



Modern office building
with the option to set up laboratories

Agern Allé 11-13, 2970 Hørsholm



We have an ambition to become
Denmark's first business area to
achieve DGNB Gold certification.

Open-plan offices with floor-to-ceiling windows and the option for custom-built laboratories

DTU Science Park is one of Europe's most significant deep tech clusters. Here, researchers, entrepreneurs, mentors, and investors are brought together in one place, creating unique opportunities for collaboration and growth.

Move into this modern, bright, and inviting office environment. The ceilings are over three meters high, and the floor-to-ceiling windows run the full length of the building, providing excellent natural light and beautiful views of the green communal areas. The generous ceiling height also allows for the conversion of these spaces into laboratories if needed.

The central area of the building is designed with semi-open meeting zones and glass-partitioned meeting rooms. Additionally, the ground floor features a fully functional and cozy kitchen, as well as a spacious kitchenette on the first floor.

The building includes an elevator and basement storage facilities with rolling shelves.

You get:

- A customised lease and layout tailored to your needs.
- The option to establish laboratories.
- Spacious and bright meeting rooms and office space in green surroundings.
- A large kitchen on the ground floor and a kitchenette on the first floor.
- Access to a shared canteen and Ricco's Coffee Bar is just a 2-minute walk away.
- Free parking right outside the door.

Location

The property is set in scenic surroundings, only 1 km from the Helsingør Motorway. Excellent parking facilities for both bicycles and cars are available outside the building.

DTU Science Park offers a flexible lease with the possibility of scaling up or down as needed. At the same time, you'll experience a unique atmosphere with an ecosystem of like-minded entrepreneurs and access to exciting and relevant programs.

Martin Stenfeldt

Founder, MedTrace Pharma A/S



Visualisation



Visualisation



Prices

Gross area: 3,564 m²

- No. 11, ground floor: 752 m² office + 30 m² storage (total 782 m²)
- No. 11, 1st floor: 722 m² office + 33 m² storage (total 755 m²)
- No. 13, ground floor: 785 m² office
- No. 11-13, basement: 240 m² storage

Annual rent:

- Office: DKK 1,350 per m² excluding utilities and operating costs *
- Storage: DKK 750 per m²
(There are no utility or operating costs for the basement storage) *

Annual operating budget: DKK 316 per m² *

Annual heating budget: DKK 160 per m² *

Annual rent including utilities and operating costs:

- Office: DKK 1,826 per m² *
- Storage: DKK 1,226 per m² *

Total rent including utilities and operating costs

Agern Allé 11, ground floor:

- Annual: DKK 1,409,932 *
- Monthly: DKK 117,494 *

Agern Allé 11, 1st floor:

- Annual: DKK 1,358,830 *
- Monthly: DKK 113,236 *

Agern Allé 13, ground floor:

- Annual: DKK 1,433,410 *
- Monthly: DKK 119,451 *

Agern Allé 11-13, basement:

- Annual: DKK 180,000 *
- Monthly: DKK 15,000 *

* 2026 prices. Subject to price changes, typing errors, and prior rental.
All prices are exclusive of internet and VAT.



The property, ground floor

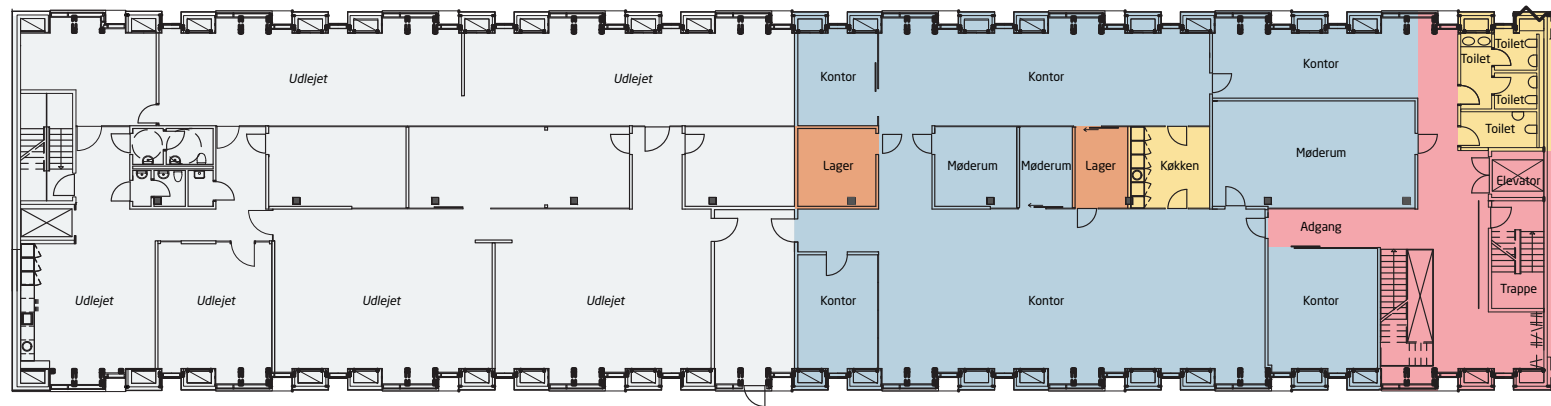


The property, first floor



Gross area: 755-2,322 m²

- Offices/meeting room
- Tech/storage
- Shared facilities
- Common areas



First floor



Ground floor

Facilities in DTU Science Park



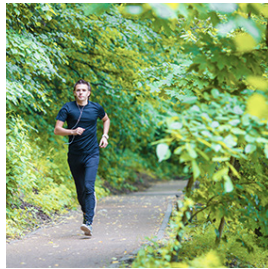
Bright and pleasant work-spaces in open-plan offices.



There is a shared canteen just a 2-minute walk away.



Green "Walk n' Talk" trails, incl. the Malus collection.



Good running and walking routes in the area.



Ricco's Coffee Bar just a 2-minute walk away.



Close to a mobility hub with shared vehicles and EV chargers.



Services and facilities – we take care of all the practicalities

Get an overview of the opportunities in DTU Science Park



Canteen



Fruit scheme



Ricco's Coffee



Coffee/tea kitchenettes



Reception services



Meeting rooms



Auditorium and lounge



Internet



Print room



DGNB-certified area



Green recreational area



Workshop facilities



Table tennis and foosball



Shower and changing facilities



Massage



Parking and EV chargers



ESG data



Mobility hub



Public transport



Handyman services



Cleaning



Window polishing



Kindergarten and nursery

We create the space for deep tech innovation



315

Become a part of a tech and development environment alongside 315 other knowledge-intensive companies.



Denmark's largest deep tech community

Only a 30-minute drive from Copenhagen

Move in among Denmark's leading deep tech companies. DTU Science Park creates optimal growth conditions for companies within biotech, pharma, clean-tech, and robotics.

DTU Science Park in Hørsholm

- More than 5,000 employees come to work here every day
- Collaboration opportunities with over 315 companies in DTU Science Park
- Easy access to the highway
- Direct bus connections between DTU Science Park and Nørreport station in Copenhagen
- 100 hectares of beautiful, green surroundings
- International schools, kindergartens, and nurseries – 5 km
- Copenhagen city center – 24 km
- Copenhagen Airport – 35 km

Meet your future neighbors

When you move into DTU Science Park, you'll have these companies among your neighbors, among others:

TOPSOE

novonosis

EVAXION

VISIO PHARM*

bioner

ALK
ABELLÓ

-mAbs
Therapeutics, Inc.

MEDTRACE

EXPRESION
BIOTECH

FMC
An Agricultural Sciences Company

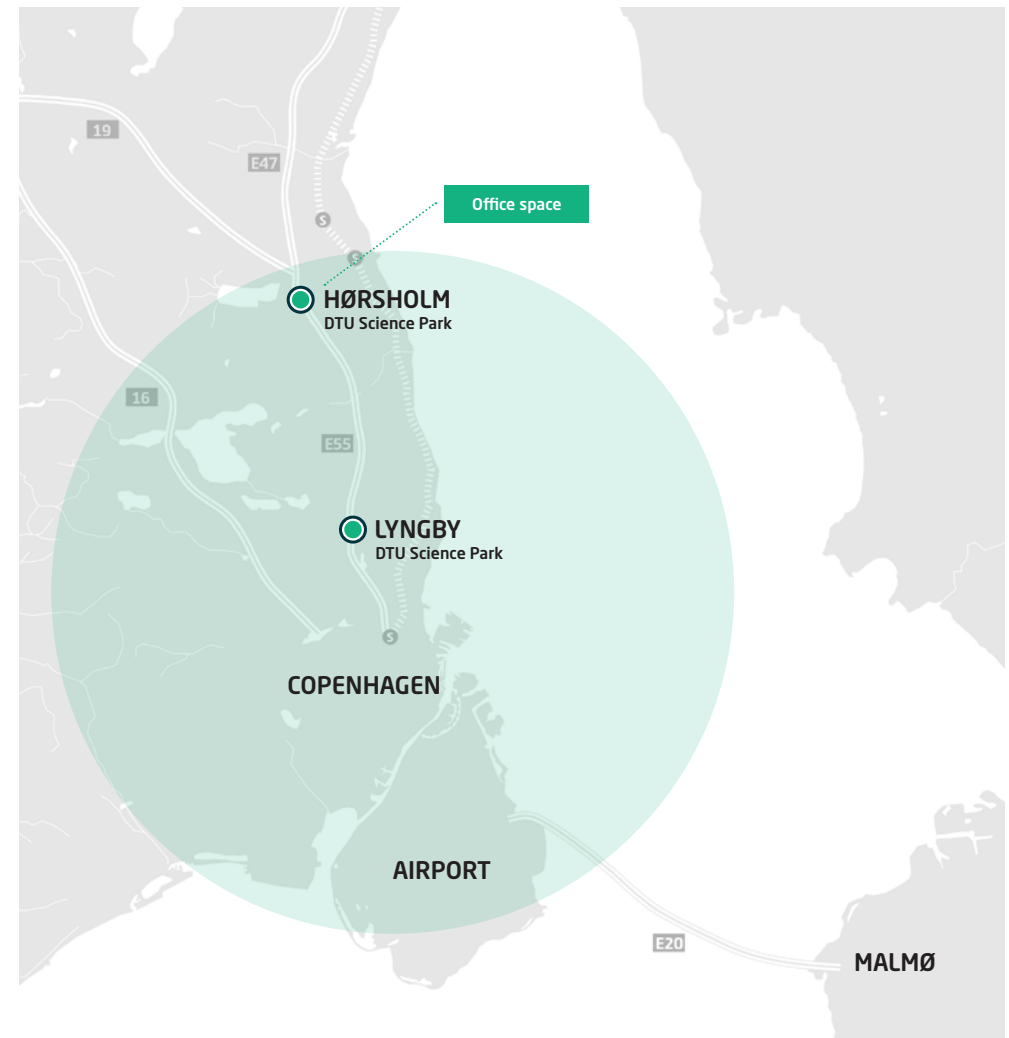
DFM
Danmarks Nationale Metrologiinstitut

oterra

FORCE
TECHNOLOGY

DHI
The expert in WATER ENVIRONMENTS

BAVARIAN NORDIC



An aerial photograph showing a dense forest of trees with autumn foliage in shades of green, yellow, and orange. Several modern, multi-story buildings with flat roofs are scattered throughout the wooded area. In the background, a residential neighborhood with red-roofed houses is visible, followed by a large body of water under a clear blue sky. A road with a few cars is visible in the lower-left corner.

2027

DTU Science Park is the first business area in Denmark to achieve a DGNB Gold precertification. Our ambition is to obtain the final DGNB Gold certification in 2027.

Sustainable initiatives in DTU Science Park

DGNB Gold Certification in 2027

In 2024, DTU Science Park in Hørsholm was DGNB precertified for business areas. We aim for DTU Science Park in Hørsholm to become Denmark's first business area with DGNB Gold certification. While the final gold certification depends on several factors, we expect to achieve it in 2027.

DGNB is an ambitious and highly regarded certification that assesses over 400 sustainability parameters, including biodiversity, resource cycles, energy optimisation, mobility, and more.

We continuously launch initiatives and projects that strengthen the area's sustainability qualities, benefiting both people and the environment.

To succeed, DTU Science Park involves and collaborates with its customers, making a determined effort to inspire sustainability efforts.

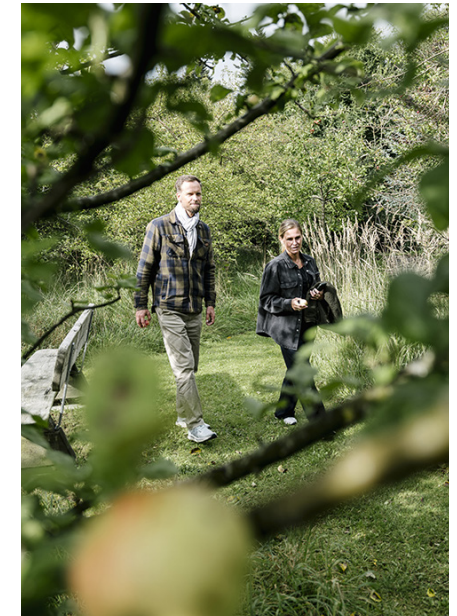
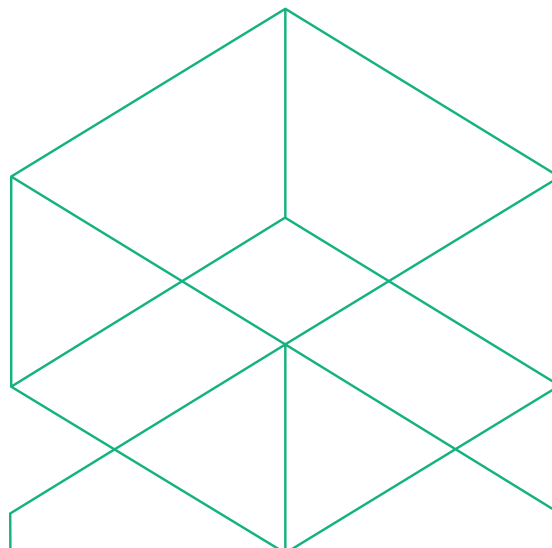
Examples of our focus areas

To reach our goal, we have outlined several strategic focus areas, including:

- Mobility solutions, e.g. car-sharing schemes
- Increased biodiversity and variation
- Shared waste management solutions
- Climate adaptation initiatives
- Social and professional interaction between customers

ESG data

Through our ESG report, companies in the park can access insights into DTU Science Park's climate and environmental footprint and use the data in their own reporting, documentation, or dialogue with customers and investors.



A world-class community

We help deep tech companies scale.

Join Denmark's leading deep tech community, share your everyday life with more than 315 other ambitious companies, and gain access to sparring, networking, and professional and social events.

How we support the companies in the park:

- A personal meeting with our Customer Engagement Lead to tailor the value offerings that best fit your company.
- A mentor team with independent advisors.
- Facilitate connections between DTU students and DTU's ecosystem.
- Matchmaking and collaborations with corporate partners.
- Support with fundraising and opportunities to participate in investor pitches.
- Networking and collaboration opportunities with other deep tech companies.
- Invitations to participate in social and professional events/workshops.

▶ *There is a very special spirit in the area. An incredible amount of knowledge and information is exchanged through the strong community in DTU Science Park.*

Anne Schwartz

Vice President for Product Supply Site DK, ALK



We create the space for deep tech companies to grow

The physical facilities

We make sure you have the facilities you need to develop, operate, and grow your business, including:

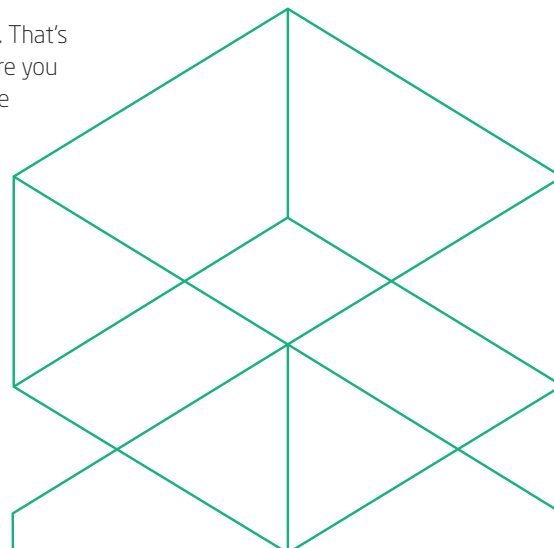
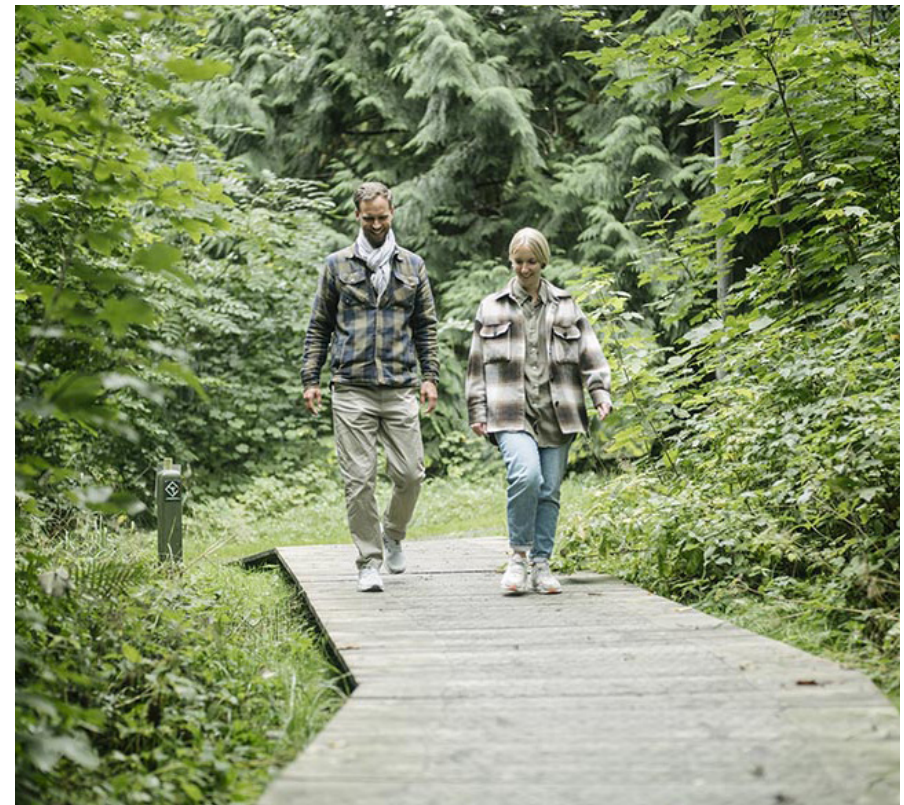
- A beautiful, green, and well-maintained park just outside your window, ideal for walk & talks
- A staffed reception to welcome your guests
- An inviting and varied lunch scheme
- A cosy coffee bar
- Maintenance of your building
- Free parking spaces with charging stations for electric cars
- Bright, modern meeting rooms with AV equipment

Professional events

We host engaging professional events that support and strengthen your company's development while also providing ample opportunities for networking, meeting investors, and gaining access to expert advice. For example, each year, we organize Funding Bazaar, a unique pitch event in which the roles are reversed: investors and funds each get two minutes to pitch their value proposition to hundreds of startups.

Social events

A strong network is essential for great collaborations. That's why we arrange various social events each year, where you can build relationships while having fun. These include Friday bars, the annual CEOs' Christmas dinner, and cycling tours for life science and biotech enthusiasts working in the park.



Get access to Denmark's leading deep tech mentor program

Accelerate your time to market with DeepTech Mentoring

DeepTech Mentoring is a program where companies in DTU Science Park can receive targeted guidance on their current challenges.

About the program

- You get three experienced mentors.
- The mentor run lasts six months and includes sessions tailored to your needs.
- All sessions are 100% confidential.
- The mentors provide honest and impartial feedback on your challenges.
- The mentoring program is free for companies based in DTU Science Park.

A dedicated mentor team just for you

We match you with three mentors with different profiles and competencies based on the challenges you wish to focus on, such as product development, patents, strategy, organisational development, financing, and more. Through conversations and sparring, the mentors help strengthen and develop your business.

Who are the mentors?

The mentors in DeepTech Mentoring are experienced experts, former CEOs, serial entrepreneurs, investors, specialists, business developers, product experts, and more. All mentors are certified and work voluntarily.

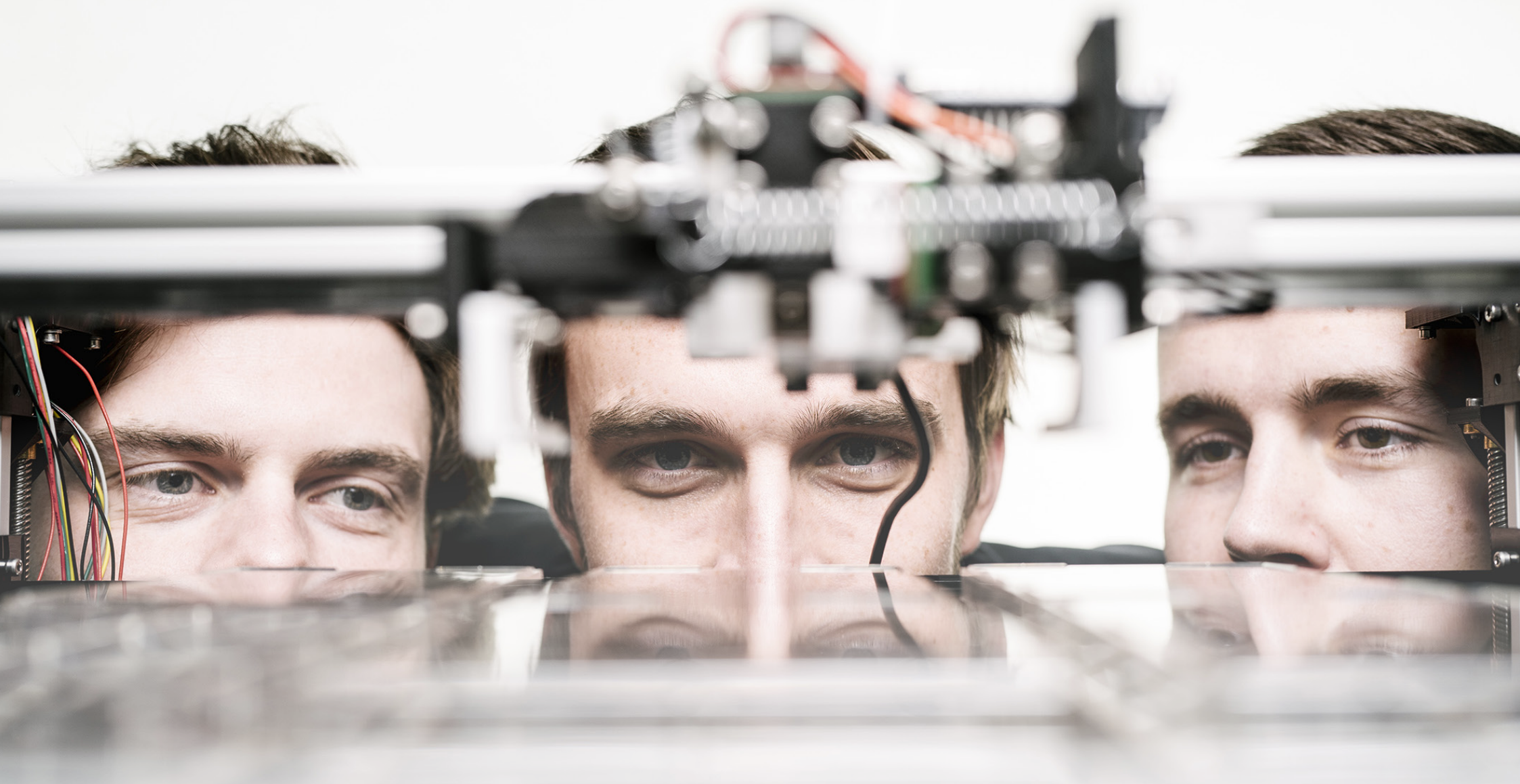


▶ *With the help of the mentors, we have now got structure in the organization, and we have grown 60% in a year and a half. The sparring I have received has been an enormous help.*

Christian Mammen
CEO, JJ X-Ray

500

In 2024 companies in
DTU Science Park raised
DKK 500 million in capital



Staffed receptions

We offer reception services in the multi-tenant buildings in Lyngby and Hørsholm. Our skilled receptionists welcome your guests and ensure visitors get a strong first impression of a professional workplace. They are also happy to receive and send parcels on your behalf.

Lunch scheme

We have three canteens in Hørsholm and one in Lyngby. Here, you can sign up for the lunch scheme provided by Cheval Blanc Kantiner and enjoy a delicious buffet with hot and cold dishes that focus on health and organic ingredients.

Meeting catering

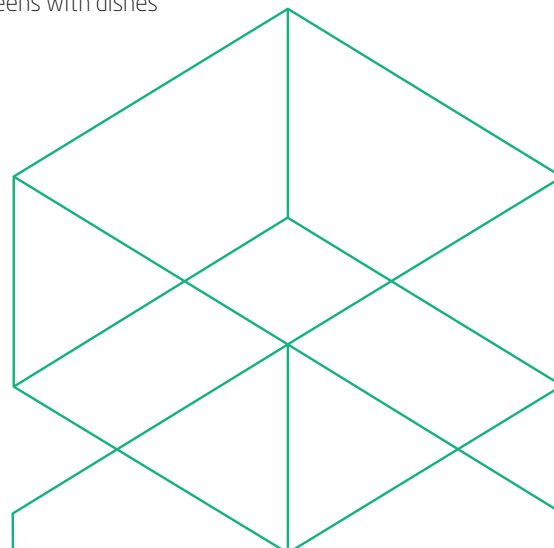
Cheval Blanc Kantiner is also happy to cater for your meetings and events. This could include snacks, breakfast, or an afternoon cake and coffee.

Fruit scheme

If you want to join our fruit scheme, you will receive a fruit basket with a fresh, seasonal, organic fruit selection. We handle all the practicalities, from ordering to delivery to the right departments.

Take-away

It is also possible to pick up take-away from the canteens with dishes from the daily buffet.



Get a tour in DTU Science Park - and a casual talk about your needs

Interested in learning more?

Book a non-committing tour around DTU Science Park. We have more than 20 years of experience in the real estate industry and specialize in advising high-tech companies.



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