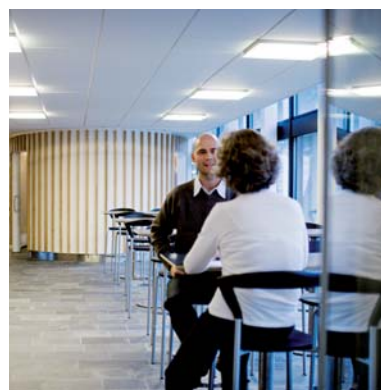


Rental of office and laboratory facilities in the largest science park of Denmark

Agern Allé 1 | DK-2970 Hørsholm | 1,965 sqm



You can work in a place
where ideas become business

As an international science park, closely linked to the university, Scion DTU creates optimal conditions for growing technology companies, by giving access to building facilities, various services, support and professional networking. In inspiring surroundings on 100 acres of land and with over 180.000 sqm in Hørsholm and Kgs Lyngby, we currently cooperate with more than 175 companies and more than 3,500 employees.



Agern Allé 1 – spacious and modern laboratories

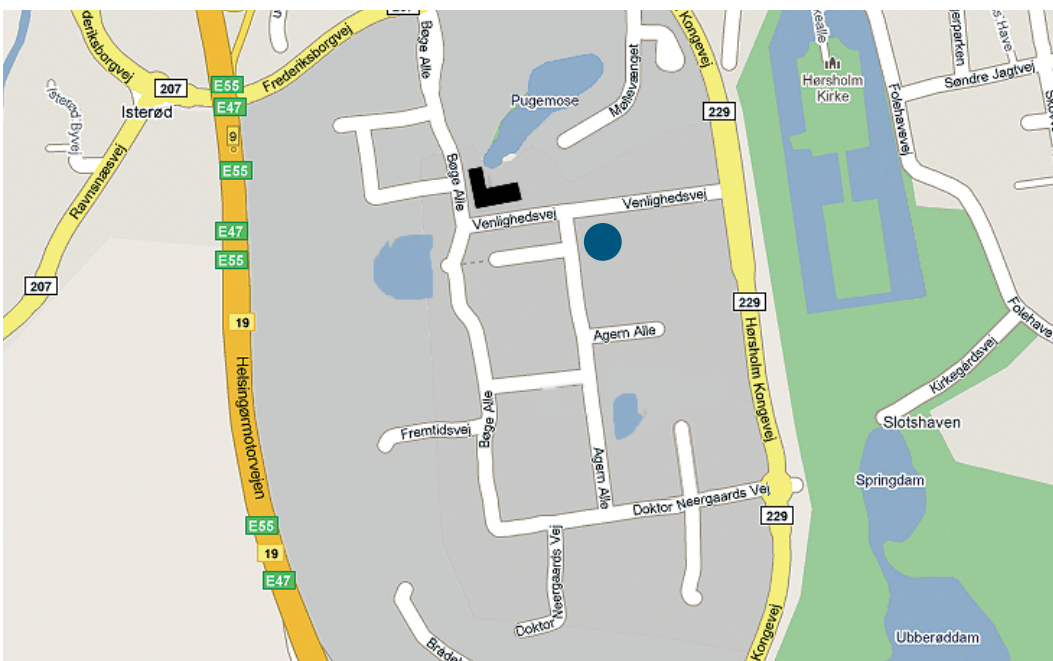


The lease

The house on Agern Allé 1 is a modern laboratory facility suitable for research and development within life sciences. The house has a total of 3,900 sqm, of which 1,965 sqm is vacant. Half of the vacant area, consists of first class laboratories. A third of the vacancy consists of offices, and the remaining space is appliance room and storage facilities. There are currently 3 Life Science companies in the house, which also offers common canteen, kitchen, meeting rooms, Toilet, bathrooms, large foyer, lift, freight lift, and terrace. The house is prepared for opening an extra wing of 1.300 sqm, should expansion become necessary.

The house is situated 3 minutes walk from the science park's common facility, Søhuset. There are green areas and walking trails surrounded by trees. The science park's Guesthouse, is placed on the north side of the house. Science park's technical service staff ensures that the property is kept in good condition and is happy to offer their advice, should you have special requests in connection with the décor of the building. ■

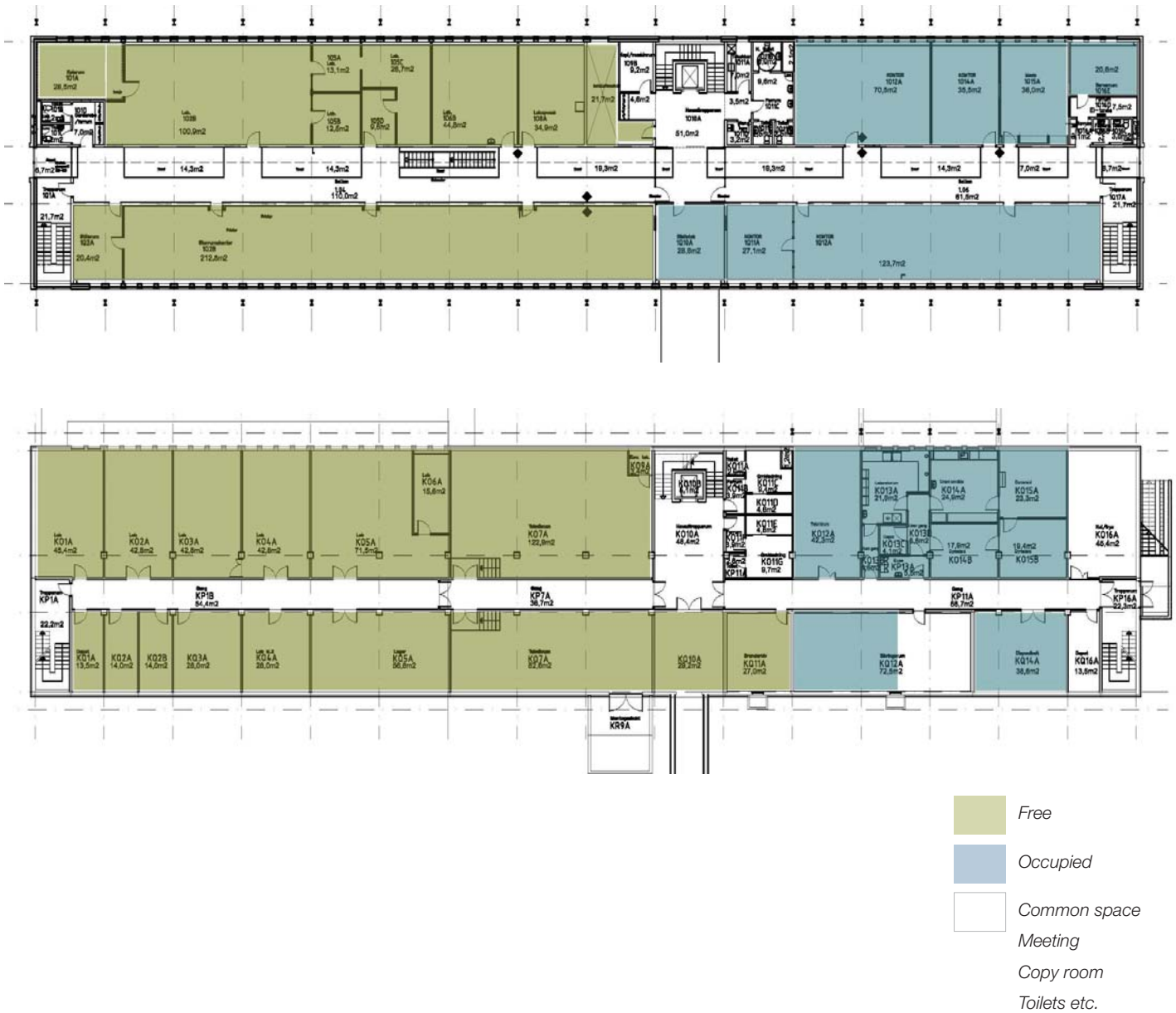
Location



Scion DTU in Hørsholm has a varied architecture and is located in scenic surroundings just north of Copenhagen.

The infrastructure is perfect with a location close to the high-way, and an express bus to Copenhagen with several stops within the science park. ■

Floor plans



Facts and price

Lease	Agern Allé 1, DK-2970 Hørsholm
Usage	R&D primarily in life science - possibility of limited production
Takeover	1. september 2011
Offices, 1. floor	266 sqm 1.300,- DKK gross pr. sqm p.a. excl. VAT
Laboratory, ground and 1. floor	560 sqm 3.075,- DKK gross pr. sqm p.a. excl. VAT
Laboratories parterre	332 sqm 2.075,- DKK gross pr. sqm p.a. excl. VAT
Storage facilities & appliance room	355 sqm 600,- DKK gross pr. sqm p.a. excl. VAT
Annual operating	As per separate meeter
Annual property tax	102,- DKK gross pr. sqm p.a.

R&D

Scion DTU's building stock is now 158.000 sqm in Hørsholm, 25.000 sqm in Lyngby and shared ownership of 5.000 sqm in Copenhagen with the new research centre COBIS. The science park has since 1962 specialized in constructing and leasing office, laboratory and workshop facilities for research and development companies within:

- Life Science
- ICT (information and communication technology)
- Clean Tech and Environmental Technology
- High technology in general
- Service and business partners that support the growth of above companies ■

Facilities for the companies at Scion DTU

Søhuset

All companies in the science park can become a member of Søhuset, which is the conference and activity centre of the science park. Søhuset offers exclusive meeting rooms, auditorium, restaurant, cafe and gym. Søhuset can facilitate the reception of both Danish and foreign visitors to the science park and there are several subject-related events during the year.



Søhuset Gym

Offers superb facilities throughout the three floors. There are group lessons in spinning, aerobics, step, yoga, pilates, boxing, ski training, zumba and more. You can also book an appointment with an instructor to get a personalized training program as the gym holds a wide range of exercise equipment. Besides spacious changing facilities you will find a steam room, sauna, squash court, solarium and a massage room. The price is 172,- DKK per active member per month.

Denmark's largest research and innovation environment, with more than 175 research and development companies with 3,500 employees, is a part of the triad: Technical University of Denmark, DTU Symbion Innovation and science park Scion DTU.

Networking and Viden-Café: There are regular invites to Viden-Café on current topics. 'Viden-Café is a knowledge sharing after work meeting. Participation is free and there is plenty of opportunity to network with other companies from the science park.

Scion DTU's operations department has a permanent contact person who can help you with the daily operations, including optimization of various installations to ensure best operating economy.

Please contact us for more information

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