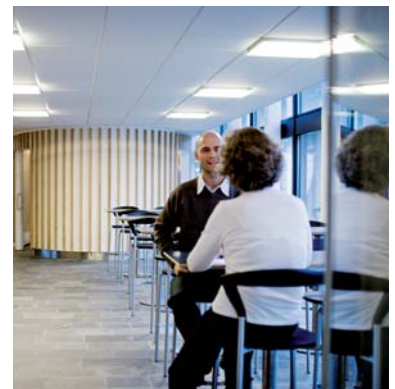


# Rental of office and laboratory facilities in the largest science park of Denmark

Dr. Neergaards Vej 5C | DK-2970 Hørsholm | 820 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.



## Large and bright offices in an award winning building

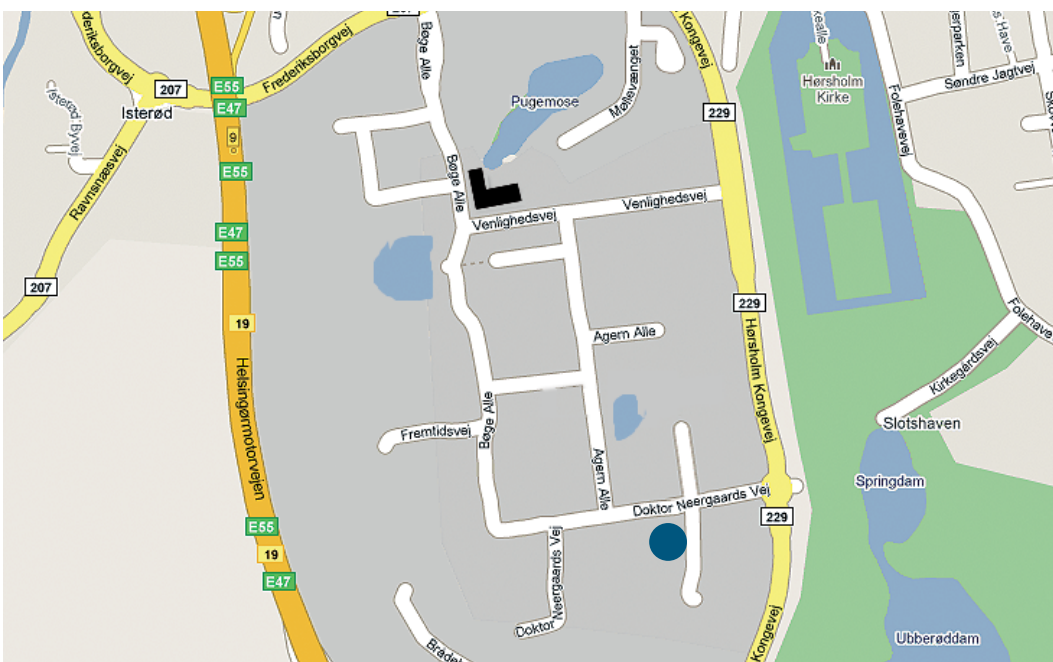


## The lease

Two of the popular pyramids each on 820 sqm, is available for rent from 1st March 2011. Each pyramid has a center core with skylights from the top of the pyramid and they are connected with a hall way offering toilets and bathrooms. The centre core of the front pyramid has meeting rooms while the other pyramid has workshop/development rooms.

In addition, there is room for up to 21 offices and a spacious canteen. Everything is at ground level and there is free parking in front of the house. There is ample cabling for IT / mechanics in the house, which is well suited for both IT development and technical development of appliances – however the house can easily be used for office purposes only. ■

## 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. ■



## Facts and lease

Lease	Dr. Neergaardsvej 5C, DK-2970 Hørsholm
Usage	R&D primarily in life science - possibility of limited production
Takeover	1. september 2011
Offices	820 sqm 1.050,- DKK gross pr. sqm p.a. excl. VAT
Annual operating	As per use
Annual property tax	108,- 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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