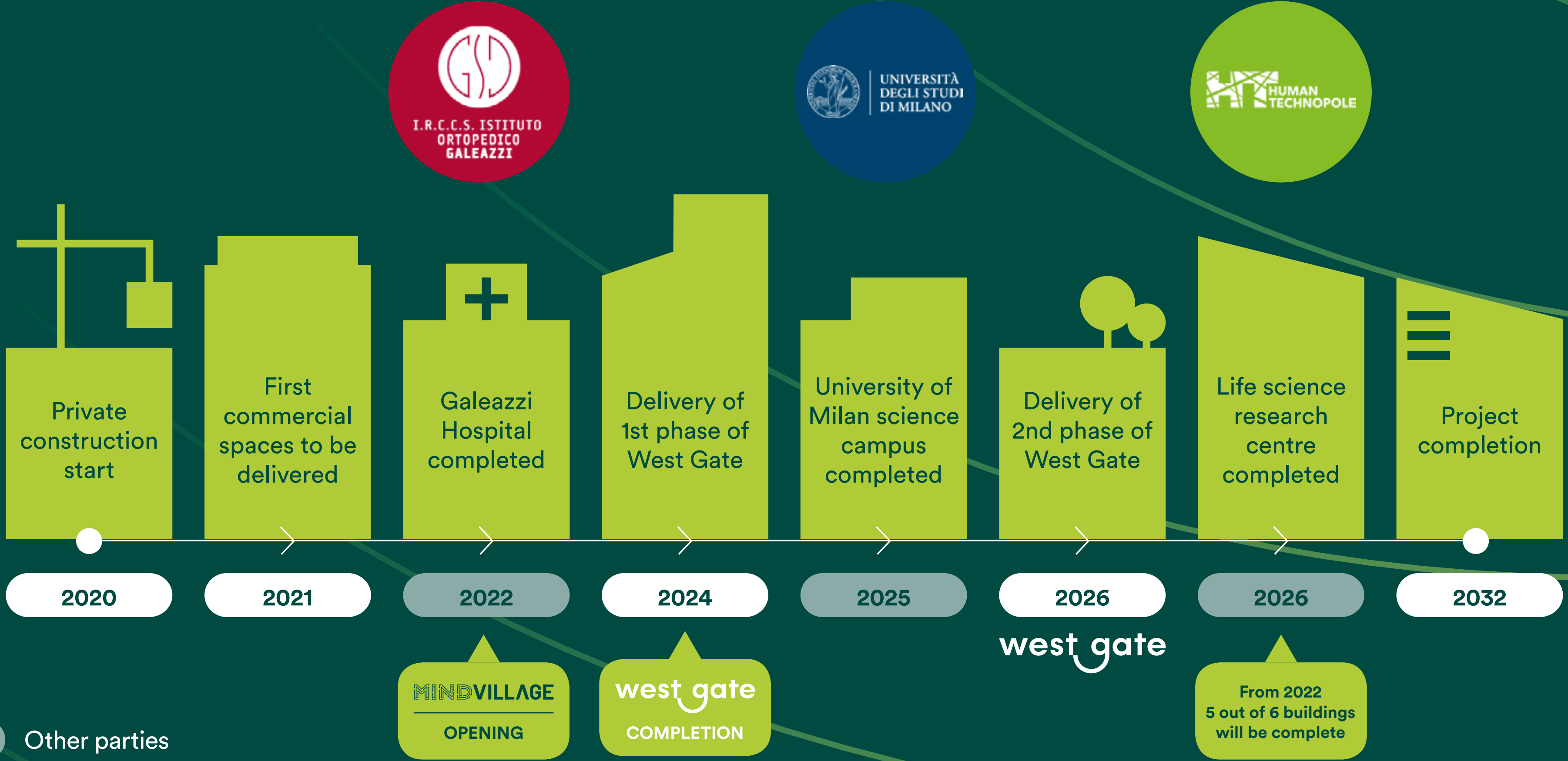
MIND benefits from great accessibility and infrastructure, and its mobility services are already active

DAILY ROUTE		Street	ACCESS		IN
		Shared space			OUT
EMERGENCY ROUTE		Street	PARKING		
		Shared space			

- 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.



Molo

To work

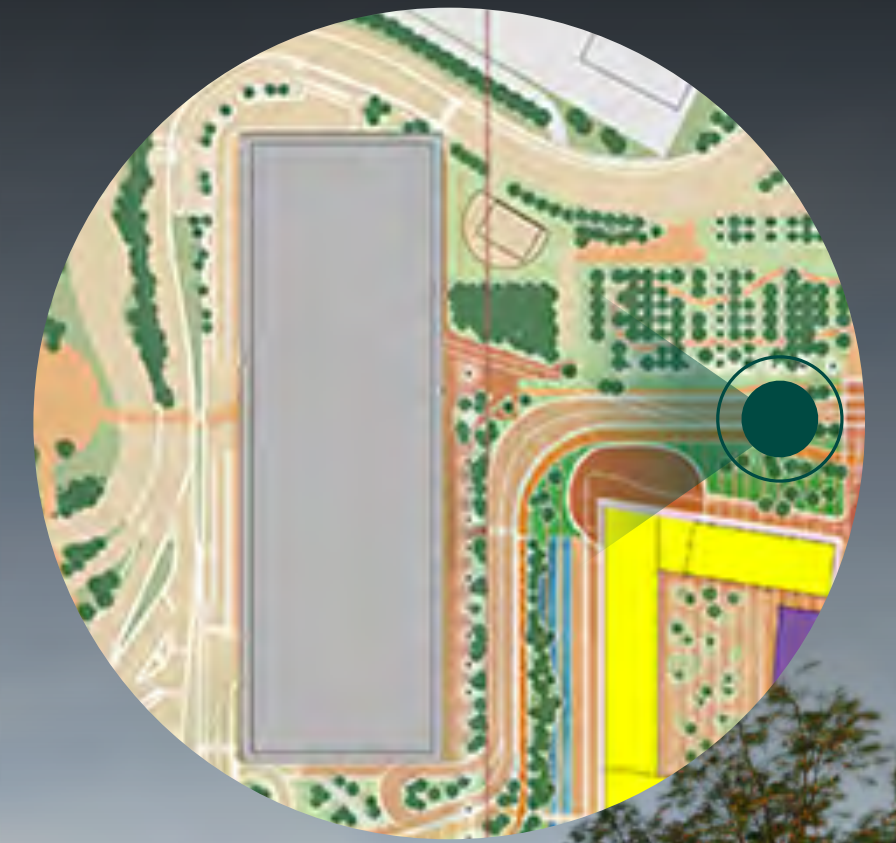




At MoLo you will find the right spaces to research and pursue innovation, with an eye on connectivity



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





Stacking plan

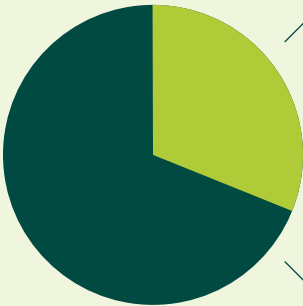
		GLA sqm
6	Labs	6,374
	Office	703
4	Office	554
3	Office	504
2	Office	529
1	Office	546
0	Retail	2,600



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

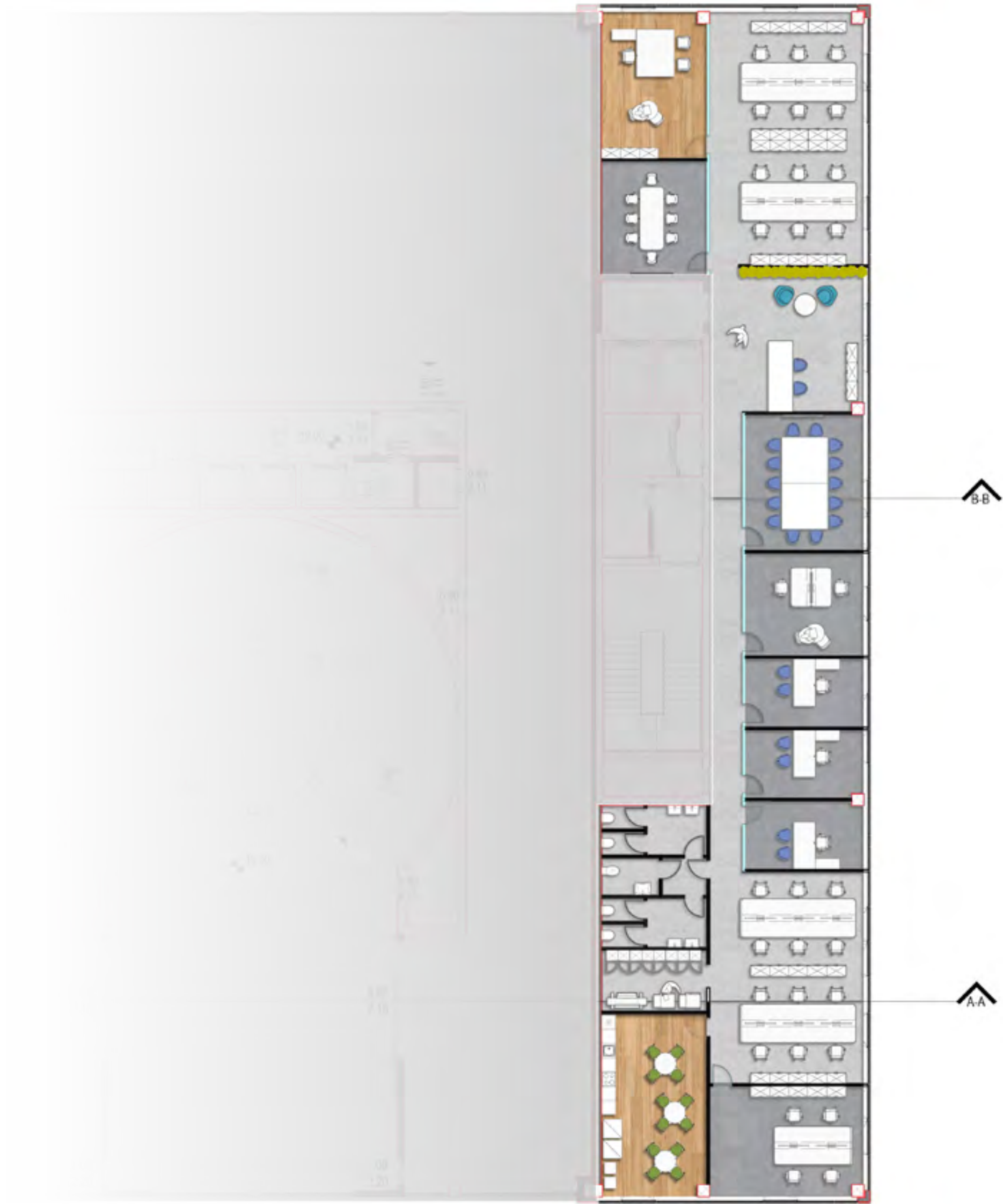
Closed spaces

80%

20%

Max floor crowding: 50

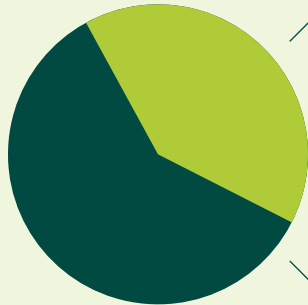
Total desks: 36



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%

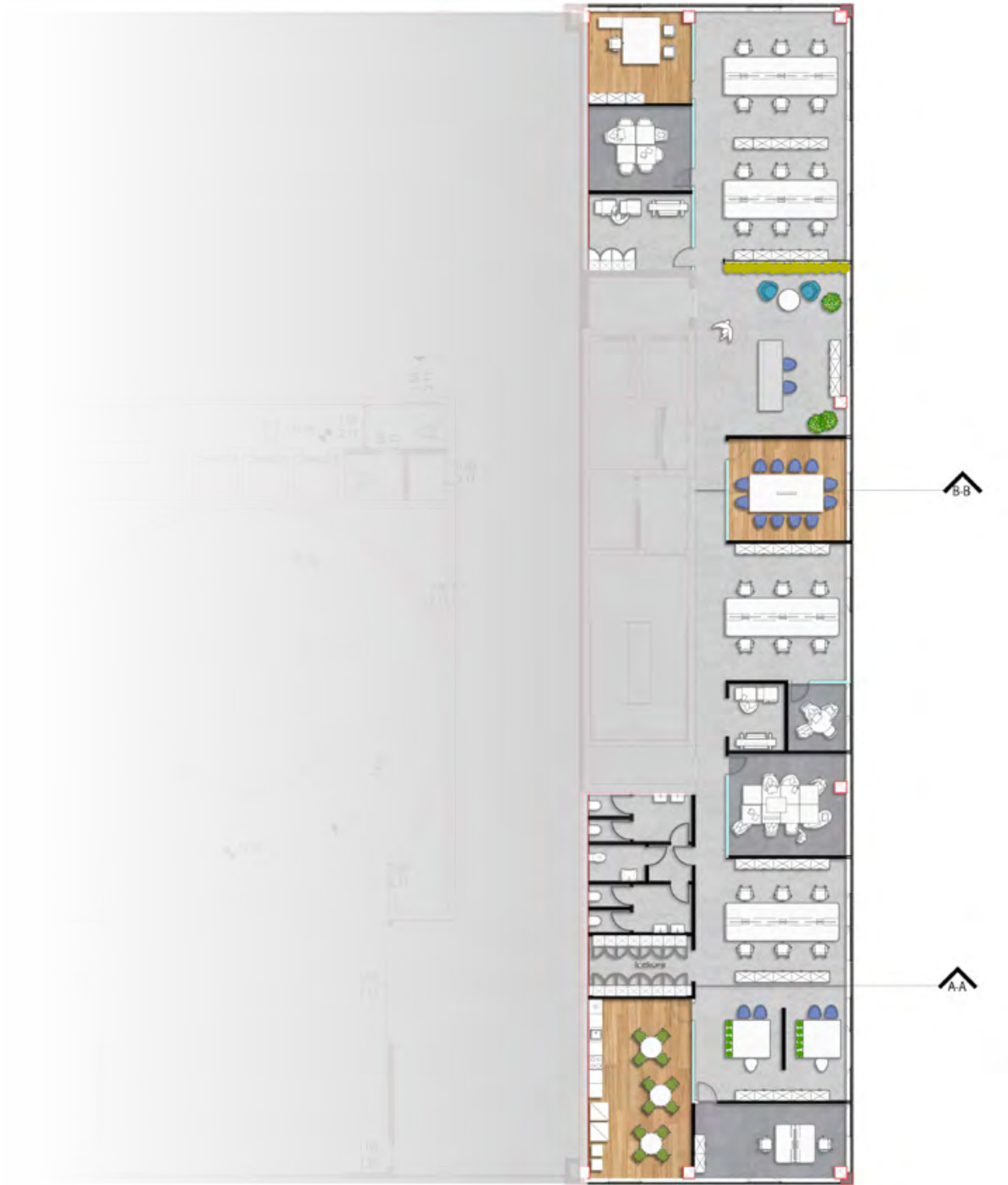
57%

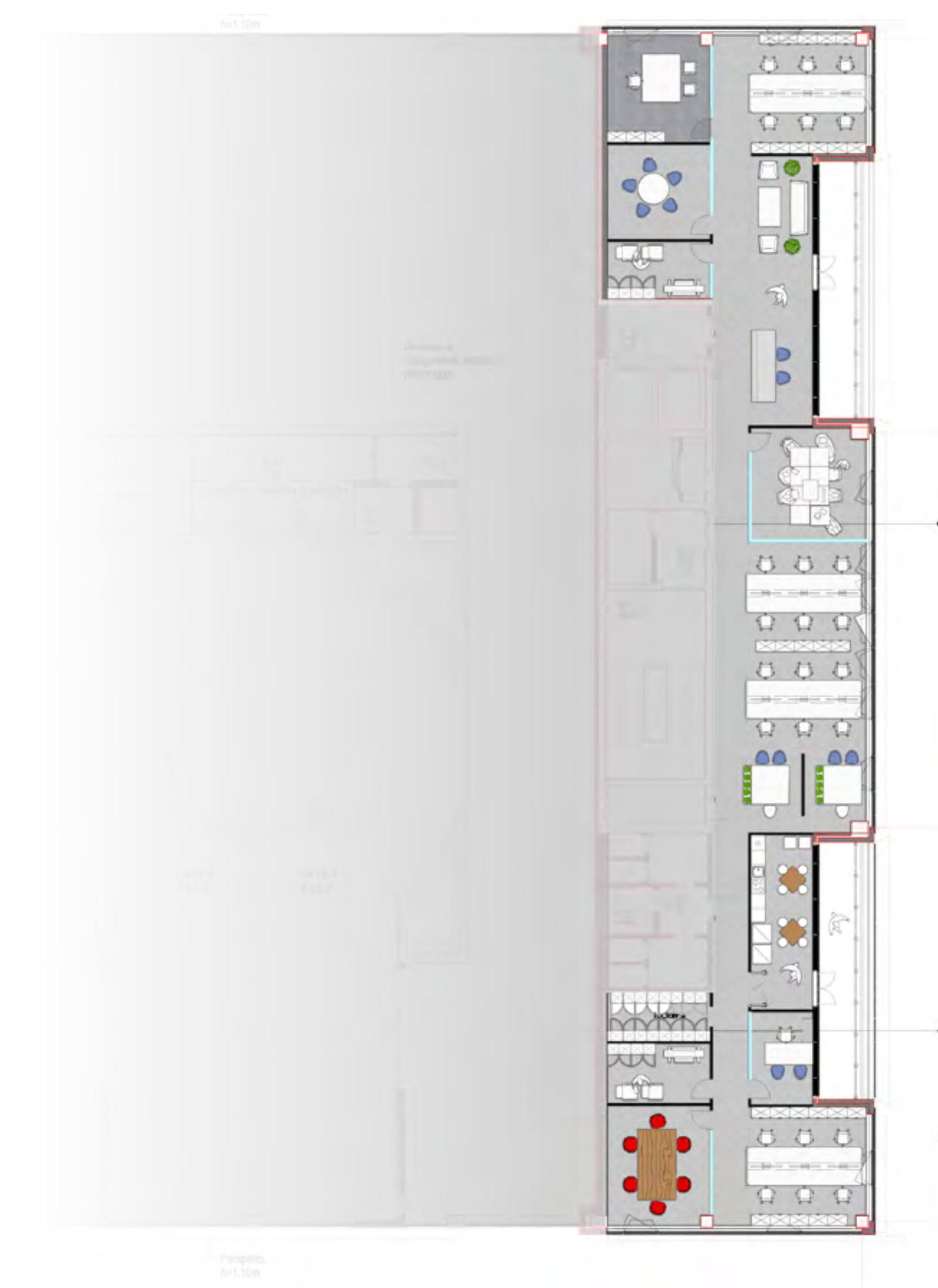
- Work desks:
- 18 desks
 - 2 closed offices
 - 4 reserved offices

Open spaces	Closed spaces
92%	8%

Max floor crowding: 50

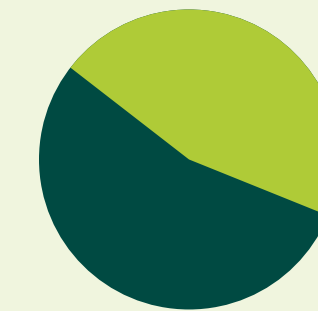
Total desks: 27





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

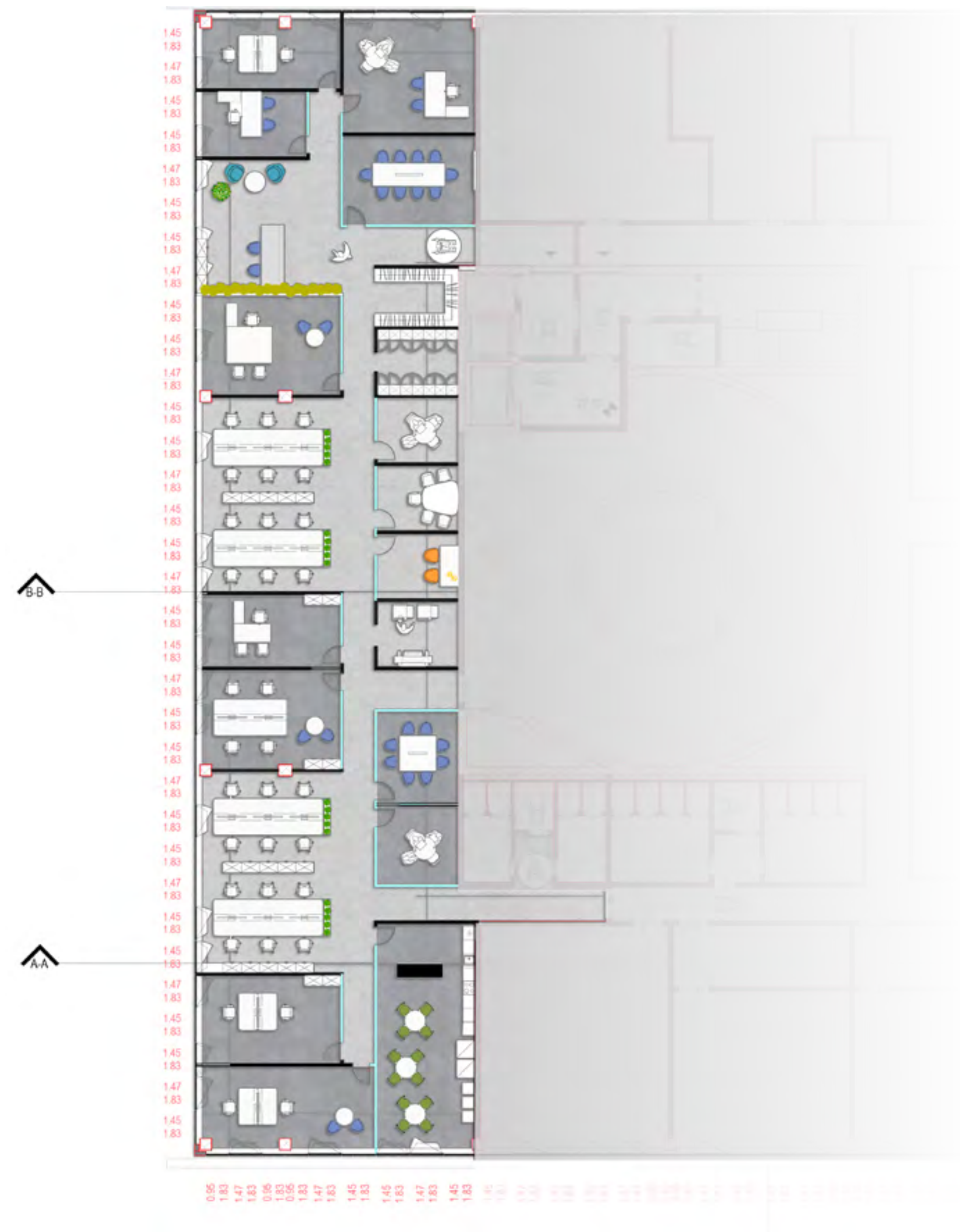
93%

7%

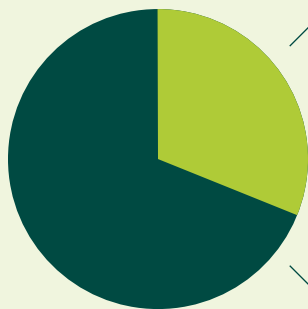
Max floor
crowding: **50**

Total desks: **30**

6TH floor
Traditional floorplan



- Support spaces:
- 1 L meeting room
 - 1 M meeting room
 - 1 S meeting room
 - 1 phone booth
 - 1 copy area
 - 1 wardrobe
 - 1 lockers room
 - 1 break area



30%
70%

- Work desks:
- 24 desks
 - 8 closed offices

Open spaces

Closed spaces

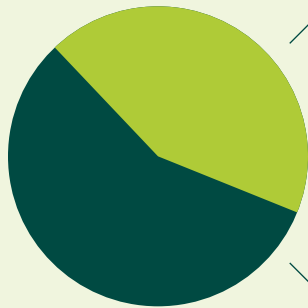
75%

25%

Total desks: 40

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

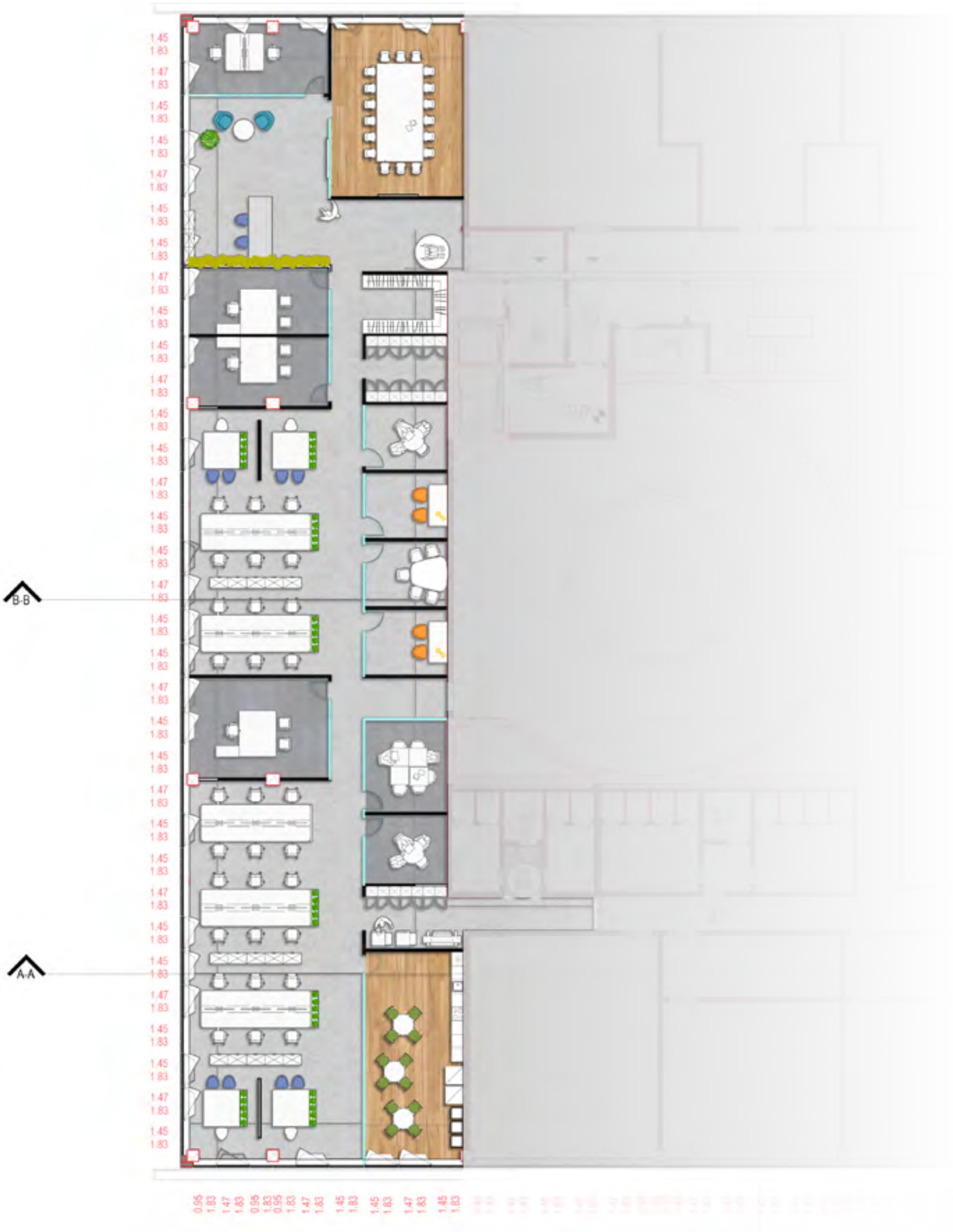
Open spaces

90%

Closed spaces

10%

Total desks: 41



Exclusive agents

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MILANO INNOVATION DISTRICT

Thank you

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