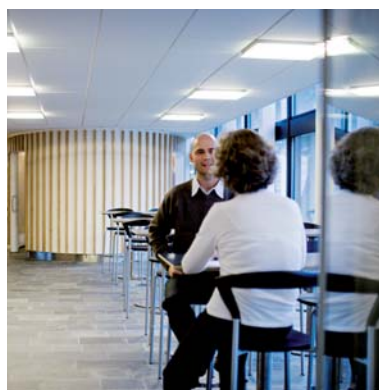


Rental of office and laboratory facilities in the largest science park of Denmark

Kogle Allé 5 | DK-2970 Hørsholm | 954 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.



Kogle Allé 5 - 954 sqm spacious and bright laboratories and offices



Lease

The facility was rebuilt in 2010 and appears bright and inviting. Each of the house's three floors covers 707 sqm. First floor and parterre is offered for rent from 1st February 2011, and can easily be shared between two tenants on each floor. The first floor contains 15 offices, a large bright lab, kitchenette, Toilet, elevator and storage. One of the large meeting rooms can easily be used for dining/meeting room.

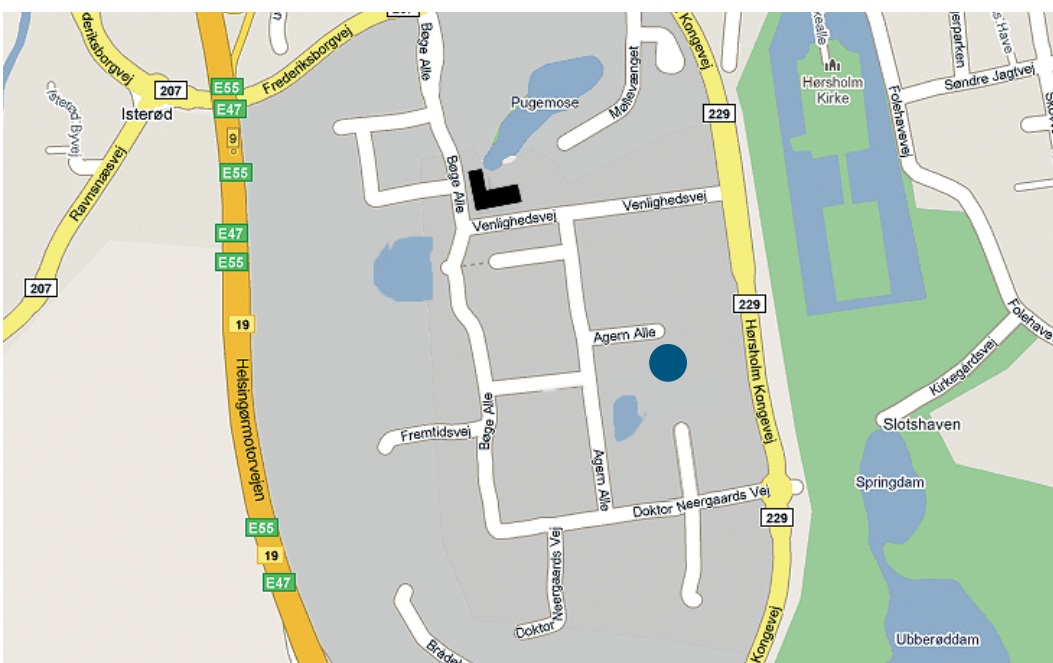
The laboratory is furnished with permanent inventory and has been used for biotechnology research in 2010.

First floor is prepared for further laboratory activity and is suitable

for research and development in areas such as chemistry, medical device and biotechnology.

The parterre holds a large office area, canteen, industrial catering and two meeting rooms. The canteen could also be used for meeting area or office, as it is a bright space, with glass doors to the building's large terrace. There are freight elevators and generally good access. The house is located near two small lakes with picnic tables and benches. There are parking spaces for all employees. ■

Location

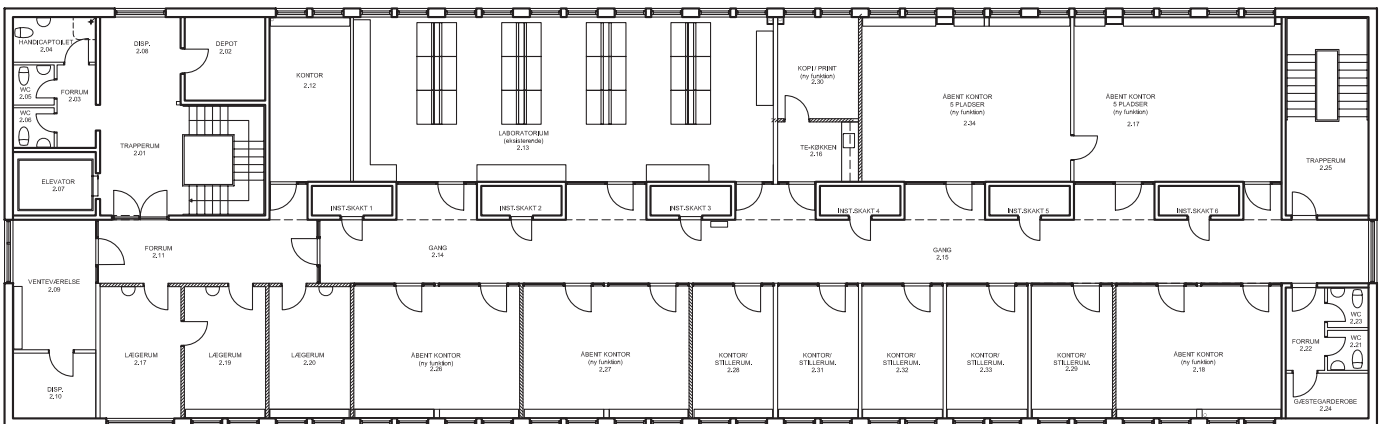


Scion DTU in Hørsholm has a varied architecture and is located in scenic surroundings just north of Copenhagen.

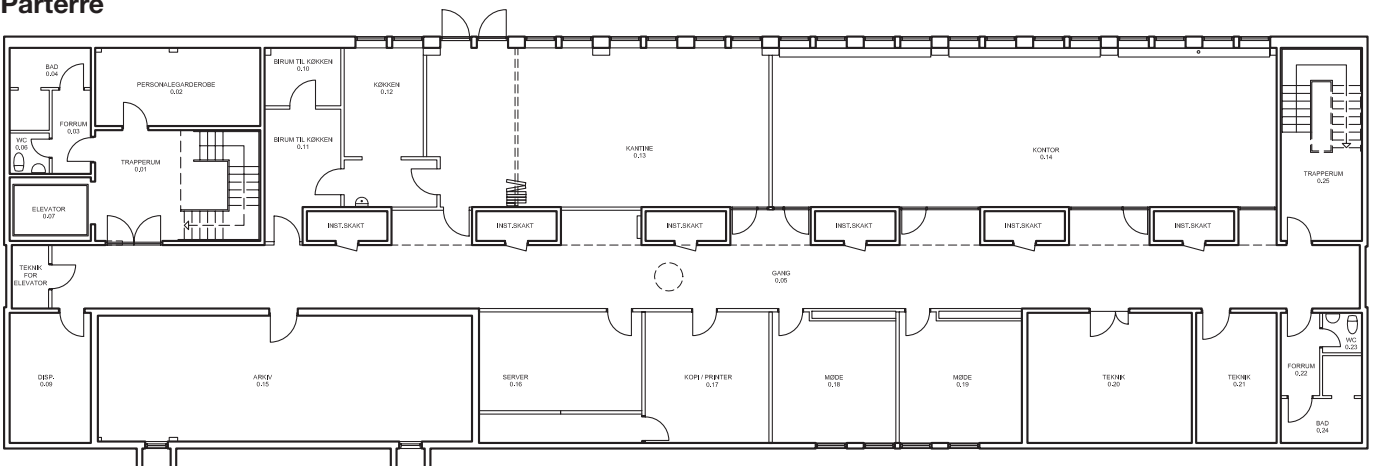
The infrastructure is perfect with a location close to the high-way, and an express bus to Copenhagen with several stops within the science park. ■

Floor plan

1. floor



Parterre



Facts and lease

Lease	Kogle Allé 5, DK-DK-2970 Hørsholm
Usage	R&D primarily in life science - possibility of limited production
Takeover	1. september 2011
Offices 1st floor	529 sqm 1.200,- DKK gross pr. sqm p.a. excl. VAT
Laboratory 1st floor	169 sqm 2.600,- DKK gross pr. sqm p.a. excl. VAT
Office/canteen, parterre	256 sqm 1.125,- DKK gross pr. sqm p.a. excl. VAT
Annual operating	As per use
Annual property tax	100,- 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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