

west gate

MIND
MILANO INNOVATION DISTRICT

Horizon

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



TO WORK

- 200,000 SQM of grade a offices (GLA)
- 20,000 SQM of co-working (GLA)
- 120,000 SQM of laboratories and light industrial (GLA)



TO LIVE

- 1,500 BTR or serviced apartments
- 1,100+ student accomodation beds



TO STAY

- 600 hotel rooms



TO ENJOY

- 35,000 SQM of retail (GLA)



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



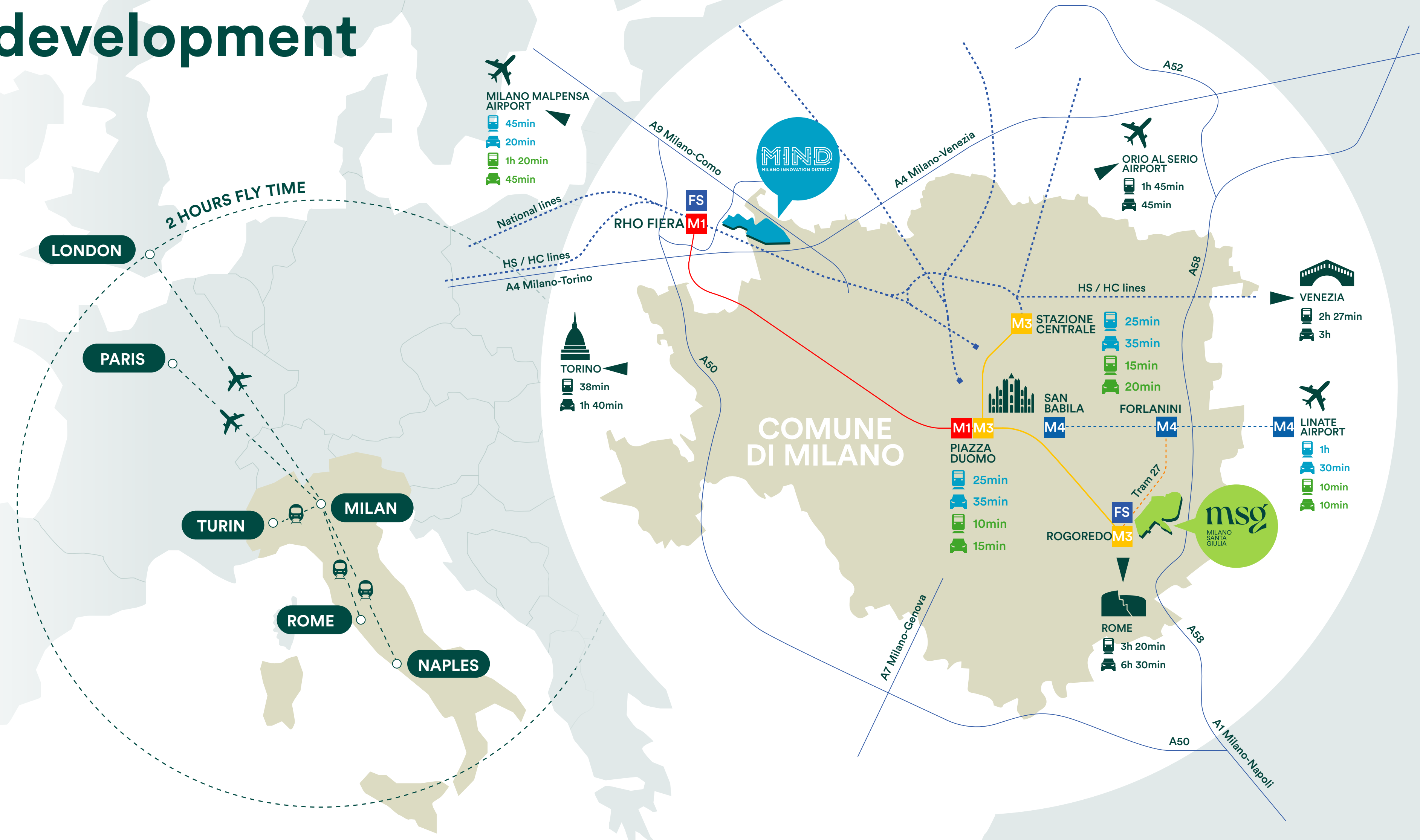
MIND has opened its doors to the public in 2022 and it is continuing its development

Lendlease has chosen Milan for the development of 2 urban regeneration projects that share the same mission of defining a new urban model as well as a strategic position in the vibrant city outskirts.

-  3 international airports
-  5 interconnected metro lines
-  a dense road network
-  urban, suburban and high-speed train lines

Distances

- TURIN** – 1h 30 min by train
- ROME** – 3h 20min by train
- NAPLES** – 5h by train



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

CASCINA TRIULZA

(OPERATIONAL)
Existing heritage building dedicated to social association and activities

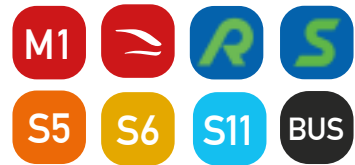
THE HIVE
(OPERATIONAL)
Office + Retail

HUMAN TECHNOPOLE
(OPERATIONAL, FORECAST COMPLETION: 2028)
Life Sciences Research Centre

EX CAVA RONCHI

UNIVERSITY OF MILAN
(FORECAST COMPLETION: 2027)
University of Milan's Science Campus

TRANSPORT HUB Rho Fiera Milano



MOLO

BTR

HOTEL

HUB

ZENITH

HORIZON

C1

Village Pavilion

Paddock

The Value

Studio1

BIG THEATRE

Cocoon

S

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

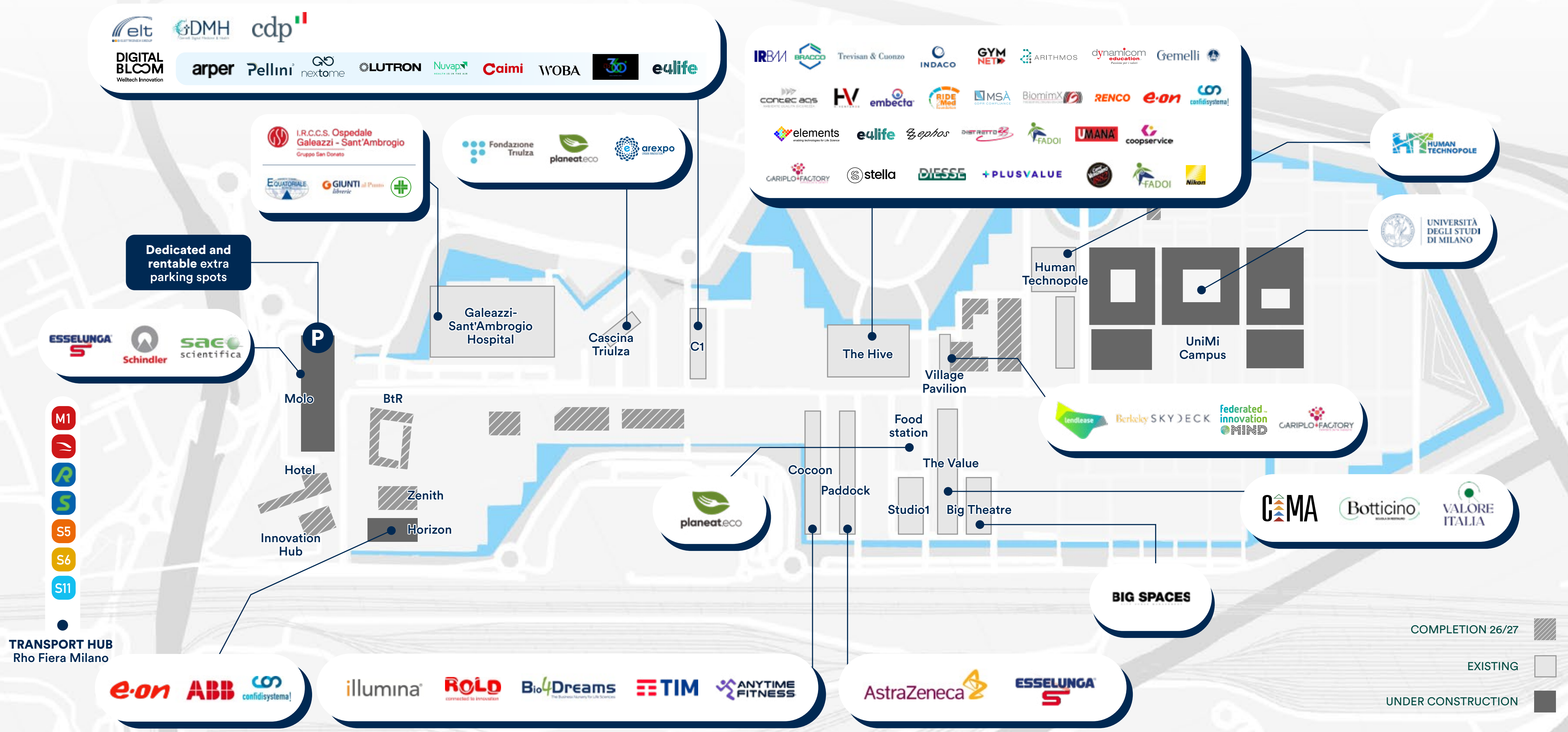
MINDVILLAGE

OPERATIONAL FROM:
2022

Commercial Workspace, Laboratories, Retail, Amenities and Marketing Suite

□ EXISTING
⋯ COMPLETION 26/27
■ COMMERCIAL
■ RESIDENTIAL
■ RETAIL
■ HOTEL
■ LIGHT INDUSTRY-LAB
■ STUDENT HOUSING
■ PUBLIC PROGRAMME
■ PUBLIC PROGRAMME PARKS
■ PARKING
■ TECHNOPOLO

Discover your neighbors



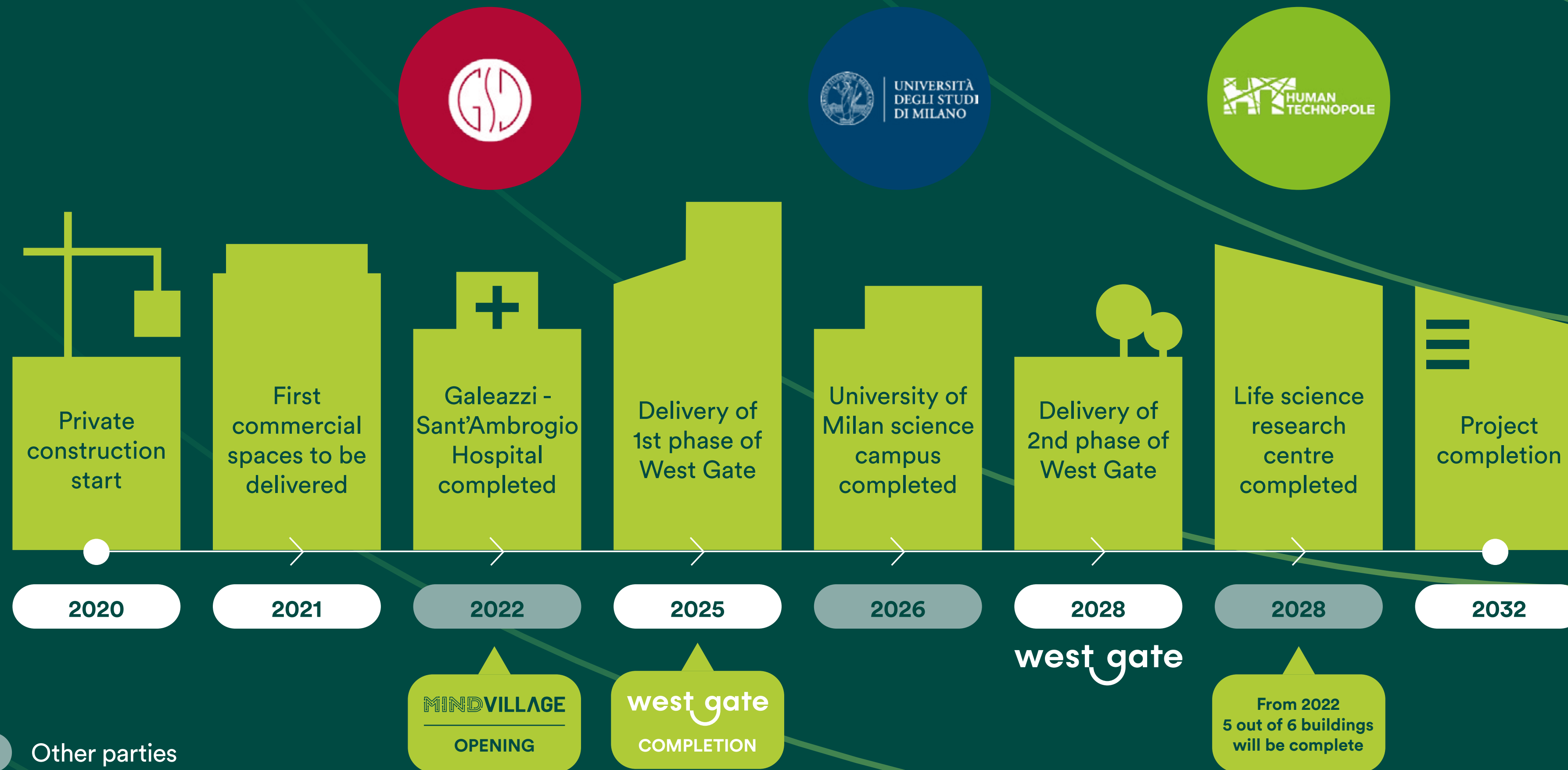
Dedicated and rentable extra parking spots

- M1
- R
- S
- S5
- S6
- S11

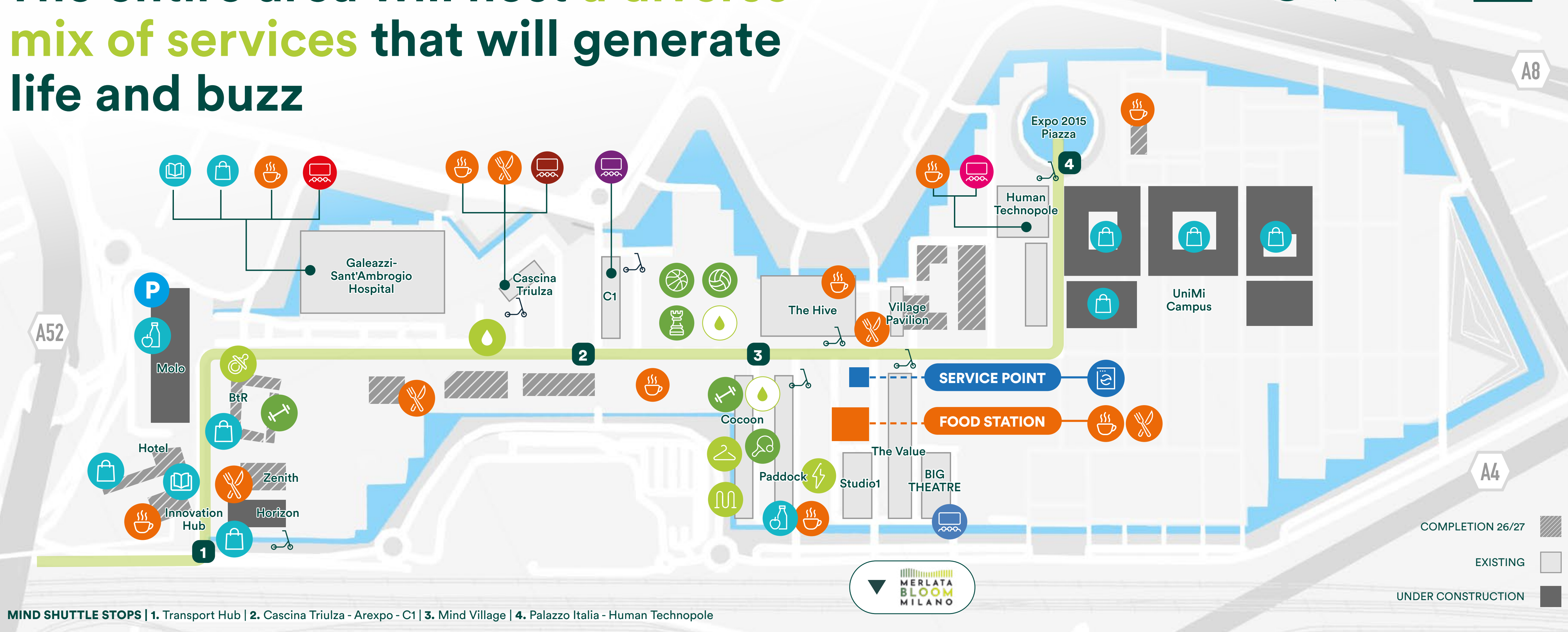
TRANSPORT HUB
Rho Fiera Milano

COMPLETION 26/27
 EXISTING
 UNDER CONSTRUCTION

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



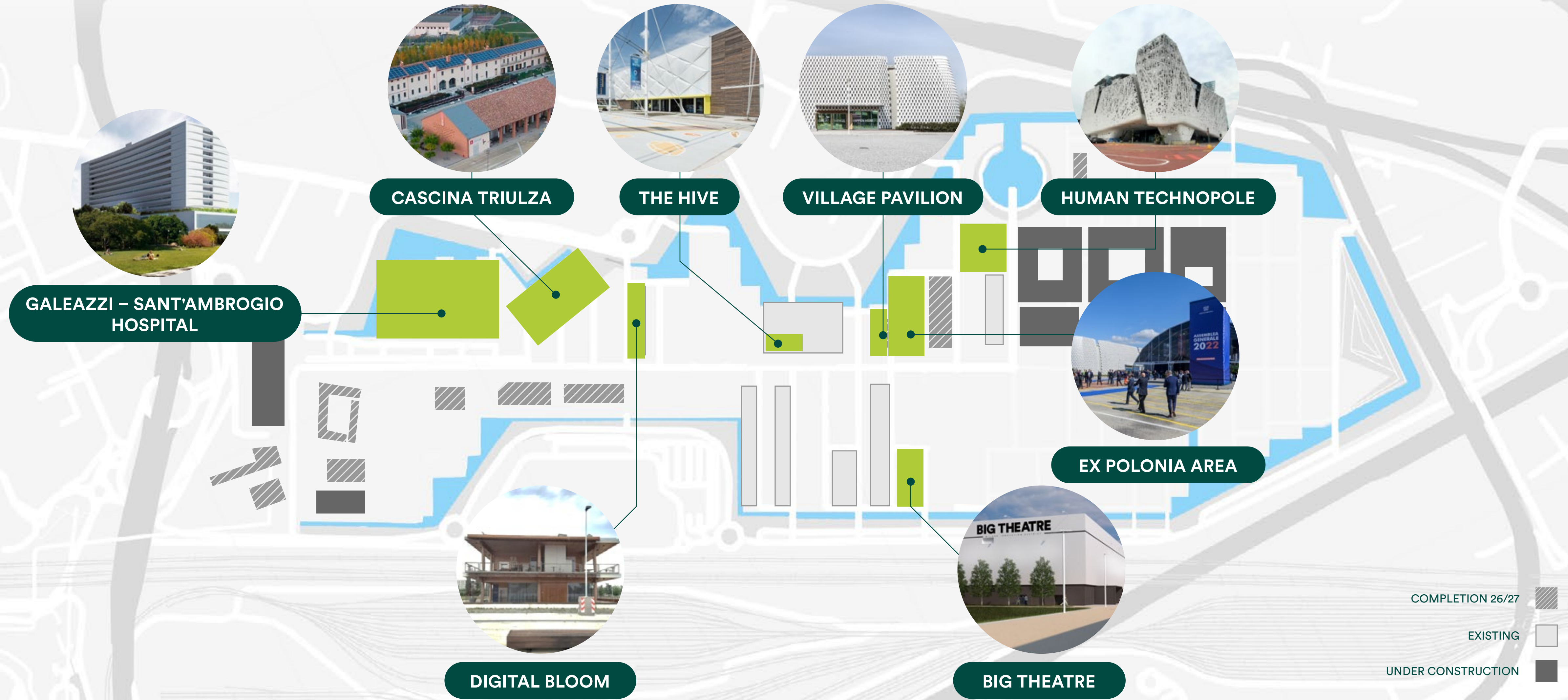
The entire area will host a diverse mix of services that will generate life and buzz



MIND SHUTTLE STOPS | 1. Transport Hub | 2. Cascina Triulza - Arexpo - C1 | 3. Mind Village | 4. Palazzo Italia - Human Technopole

<p>AUDITORIUM</p> <p>Large spaces for conferences, meetings and events</p> <ul style="list-style-type: none"> Galeazzi Cascina Triulza Digital Bloom Palazzo Italia BIG THEATRE 	<p>PLAYGROUND AREA</p> <p>Space dedicated to sport activity</p> <ul style="list-style-type: none"> 2 basketball fields 1 volleyball field Chess Ping Pong Gym 	<p>SERVICE POINT</p> <p>Inside you will find:</p> <ul style="list-style-type: none"> Laundry room 	<p>FOOD STATION</p> <p>Space dedicated to tasting and meeting</p> <ul style="list-style-type: none"> Bar Restaurant 	<p>COMMON AMENITIES</p> <ul style="list-style-type: none"> Water house Fountain EV charger Bike racks Changing room Creche 	<p>STORES</p> <ul style="list-style-type: none"> Grocery Retail Bookshop
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MIND offers meeting rooms of different sizes and other fully-equipped spaces to host your next big event



MIND **Ecosystem**

A global excellence
in lifescience
to propel innovation

MIND Ecosystem: a global excellence in lifescience to propel innovation

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

A large green circle containing the logos for arexpo (Urban Innovation) and lendlease, separated by a plus sign. Below the logos, it reads "99 YEARS" and "Public-Private Partnership" in large white text. At the bottom, it says "BEST PRACTICE FOR INNOVATION DISTRICT SUCCESS".



(OPERATIONAL, COMPLETION: 2028)
The leading research institute for life sciences in Italy.



(OPERATIONAL)
The leading hospital for orthopaedic and prosthetic surgery.



(GROUNDBRAKING: OCT '23)
Public teaching and research University, top performer in the Life Sciences domain.



(OPERATIONAL)
Innovation network for the third sector.

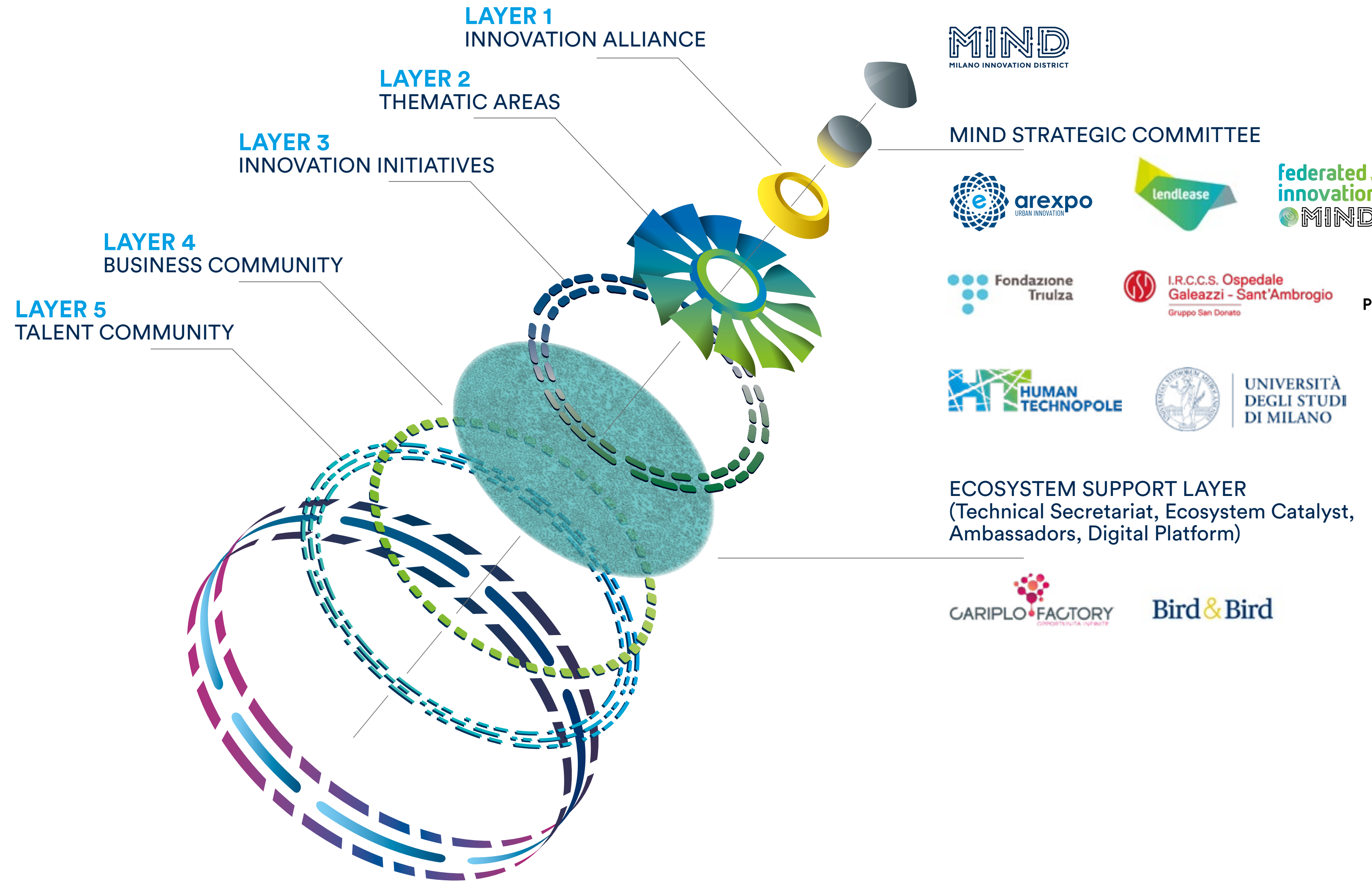
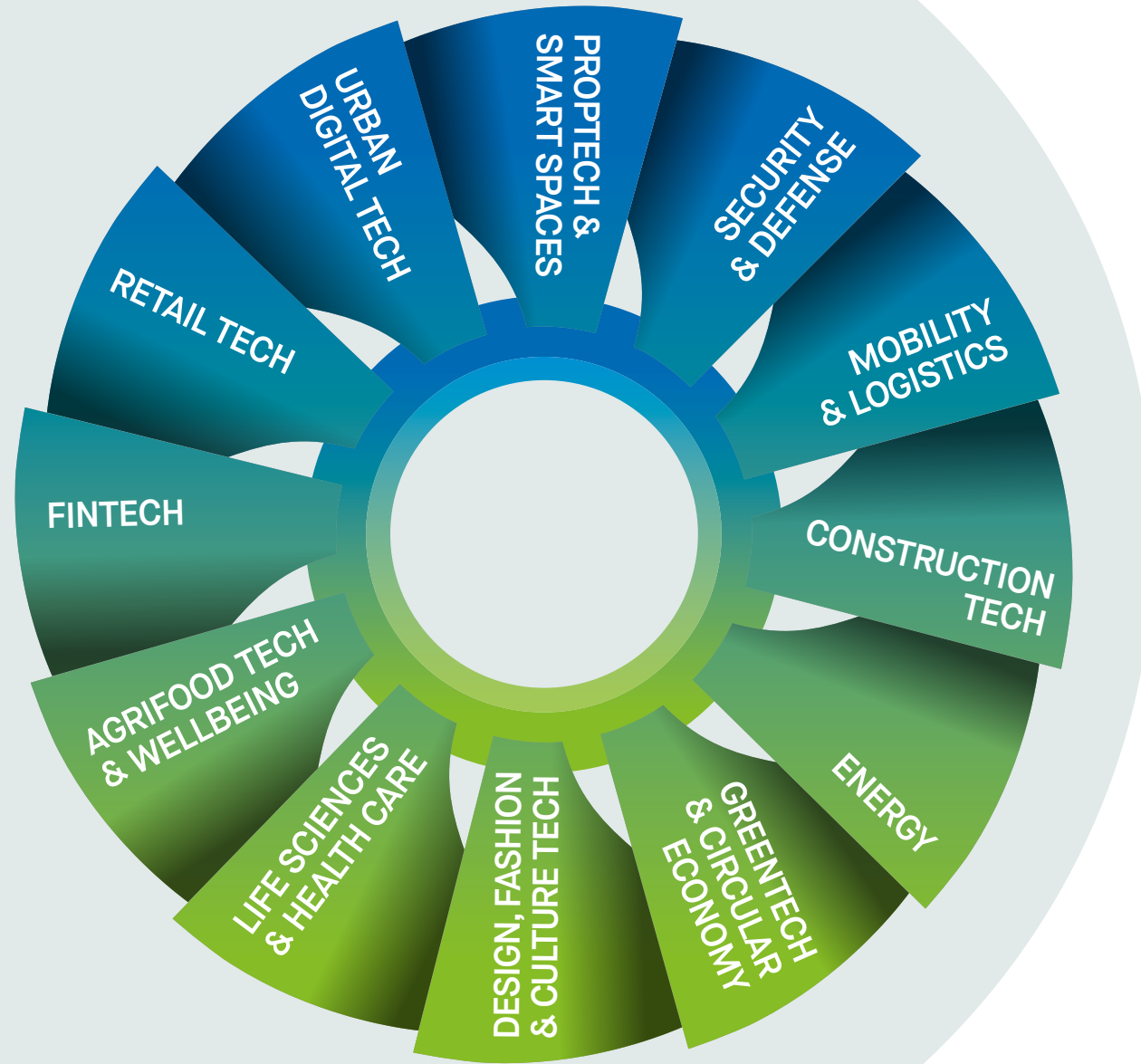


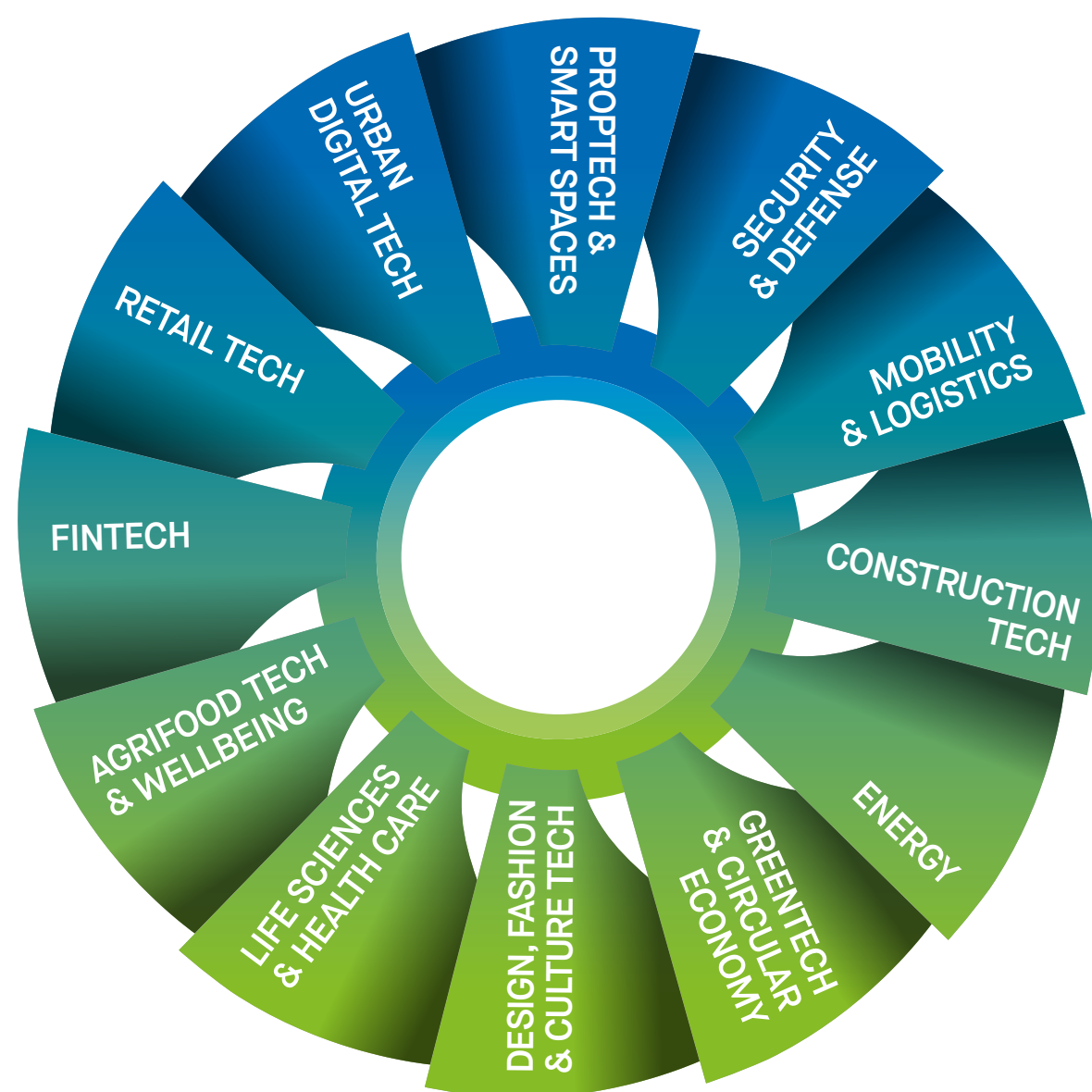
(OPERATIONAL)
Innovation ecosystem of private entities in partnership with key public authorities.



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

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.





Members:



- + 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

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

WG HOSPITALITY
To stay

WG LIVING
To live

ZENITH
To work

HORIZON
To work

INNOVATION HUB

COMMON GROUND
To enjoy

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



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

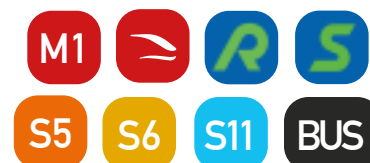


MIND SHARING

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

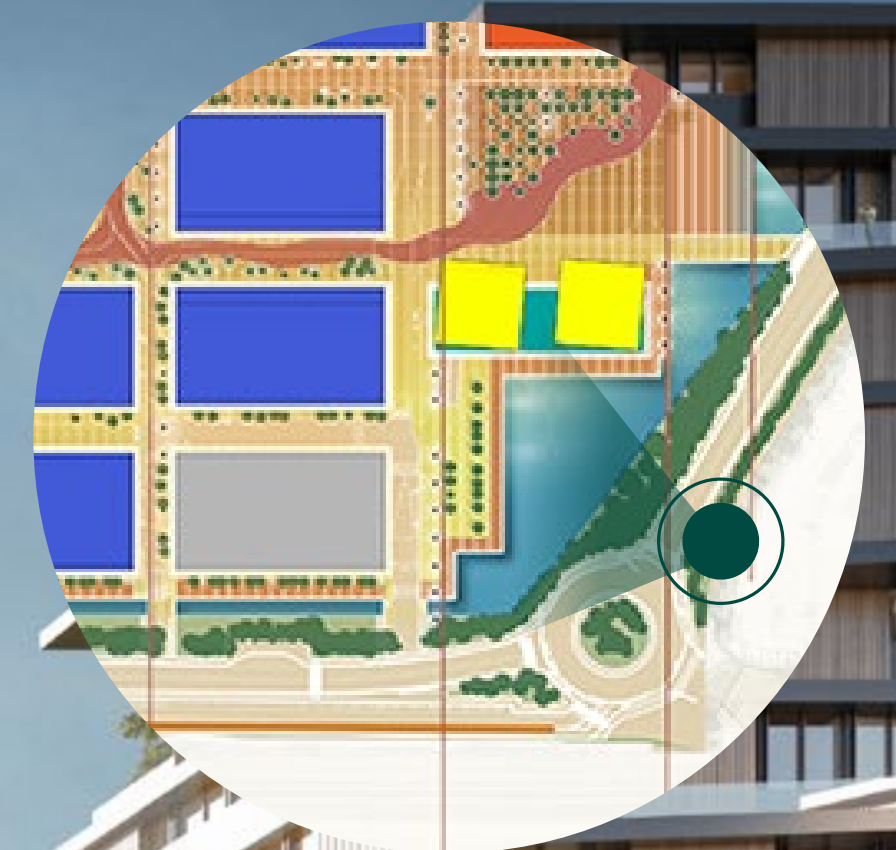
IN

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



Something to do, all over the day



Services
22%

Electronics
3%



Personal items
17%



Health & Beauty
4%

F&B
26%

F&B Refuel
6%



Mobility
8%



Households
14%

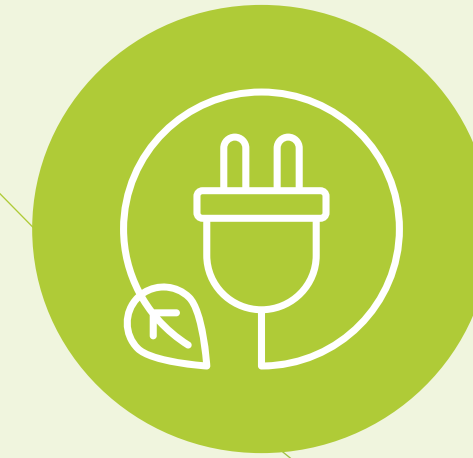






MIND will be an urban pilot for the european green transition.

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



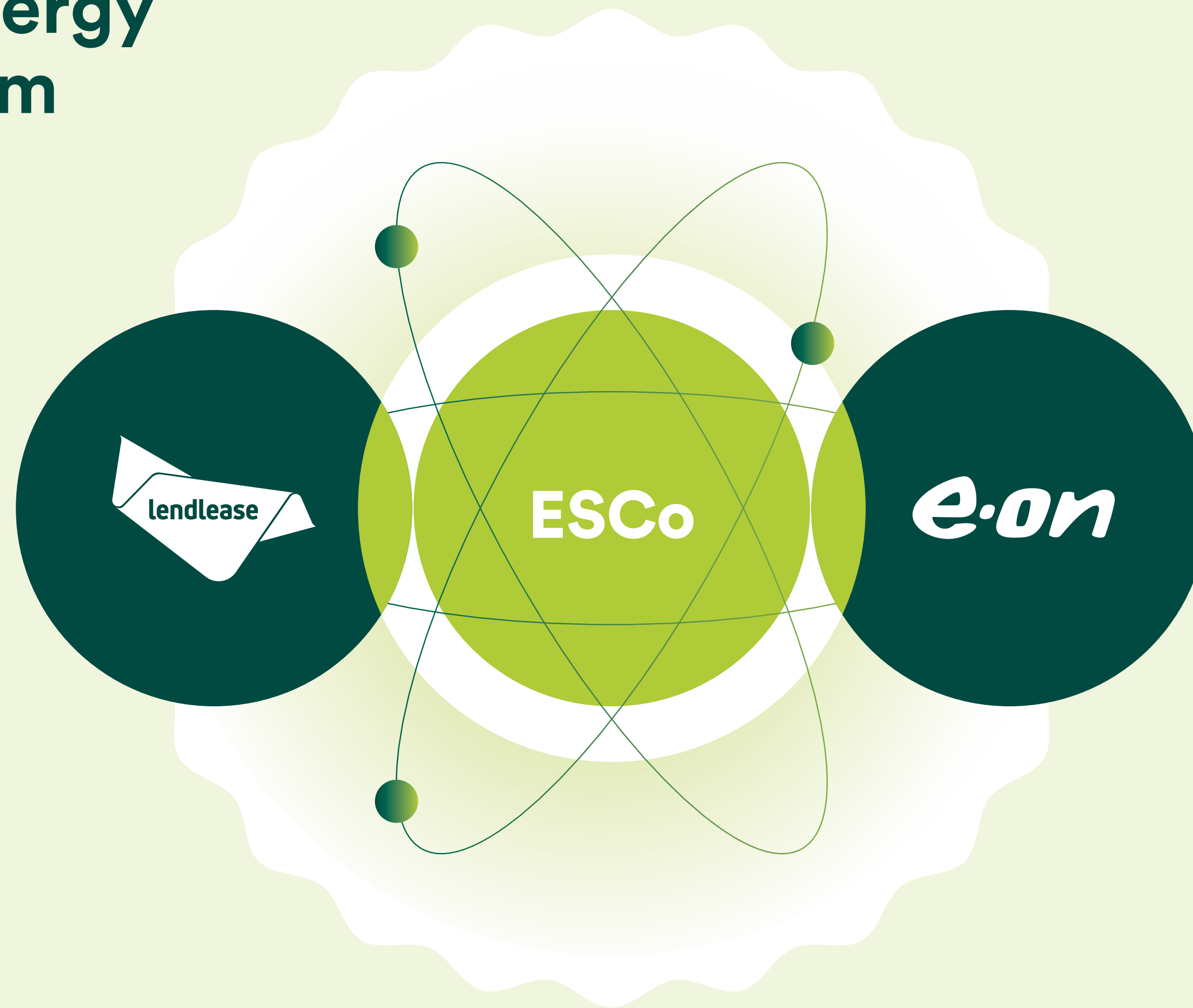
Environmental impact transparency

Impact will be monitored and verified by third independent party

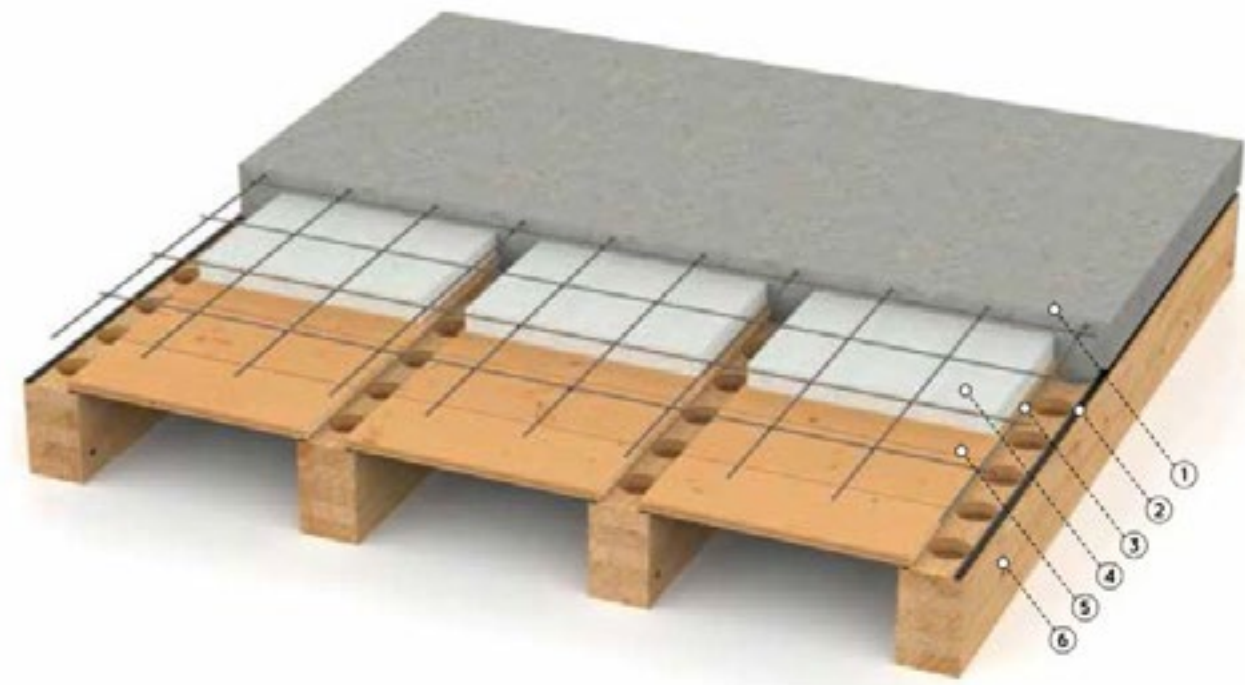
Lendlease and Eon together to provide new and clean energy to the entire MIND ecosystem

Thanks to E.ON's **ectogridTM technology**, ESCo will supply buildings with thermal vectors, for heating and cooling, produced with energy from 100% renewable sources.

Compared to a traditional energy production system, this innovative technology will result in a reduction of around **10,000 tons of CO2 emissions** annually, equivalent to the energy consumption emissions of 3,350 households.



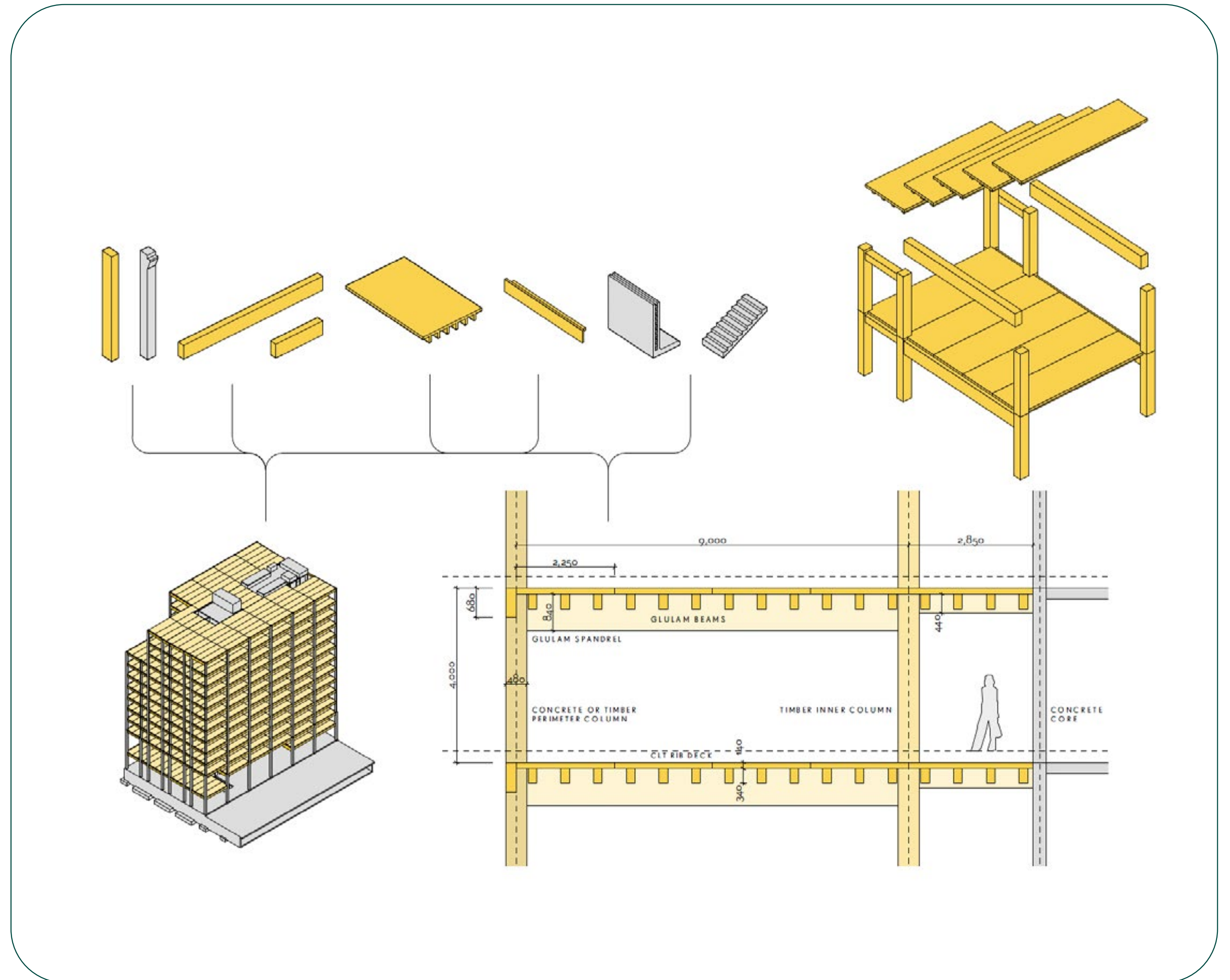
WestGate buildings implemented a DFMA structural system



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




West Gate
office space

Where
ideas have
space to grow,
blossom
and spread

Horizon

To work



A modern, multi-story building with large glass windows and a courtyard with a pond and trees. The building has a light-colored facade and a prominent glass facade on the ground floor. The courtyard features a pond with lily pads and purple flowers, surrounded by lush greenery and trees. A circular inset in the top right corner shows a site plan with a blue circle highlighting the building's location.

Horizon is conceived 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







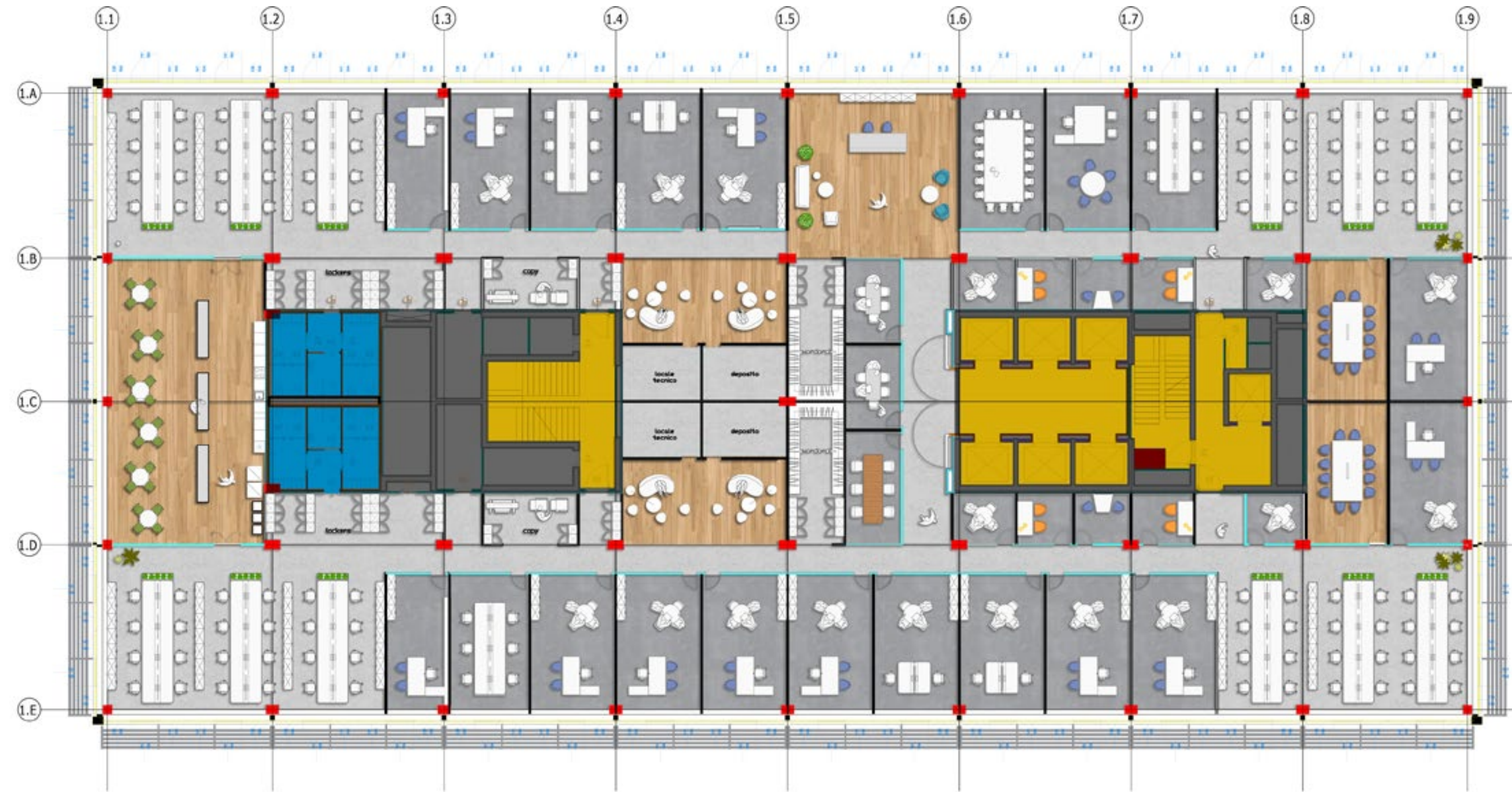
Stacking plan

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



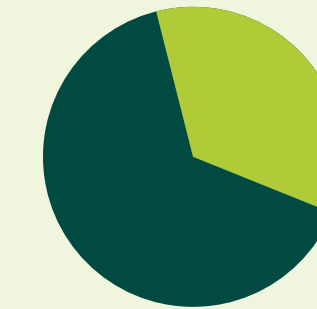
Monotenant layout



● Toilets ● Stairways, elevators

Please consider that the floorplan can adjust minimal variations according to the development engineering of the project.

- 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



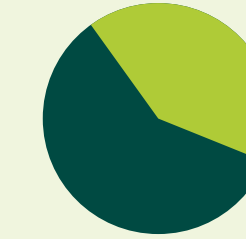
● Toilets ● Stairways, elevators

Please consider that the floorplan can adjust minimal variations according to the development engineering of the project.

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%

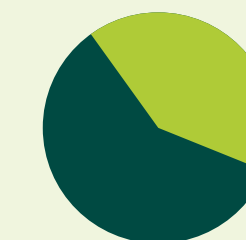
Max floor crowding: **128**

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

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)

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

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 + Category 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



Thank you

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