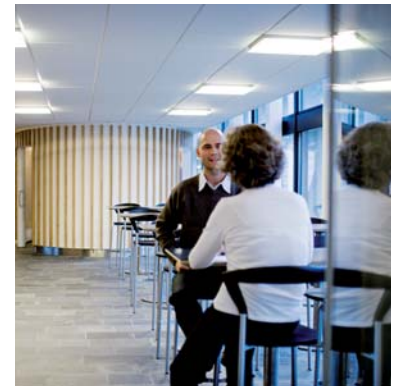


# Rental of office and laboratory facilities in the largest science park of Denmark

Venlighedsvej 1 | DK-2970 Hørsholm | 399 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.



## Venlighedsvej 1 - large modern laboratories



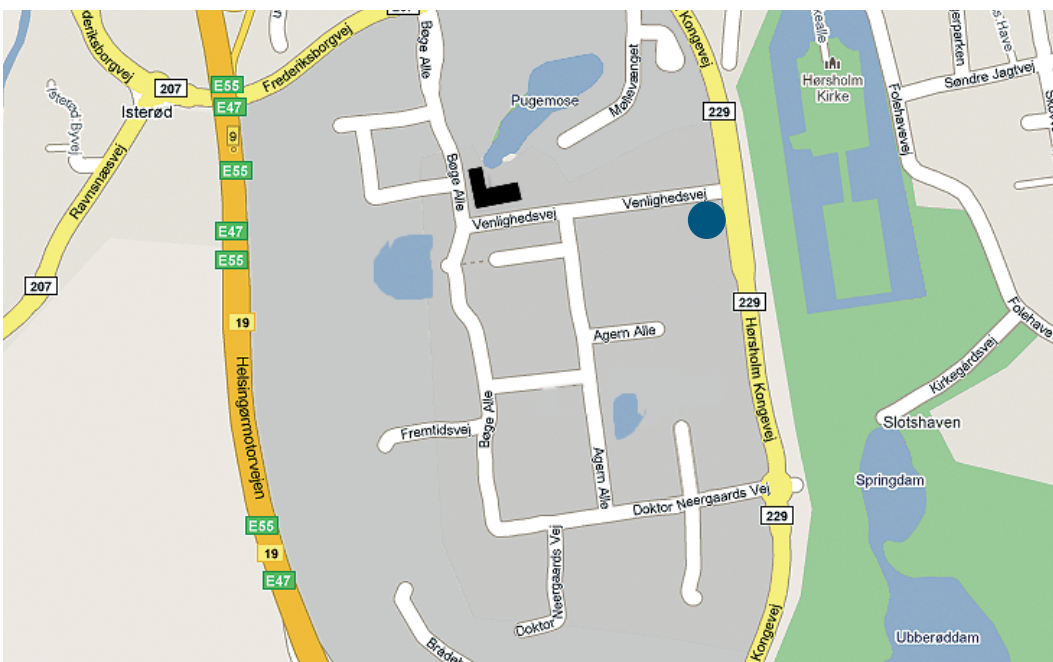
### The lease

This modern laboratory was built in 2004 and is linked to a slightly older but recently renovated office wing. The buildings are joined together with a beautiful glass entrance, and has easy access for vehicles and is close to a bus stop. The five vacant laboratories are located on ground level, and are all very bright.

The office wing, which is also situated on the ground floor, is

equipped with newly renovated common areas with kitchen dining- and meeting facilities, as well as a copy room. Furthermore there is a common area for delivery of goods, lift, Toilet and exit to green areas. Laboratories are well suited for research and development within, for example chemistry, medical, environmental or other high tech. 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. ■

## Floorplan



## Facts and lease

Lease	Venlighedsvej 1, DK-2970 Hørsholm
Usage	R&D primarily in life science - possibility of limited production
Takeover	1. september 2011
Offices	64 sqm 1.150,- DKK gross pr. sqm p.a. excl. VAT
Laboratories	335 sqm 2.350,- DKK gross pr. sqm p.a. excl. VAT
Annual operating	As per use
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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