

west gate

MIND
MILANO INNOVATION DISTRICT

Horizon

Welcome to MIND - Milano Innovation District

A new milanese District
and a model of urban
regeneration responding
to a vision of innovation
and sustainable quality
of life



Imagine if...

▶ **PLAY VIDEO**

1 mln 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

 200,000 SQM of grade a offices (GLA)

 20,000 SQM of co-working (GLA)

 120,000 SQM of laboratories and light industrial (GLA)

 1,500 BTR or serviced apartments

 1,100+ 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



METRO DISTANCES

10min	M1 M5	Lotto
20min	M1 M2	Cadorna
24min	M1 M3	Duomo

TRAIN DISTANCES

12min	Centrale station
16min	Garibaldi station
25min	Cadorna station

LINES

S5	Varese-Milano-Treviglio
S6	Novara-Milano-Treviglio
S11	Chiasso-Como-Milano-Rho

HIGH-SPEED RAIL DISTANCES

2h 47min	Venezia Santa Lucia
38min	Torino Porta Susa
3h 20min	Roma Termini

AIRPORT DISTANCES

20min	Malpensa
30min	Linate
45min	Orio al Serio

GALEAZZI SANT'AMBROGIO HOSPITAL

(OPERATIONAL)

State of the art IRCCS hospital with over 500 beds

ARESE PARK

CASCINA TRIULZA

(OPERATIONAL)

Existing heritage building dedicated to social association and activities

VILLAGE PAVILION

(OPERATIONAL)

Designtech Innovation Hub

HUMAN TECHNOPOLE

(OPERATIONAL,

FORECAST COMPLETION: 2028)

Life Sciences Research Centre

UNIVERSITY OF MILAN

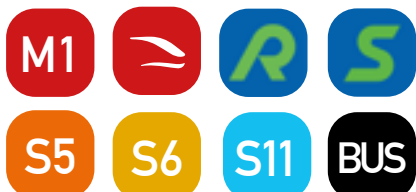
(FULL COMPLETION: 2027)

University of Milan's Science Campus

TRANSPORT HUB Rho Fiera Milano

(OPERATIONAL)

Metro, Regional and High Speed Rail



MIXED USE ZONE 3

(FORECAST COMPLETION: 2031)

Commercial Workspace, Build-to-Rent, Light Industrial, Hotel and Placemaking Retail

MIXED USE ZONE 2

(FORECAST COMPLETION: 2029)

Commercial Workspace, Build-to-Rent, Light Industrial, Hotel and Placemaking Retail

MIND MERLATA STOP

(FORECAST COMPLETION: 2027)

Location of Second Passante Stop

west gate

FORECAST COMPLETION:

2026 first part, 2028 second part

Commercial Workspace, Build-to-Rent, Light Industrial, Hotel and Placemaking Retail

MINDVILLAGE

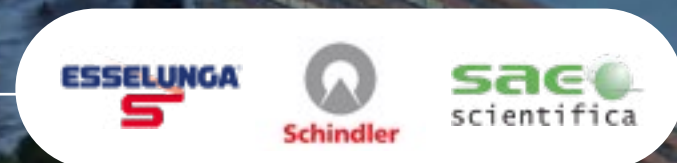
OPERATIONAL FROM:

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

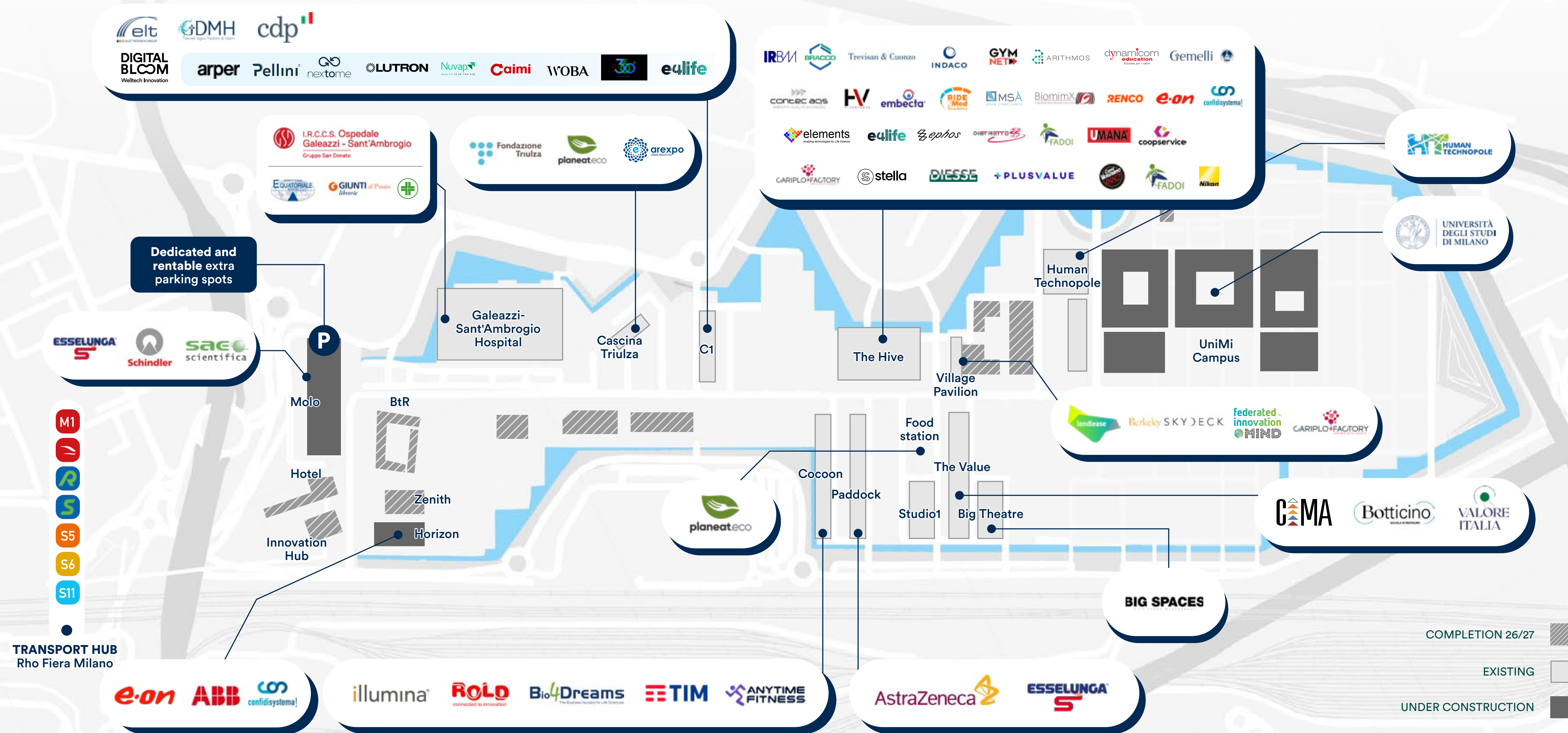
Visionary corporates
have already chosen
MIND as their home.
They are the minders



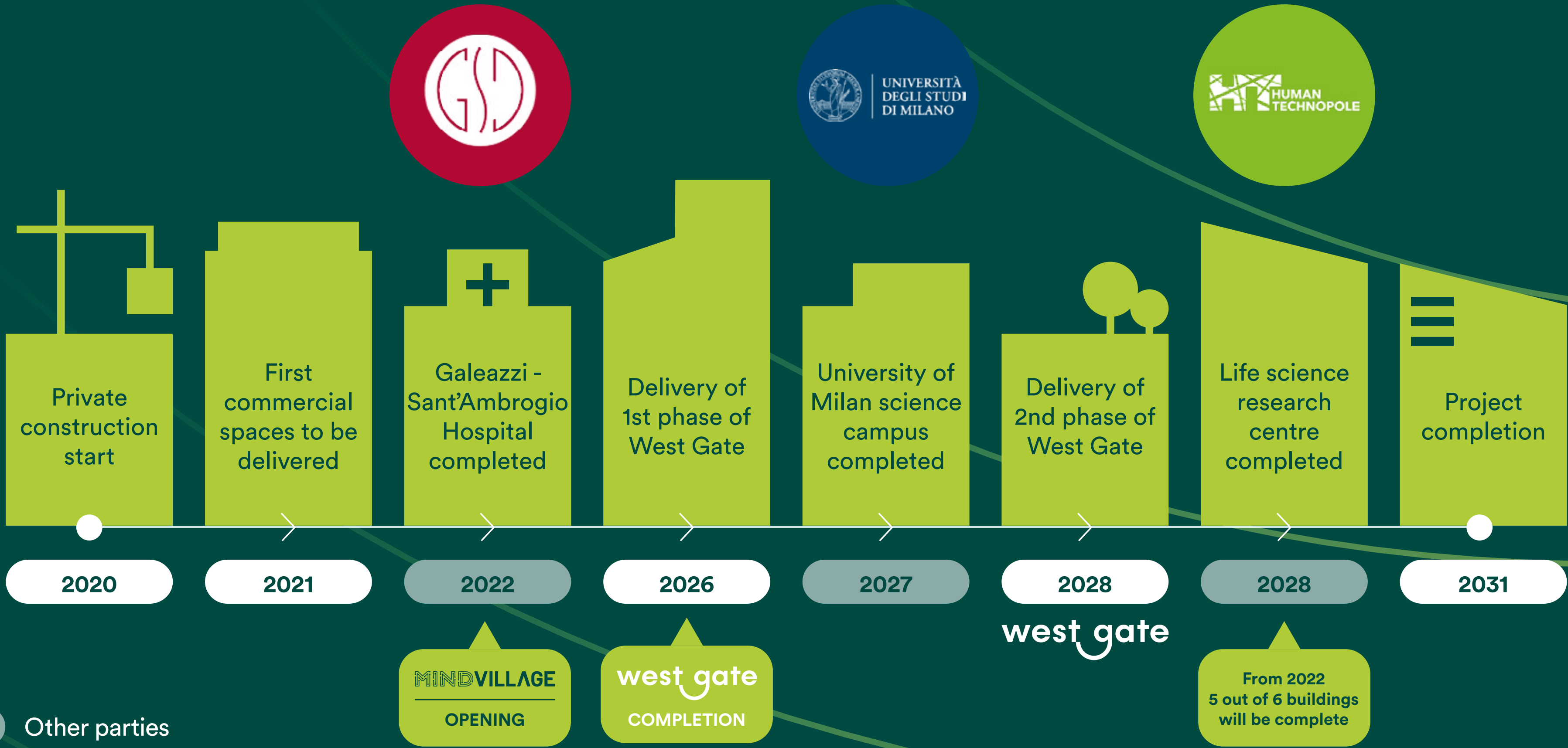
FOOD STATION



Discover your neighbors



MIND has opened its doors to the public in 2022 and it is continuing its development



MIND Ecosystem

A global excellence
in lifescience
to propel innovation

Seven anchors are driving MIND's development and will catalyze an influx of innovative companies and excellent projects



The leading research institute for life sciences in Italy.



The leading hospital for orthopaedic and prosthetic surgery.



Public teaching and research University, top performer in the Life Sciences domain.



Innovation network for the third sector.



Innovation ecosystem of private entities in partnership with key public authorities.

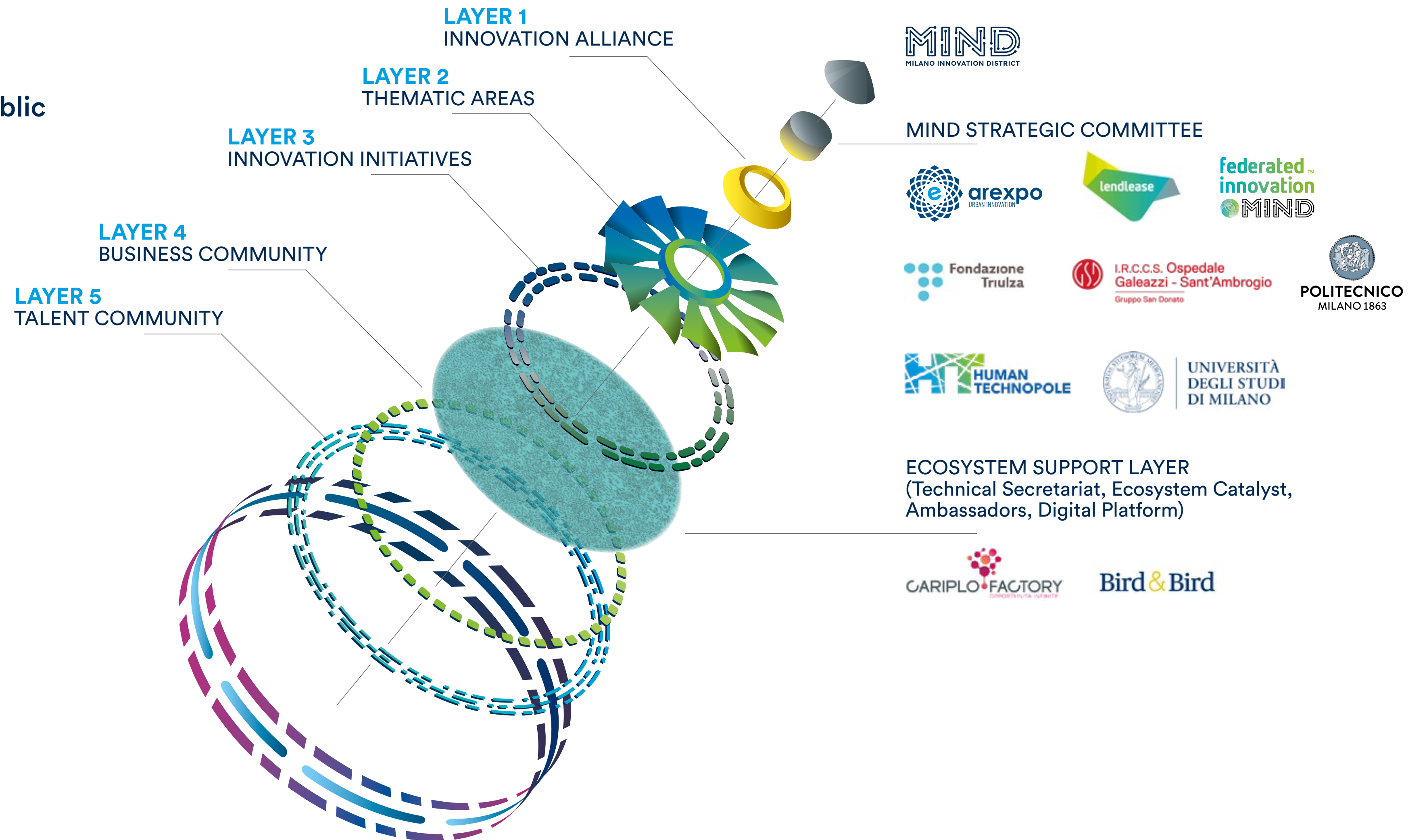


Public scientific-technological University, leader in teaching and research.



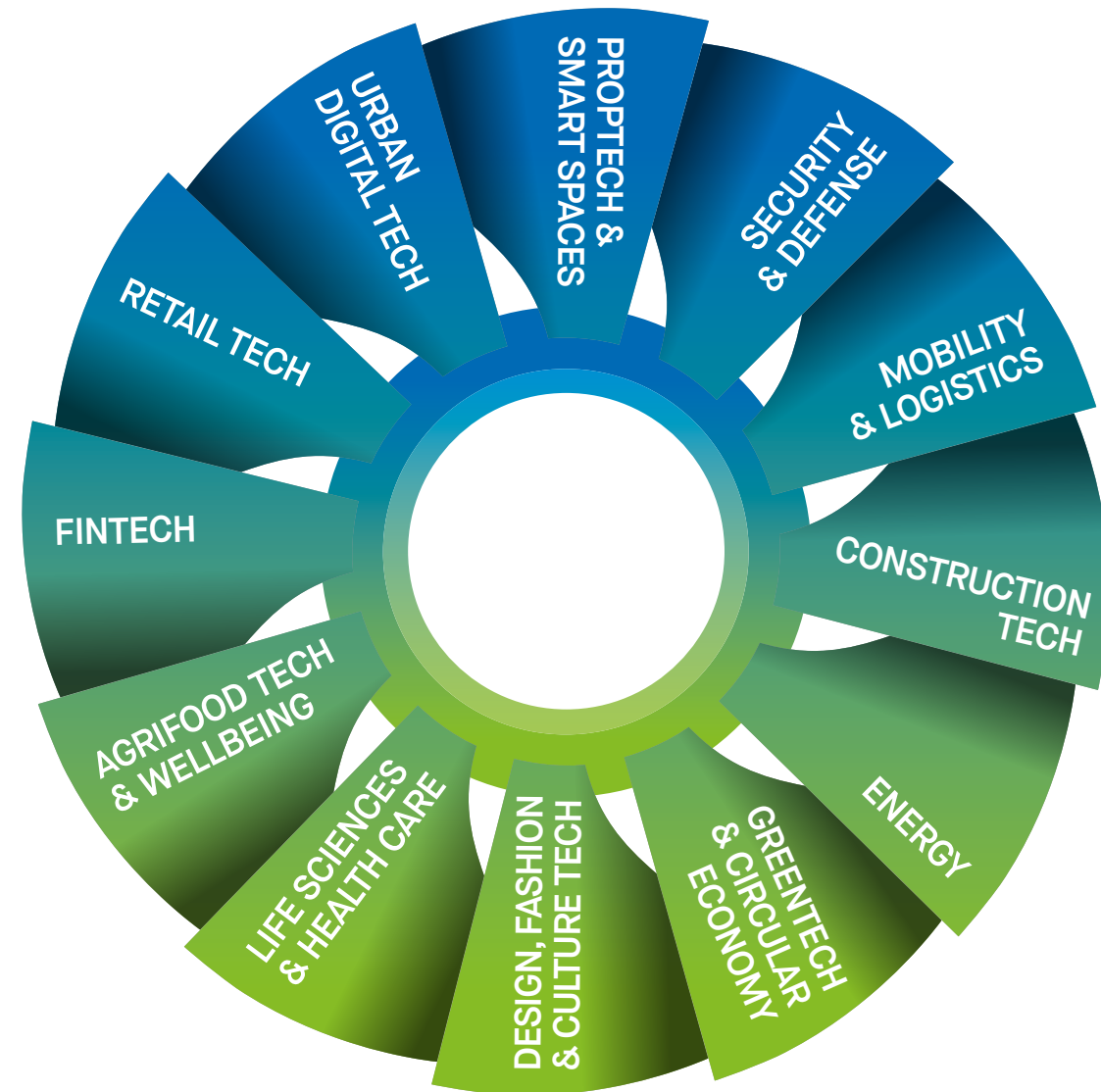
Arexpo owns the area where Expo Milano 2015 was held and has the task of developing MIND.

Federated Innovation@MIND is a space for innovation, a partnership of private and public entities born to turbocharge innovation in **Lifescience** and **City of the Future**.



[Discover all innovation initiatives](#)

[Register here to join our
Business and Talent Community](#)



+ 5000
Average Employees

+48%
Women employed

+31%
Women presence at
Board level

+2M €
Average budget for R&D

+40.000 €
Average budget for
Federated Innovation
projects

Members per thematic areas

ENERGY TRANSITION & MOBILITY



Posteitaliane

LIFE SCIENCES & WELLBEING



SMART PLACES & BUILDING INNOVATION



URBAN DIGITALIZION & NEW SERVICES



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 wGLA	2,554 sqm
Retail wGLA	3,037 sqm
Total wGLA	5,654 sqm

WG HOSPITALITY
To stay

WG LIVING
To live

ZENITH
To work

Office wGLA	18,661 sqm
Retail wGLA	793 sqm
Total wGLA	19,522 sqm

HORIZON
To work

Office wGLA	15,804 sqm
Labs wGLA	1,868 sqm
Total wGLA	20,793 sqm

INNOVATION HUB
To work

Office wGLA	6,171 sqm
Retail wGLA	870 sqm
Total wGLA	7,069 sqm

COMMON GROUND
To enjoy



Connections and accessibility

Horizon building benefits from direct access to public transport hub, as well as taxi and delivery drop off.

The car park building (adjacent to Horizon) has direct access to the A52 motorway and local roads.

Internal mobility services are available today to facilitate connection across site and will be further implemented in line with site development. Here's the list of the existing ones:



MIND SHUTTLE

e-shuttle service with 4 stops:
Cargo 6 / Cascina - C1 / MIND Village / Palazzo Italia
active 7.30 - 20.00 / monday - friday



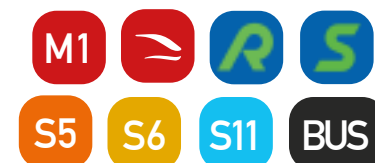
MIND SHARING

e-mobility sharing service
25 personal vehicles powered by Helbiz

TRANSPORT HUB Rho Fiera Milano

(OPERATIONAL)

Metro, Regional and
High Speed Rail



VEHICLE ACCESS
(DIRECT FROM A52)

P

MOLO CAR PARK

HORIZON



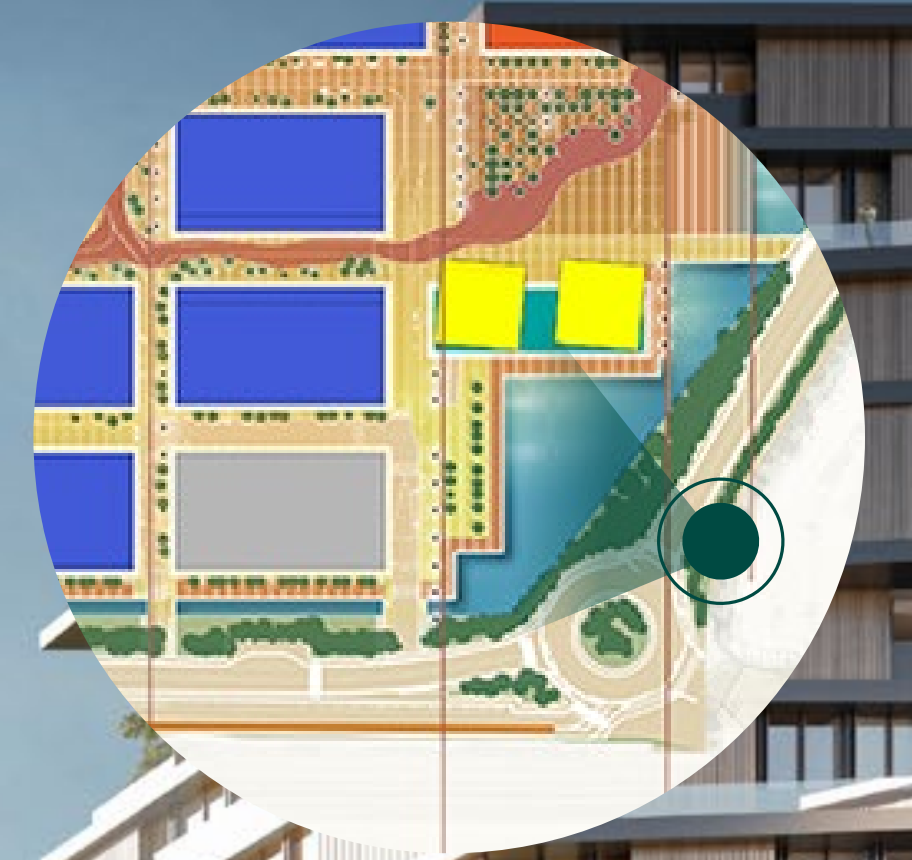
IN

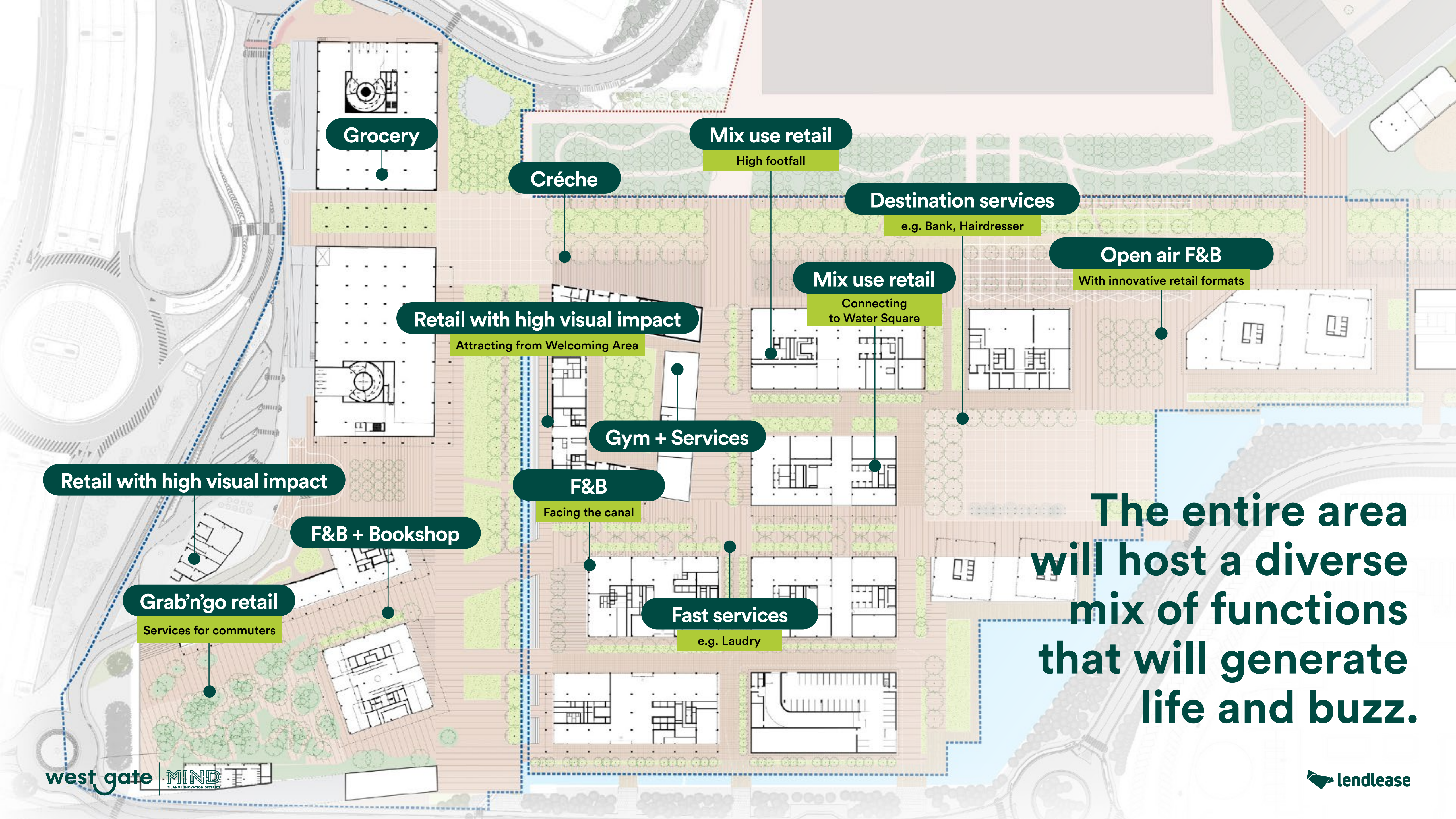
IN

OUT

DIRECT PEDESTRIAN LINK
TO RHO FIERA STATION

WestGate will reshape your
experience of urban life:
come find your way
of working, living,
connecting and enjoying





Grocery

Mix use retail

High footfall

Crèche

Destination services

e.g. Bank, Hairdresser

Open air F&B

With innovative retail formats

Mix use retail

Connecting
to Water Square

Retail with high visual impact

Attracting from Welcoming Area

Gym + Services

F&B

Facing the canal

Fast services

e.g. Laundry

F&B + Bookshop

Grab'n'go retail

Services for commuters

Retail with high visual impact

The entire area
will host a diverse
mix of functions
that will generate
life and buzz.

Something to do, all over the day



Services
22%

Health
& Beauty
4%

F&B
26%

F&B Refuel
6%

Personal
items
17%

Households
14%

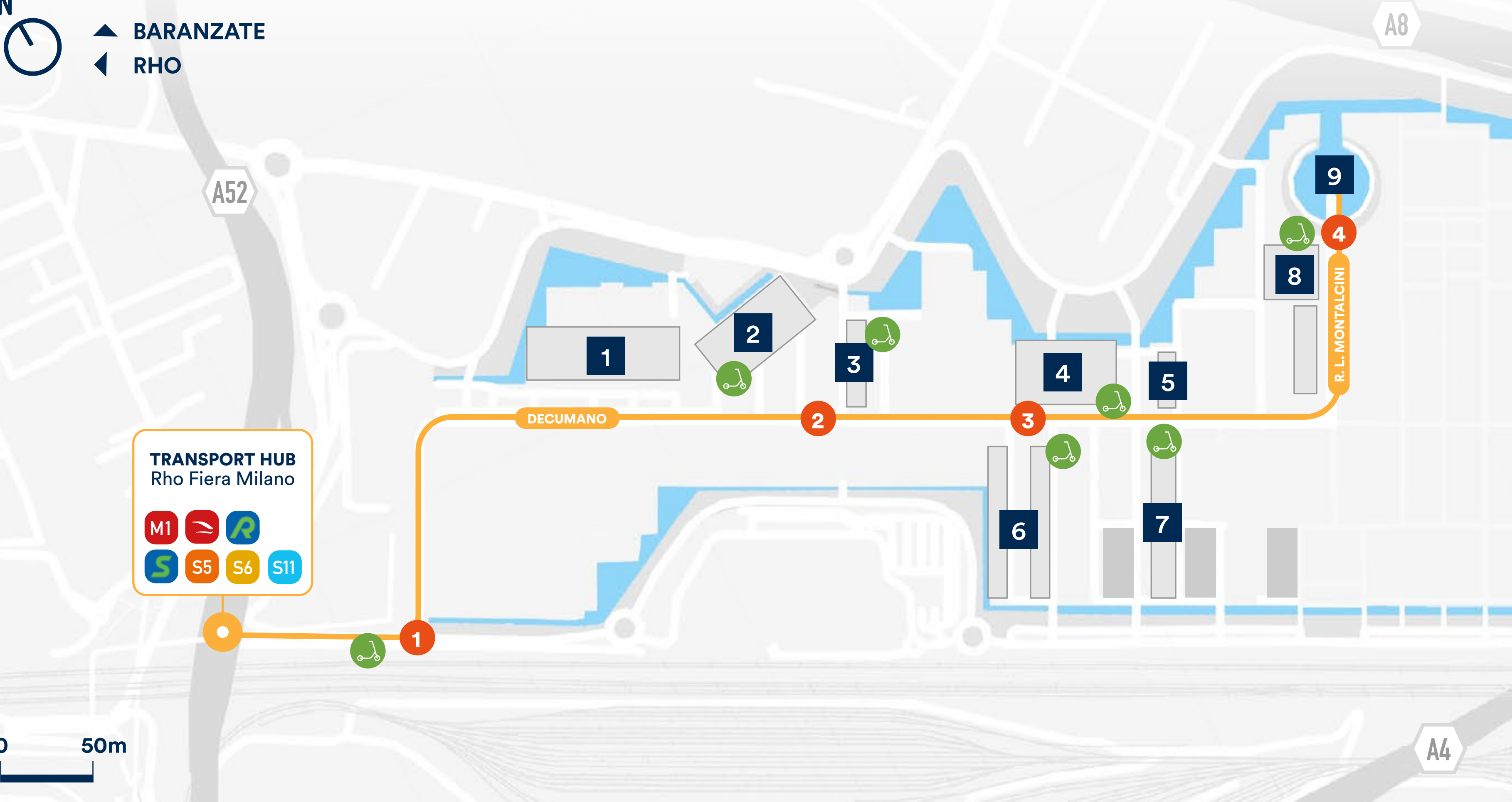
Electronics
3%







Cycle/pedestrian and public transport access



1	IRCCS Ospedale Galeazzi - Sant'Ambrogio
2	Cascina Triulza
3	Digital Bloom
4	The Hive
5	Village Pavilion
6	Cocoon & Paddock
7	The Value
8	Human Technopole
9	Piazza Expo 2015



Follow the yellow flow on the ground to navigate the site!

CYCLE/PEDESTRIAN ACCESS


FROM MM1:
Go down at Rho Fiera (MM1), beyond gates turn right and go through the tunnel till the end.

FROM TRAIN STATION:
Reach the end of the tunnel beyond platform 6, then follow the yellow tunnel at your right. Follow the yellow flow on the ground to reach MIND Shuttle stop 1. TheShuttle is free to navigate the site.

MIND SHUTTLE STOPS

- 
- 1 Transport Hub
 - 2 Cascina Triulza - Arexpo - C1
 - 3 Mind Village
 - 4 Palazzo Italia - Human Technopole

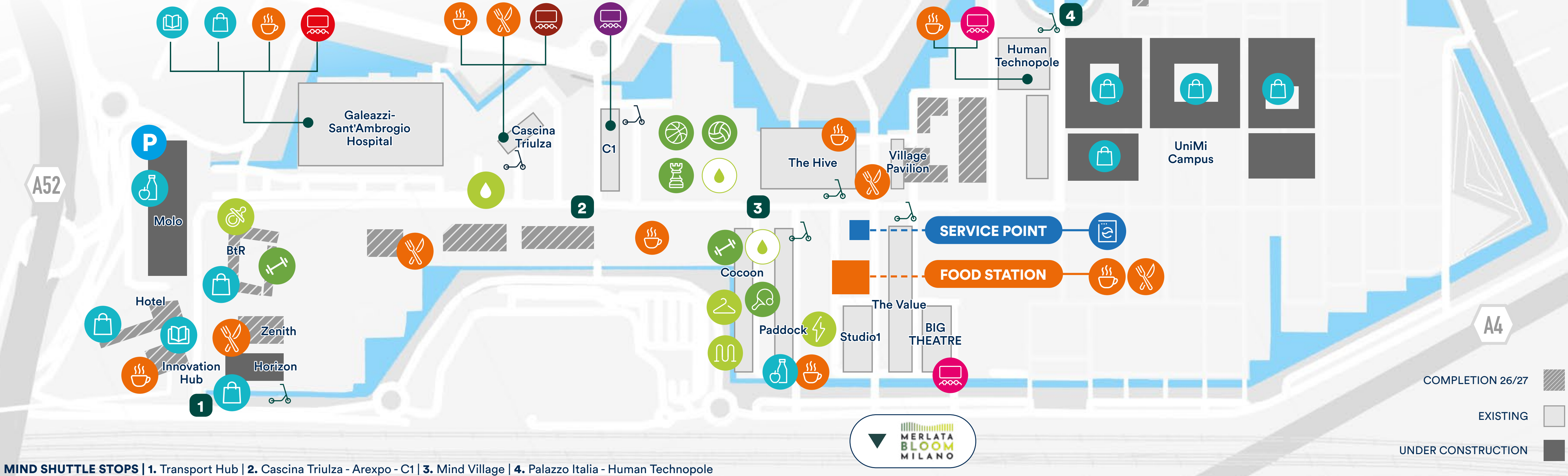
SCOOTER PICK-UP POINTS
























Inside MIND it is possible to move around with **HELBIZ** scooters.

Pick up your scooter at the pickup points and remember to park it in the appropriate spaces.

The entire area will host a diverse mix of services that will generate life and buzz



AUDITORIUM	PLAYGROUND AREA	SERVICE POINT	FOOD STATION	COMMON AMENITIES	STORES
Large spaces for conferences, meetings and events	Space dedicated to sport activity	Inside you will find:	Space dedicated to tasting and meeting		
 Galeazzi	 2 basketball fields	 Laundry room	 Bar	 Water house	 Grocery
 Cascina Triulza	 1 volleyball field		 Restaurant	 Fountain	 Retail
 Digital Bloom	 Chess			 EV charger	 Bookshop
 BIG THEATRE	 Ping Pong			 Bike racks	
	 Gym			 Changing room	
				 Creche	

MIND will be an urban pilot for the european green transition.

It will bring together the public and private sector and the European Investment Bank to advance the following environmental criteria. Lendlease has established a series of indicators and monitoring tools to ensure that these ambitions are being realised on the way to absolute zero.



Energy performance

The whole electricity demand will be 100% renewable



Resource management

No waste approach and high standard recycling objective



Green mobility strategy

Fully electric transport onsite, walkable and cyclable routes



Water management strategy

Integrated strategy to reduce sitewide potable water demand



Embodied carbon in construction

50% reduction against RICs carbon footprint benchmarks



Resilience to extreme weather

Masterplan considers the effect of heat islands and urban flooding



One Health principles approach

MIND is designed to increase both people and planet's wellbeing



Engagement and behavioural change

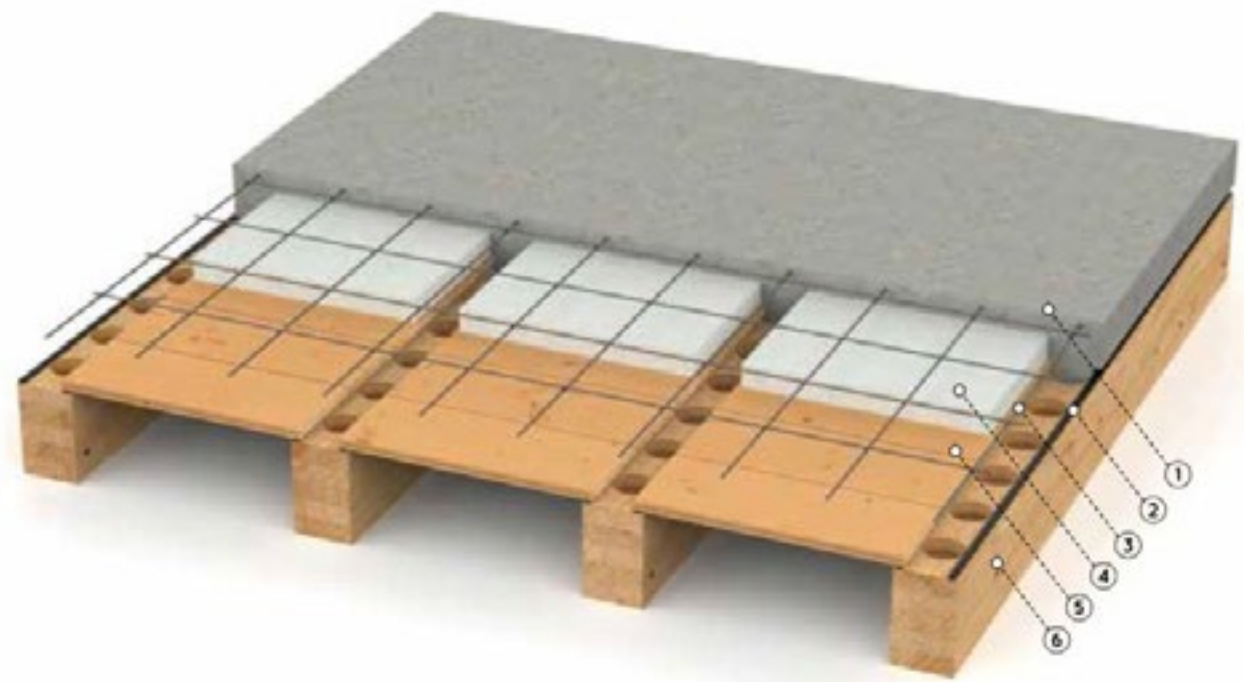
Engaging audience to take the greenest and healthiest choices



Environmental impact transparency

Impact will be monitored and verified by third independent party

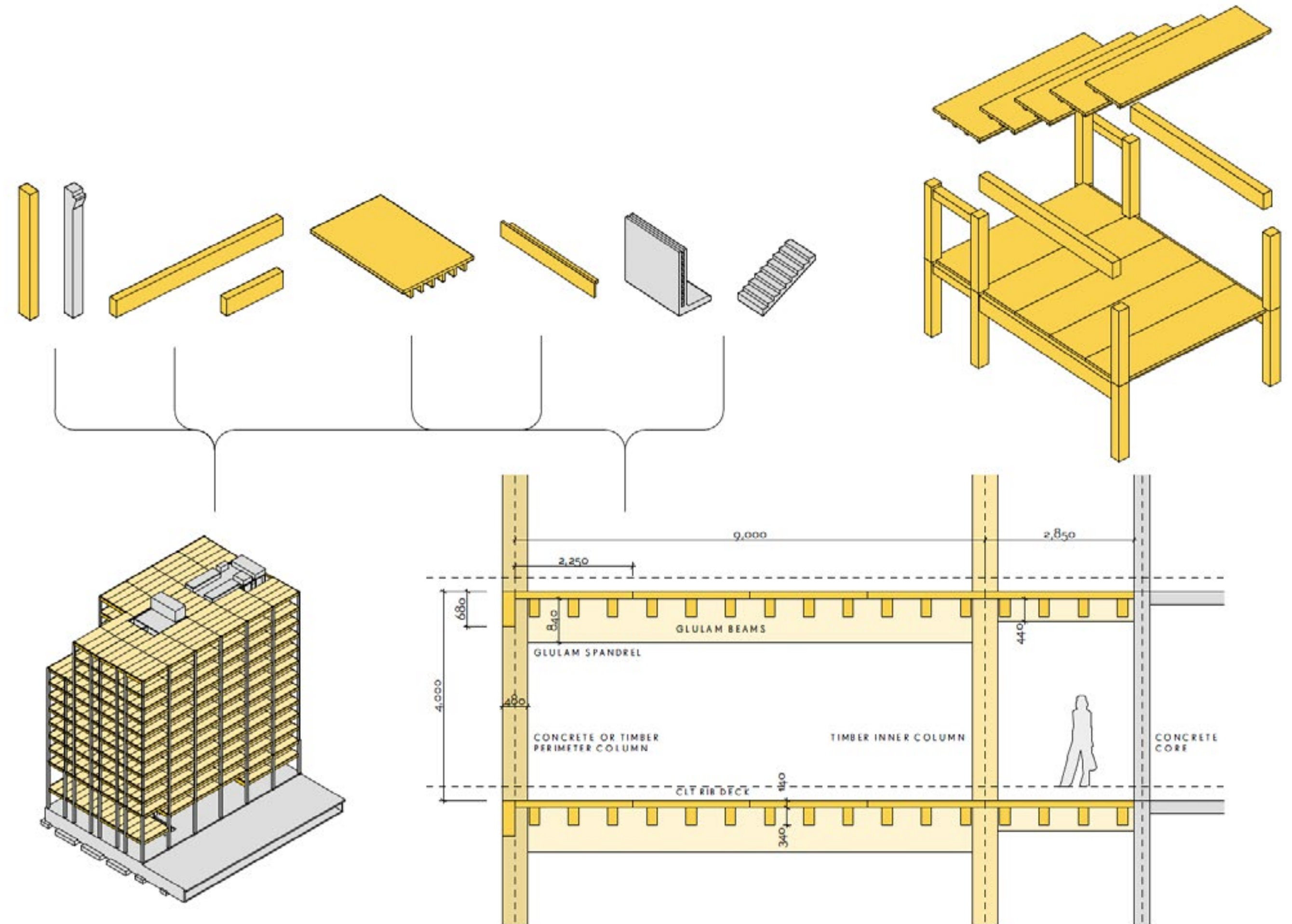
WestGate buildings implemented a **DFMA** structural system



Prepanel is a totally precast element composed by:

- **Glulam beams**
- **20-25 mm timber boards**
- **Precast reinforced concrete screed (dry)**
- **Structure is compliant to DFMA***

*(Design for Manufacture and Assembly) the elements of a building are created in manufacturing environment improving efficiency, and construction time reducing waste of materials



Horizon

To work





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



Horizon

Zeta System P7

InnovaCyber P6

Digital Polaris P4

Virtual Tech P3

Nano System P2



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







Stacking plan

WGLA sqm

8 Office

7 Office

6 Office 2,214

5 Office 2,214

4 Office 2,214

3 Office 1,519

2 Office

1 Labs

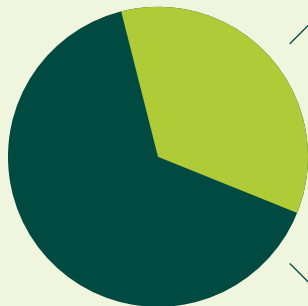
0 Lobby

-1 Basement 28



Monotenant layout

- 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

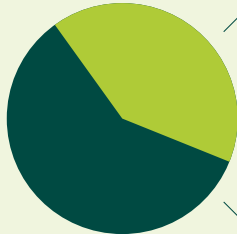
● Toilets ● Stairways, elevators

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

92%

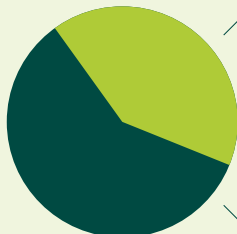
Closed spaces

8%

Max floor crowding: 128

Total desks: 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

96%

Closed spaces

4%

Max floor crowding: 128

Total desks: 72

Horizon

4.1.1

Offices: Class A Open spaces

Context

- Connectivity
- Public space
- Visibility
- Common ground

Low impact

- Passive Design
- Low Embodied Carbon
- Life Cycle Positive

Health & Wellbeing

- Green areas
- LEED, WELL, Wired Score
- Walkability

LOCATION:
West Gate, MIND
Milano Innovation District
Milan Municipality

Metro every 4minutes to Duomo,
5 minute by train to/from Milano Centrale.
30 minutes to Linate, 35 minutes to Milano Malpensa Airport

PROPOSED COMPLETION DATE:
Q1 2026

TOTAL AREA GLA:
20,793 sqm (GLA Global - Revision 16)

FLOOR PLATES:
Typical floor plates are approximately GLA: 2,325 sqm
Maximum workplace density Nia: 1:8
Efficiency Nia/Gia: 85%
Soft spots for interconnecting stairs

BUILD QUALITY:
BOMA International Investment Class A
Shell & Core + Catergory A fitout including raised floor, finished lobby and amenities.
Provision for ceiling up to 2700 high, 3500 high.

TIMBER FLOOR DECKS:
Reinforced concrete core, in correspondence with the stairwells, elevators and technical areas and made of cast in place reinforced concrete. Typical floor decks until L2 in reinforced concrete cast in place slab and precast timber from L3 to Roof.

AIR QUALITY:
Fresh air supply: 1.5 l/s m2
with potential to increase to ≈2 l/s m2 on some floors (3).

Passive chilled beams and operable windows.

PRIVATE CARPARK BAYS:
182 bays available
Includes electric vehicles and car share spaces for entire building.

LIFTS AND SECURITY:

- Destination control
- Touchless access controls
- Designed to CIBSE Guide D standards

AMENITIES:

- Lobby

WEST GATE AMENITIES:

- Active ground floor
- End of trip facilities
- Childcare

ENVIRONMENTAL TARGETS:



LEED: Gold & Platinum
WELL: Gold
WIRED: Platinum

Horizon

4.1.1

Offices: Class A Open spaces

ARCHITECTURE:

The permeable lobby is the building’s distinctive element.

- The double-height glazing emphasises its visual permeability, just as the permeability of the pedestrian pathways within the building becomes an innovative element with respect to canonical urban space.

2 restroom blocks, 4 toilets + 1 handicap accessible toilet
6 lifts + 1 freight lift

STRUCTURES (DFMA):

The interior and elevated structure of the building (floors, beams and columns) are made of wood.

- Building designed considering a life cycle assessment and to respond positively to the Carbon Strategy.

basement and core: reinforced concrete

ground floor-2nd floor: beams and pillars are in reinforced concrete, while the floors are in wood

upper floors: the structure is made entirely of wood

The outdoor spaces on the roof will host air handling units

FLOORS:

raised, excluding floor finish (carpet, PVC or other); 11 cm sub-floor space

FALSE CEILINGS:

not envisaged, the systems will be visible on the wooden structure.

MECHANICAL PLANTS:

ACTIVE COLD BEAM HEATING AND COOLING
WITH BMS SYSTEM

SMOKE AND HEAT EVACUATION

DOMESTIC WATER SUPPLY

SEWERAGE AND RAINWATER DISCHARGE

PRESSURISATION OF SMOKE-PROOF FILTERS

FIRE EXTINGUISHING SYSTEM, WITH AUTOMATIC
EXTINGUISHING VIA DRY SPRINKLERS

LED LIGHTING WITH DALI SYSTEM

EVAC, CCTV, BMS, INTRUSION
AND ACCESS CONTROL SYSTEM

PHOTOVOLTAIC SYSTEM ON THE ROOF

CENTRALISED AIR TREATMENT SYSTEM

MECHANICAL VENTILATION AND EXTRACTION

West Gate
office space

Where
ideas have
space to grow,
blossom
and spread



west gate

MIND
MILANO INNOVATION DISTRICT

Thank you

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