



Bright, modern, and high-ceilinged
office spaces

Create an inspiring work environment in this spacious office rental with access to a shared canteen

Become a part of DTU Science Park

Denmark's leading development environment for deep tech companies

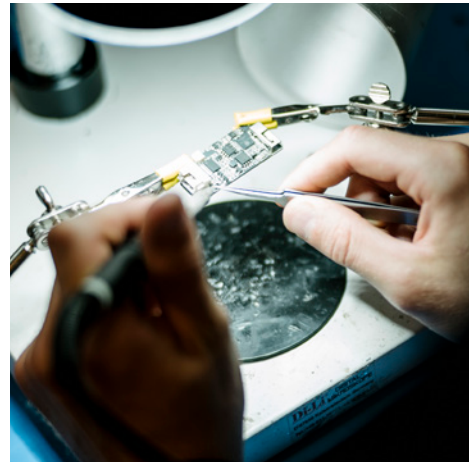
DTU Science Park is one of Europe's largest life science clusters. Here, researchers, entrepreneurs, mentors, and investors come together in one place, providing unique opportunities.

You will have optimal physical facilities and the opportunity to become part of a strong community and professional network consisting of Danish and international companies that assist each other with advice, development, and growth.

When you move into this centrally located office space, you will have the optimal conditions to foster growth in your company. You will become part of an innovative environment focused on high-tech companies, offering ample opportunities to network with other deep-tech firms, and we have a close collaboration with some of the world's top researchers at DTU.



Steen Donner
CEO, DTU Science Park



315

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



Bright and spacious office environment in a modern multi-tenant building

Step into a beautiful, open office environment on the 2nd floor with light wooden floors and double-height rooms with high ceilings. The space is arranged with offices and a large, impressive lounge area that accommodates both large meetings and relaxation. The lounge area can easily be adapted to an open office landscape as needed.

At one end of the floor, there is a large enclosed office space that can accommodate 8-10 employees, and at the other end, there are two smaller offices for 1-4 employees each. One of the smaller rooms currently serves as a practical storage space.

At the end of the open area, there is an open kitchenette with a refrigerator. Additionally, the current tenant has set up multiple relaxation areas that offer the opportunity for informal meetings or a well-deserved break.

The double-height rooms create an airy and spacious atmosphere, contributing to a comfortable indoor environment. Acoustic panels are installed throughout the rental space.

Access to the space is provided via staircases at both ends of the floor, which also offer easy access to the shared cafeteria.

What you get:

- Beautiful office facilities with high ceilings and flexible use of the floor.
- Opportunity to expand with storage space/rooms.
- Access to a shared canteen.
- Free parking right outside the door.
- Peers and a network to connect with.

Location:

The rental is centrally located in DTU Science Park in Hørsholm in a multi-tenant building, where there is access to a shared cafeteria and reception. There is easy access from the highway and good parking options for both bicycles and cars.

We care for nature:

In DTU Science Park, we prioritize nature conservation in new constructions. This means that nature takes precedence with us. We build around trees, and if it's necessary to remove a tree, we plant new ones.



Annual rent

At DTU Science Park, we offer flexibility in your tenancy. This means that we always help to match your company's needs, regardless of whether you need more or less space in your lease.

This domicile holds:

- 410 m² office space
- 38 m² technical room

Prices

Office: Annual rent DKK 1,250 per m², excluding VAT, consumption, and operating costs *

Operating costs: Prepayment DKK 519 per m² per year, excluding VAT *

Heating costs: Prepayment DKK 196 per m² per year, excluding VAT *

* 2025 prices. We reserve the right to adjust prices, rectify typographical errors, and acknowledge the potential that the rental property may already be leased.



Gross area:
448 m²

Office/meeting room

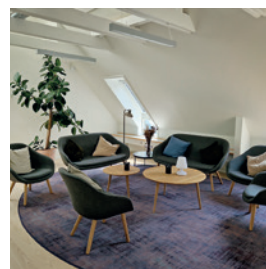
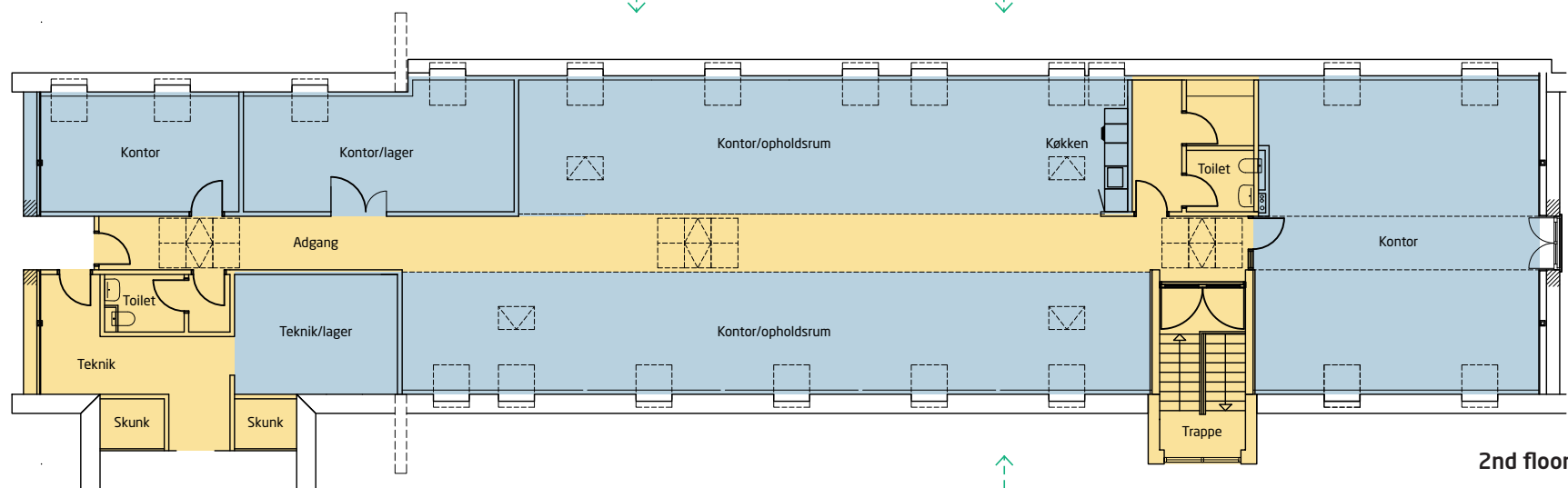
Logistics



Practical meeting facilities
for holding large meetings.



A stylish open kitchen
with a refrigerator and
space for sitting and
having coffee meetings.



The current tenant has furnished
the rental space with cozy relaxation
areas for informal meetings.

Denmark's largest life science cluster

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 – 45 km

Meet your future neighbors

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

MEDTRACE

novonosis

EVA³ION

VISIO PHARM®

bioner

ALK
ABELLO

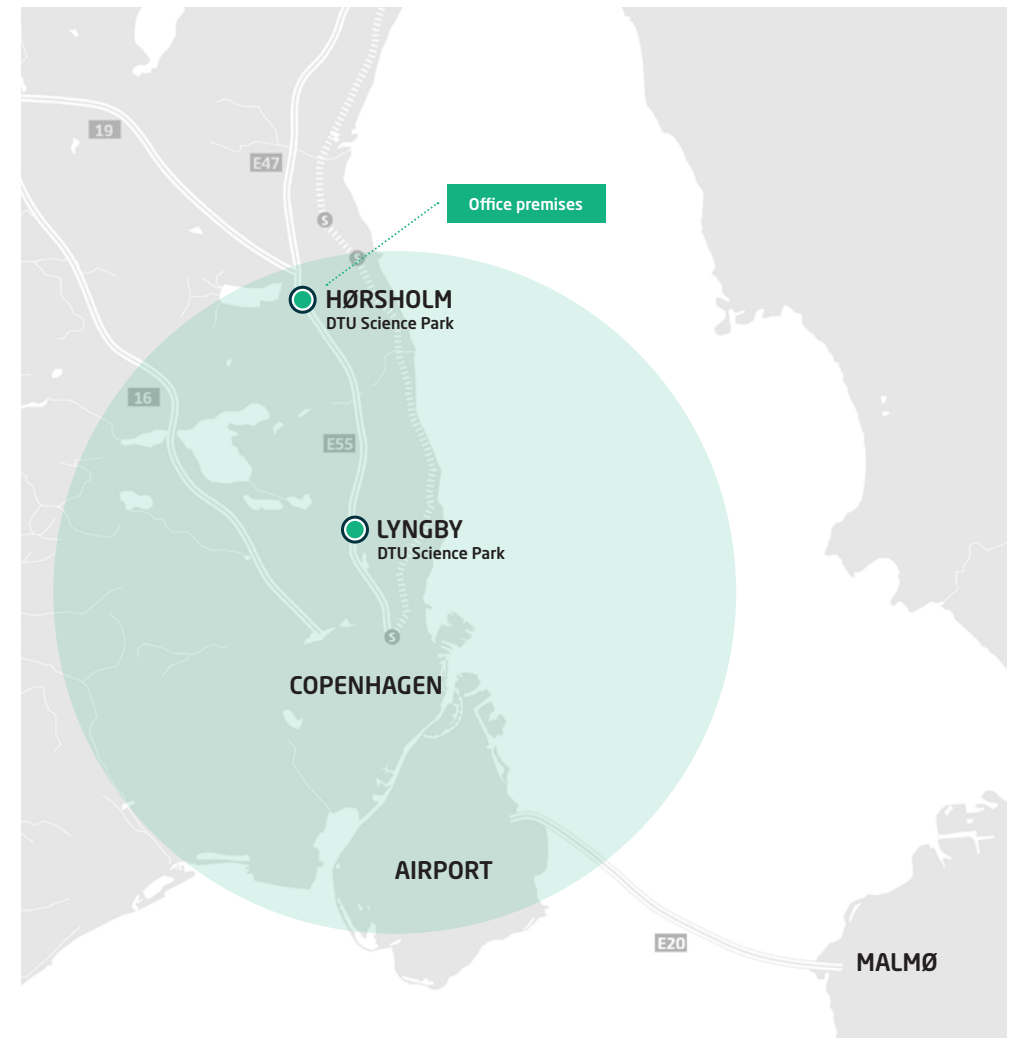
-mAbs
Therapeutics, Inc.

FMC
An Agricultural
Sciences Company

EXPRES²ION®
BIOTECH

FORCE
TECHNOLOGY

DFM
Danmarks Nationale Metrologiinstitut

DHI
The expert in WATER ENVIRONMENTS


The background of the slide features a close-up, shallow depth-of-field photograph of several glass laboratory flasks. The flasks are filled with a clear liquid and contain numerous small, bright green, spherical microorganisms, likely algae or bacteria, which are densely packed in some areas. The lighting is bright and even, highlighting the vibrant green color of the organisms against the clear liquid and the glass of the flasks.

2026

Our business area in Hørsholm is DGNB precertified.
In 2026, we aim to become Denmark's first business
area to achieve DGNB Gold certification.

Sustainable initiatives in DTU Science Park

DGNB Gold Certification in 2026

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 2026.

DGNB is an ambitious and highly regarded certification that assesses over 400 sustainability parameters, including biodiversity, resource cycles, energy optimization, mobility infrastructure, and more. Where necessary, we initiate projects to ensure we reach the gold level within the DGNB framework.

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

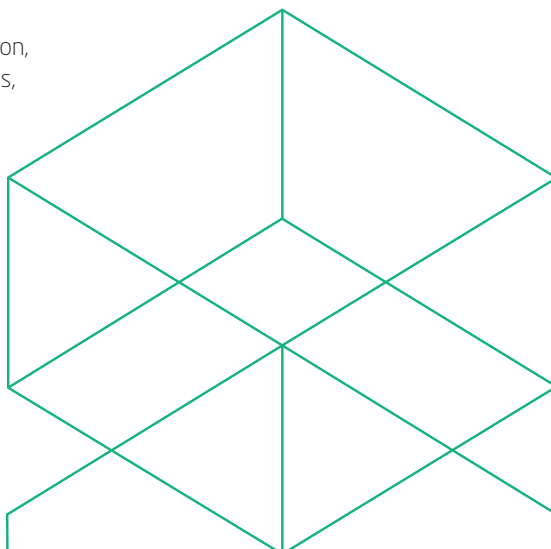
As Denmark's leading deep tech community, we are committed to taking societal responsibility and making a difference for people and the environment.



Examples of our focus areas

To achieve our goal of becoming Denmark's first business area with DGNB Gold certification, we have outlined several strategic focus areas, including:

- Mobility
- Biodiversity
- Resource cycles
- Interaction in urban spaces
- Climate resilience



Become a part of Denmark's leading deep tech community

When you move into DTU Science Park, you become part of something bigger than a science park. With locations on the DTU campus in Lyngby and in Denmark's most prominent biotech cluster in Hørsholm, you get unique access to a solid and innovative deep tech community where you will create valuable relationships for yourself and your company.

We create the space and activities for companies to develop and grow in synergy with each other. Our community is built on four core pillars, which your company gains unrestricted access to in DTU Science Park.

The four core pillars are Physical Facilities, Social Activities, Professional Events, and Unique Access.

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

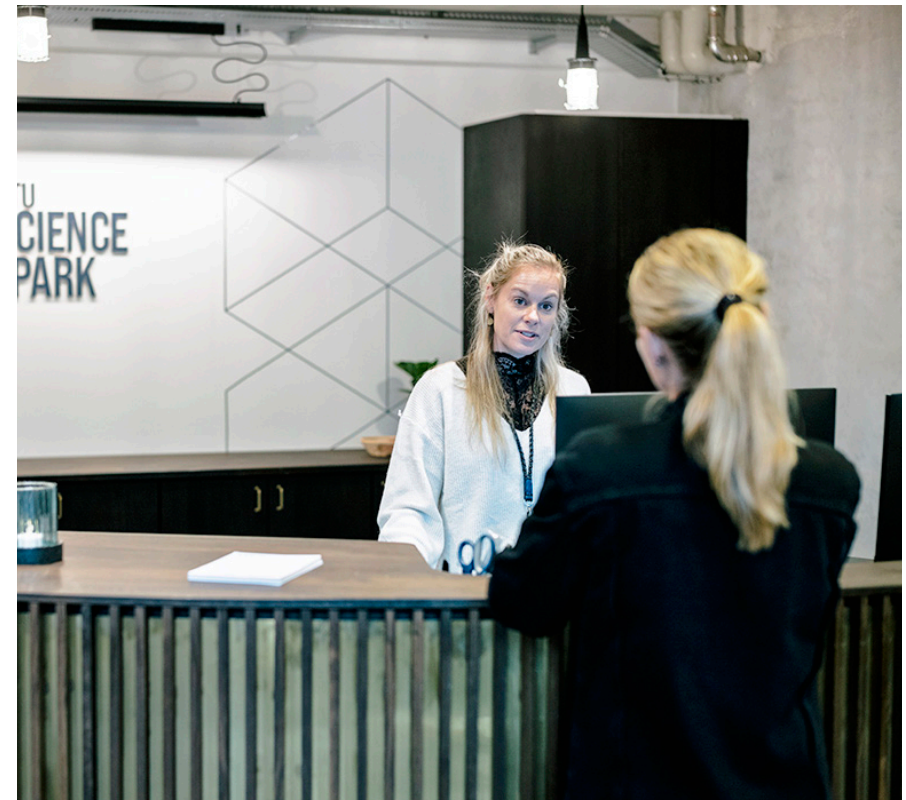
Vice President for Product Supply Site DK, ALK

The physical facilities

We've ensured you have the physical facilities needed to develop, operate, and grow your deep tech company. You don't need to worry about anything besides what you do best: innovation and development. We take care of all the practical aspects.

Among other things, we provide:

- A beautiful green and biodynamic park right outside your window – perfect for walk & talks.
- A welcoming reception to greet your guests.
- Inviting and diverse lunch options.
- An exclusive coffee bar.
- Building maintenance.
- Free parking spaces with charging stations for electric vehicles.
- Bright and modern meeting rooms equipped with AV equipment.



Professional Events

As Denmark's leading community in deep tech, we know what is top of mind, no matter the size of your company. That's why we offer exclusive professional events that support and enhance your company's development. Our many events, mentoring, and growth programs will provide you with professional advice and specialized support, which will help your business to grow and go to market faster, easier, and more cost-effectively.

Here is a selection of our professional activities:

Networking Breakfast

Stay up to date and expand your network. Every month, companies from DTU Science Park meet and greet and share ideas. We provide breakfast and coffee.

Funding Bazaar

If you want funding, DTU Science Park's annual event, Funding Bazaar, is the prominent place to start. This event provides an overview of the various funding opportunities in Denmark. Hundreds of startups meet with up to 20 funds and investors on the event day. At this event, investors, advisors, and funds have a taste of their own medicine as they have 2 minutes to pitch their offerings. If you're seeking funding, this is the event to attend.



Social activities

At DTU Science Park, we know that building a solid network is essential when working in deep tech. Therefore, we highly prioritize social activities that foster relationships among our more than 315 exciting companies that live in DTU Science Park. Among other things, we host many social events during the year where you are guaranteed to make exciting acquaintances while having fun.

Our social activities have helped many companies to build valuable relationships over the years.

Here is a selection of our social activities:

Friday bar

Meet your neighbor for beer or coffee when we hold our Friday bar. Here there will be plenty of opportunities to make new and exciting acquaintances.

CEO's Christmas Lunch

Each year, we host a Christmas lunch for all CEO's in DTU Science Park. It is a unique opportunity to build social and professional connections across the community. Every year, the lunch features a new theme and inspiring expert talks.

Biotech Bikers

This is a group bike ride for cycling enthusiasts working in life science or biotech. It's designed to spark new connections.



Unique access

When you reside in DTU Science Park, you won't just be geographically located in Denmark's largest life science cluster. You'll also find yourself at the heart of deep tech's latest research and knowledge. In other words, our community opens new doors for you.

You will get easier access to:

- Talented students
- Investors
- Mentors
- Peers, and alumni
- International partners

You can get all the knowledge, support, and network your business needs here.

Exclusive access to our mentor program, DeepTech Mentoring

A shortcut to valuable knowledge, sparring, and network

At DeepTech Mentoring, we match your company with a tailored team of mentors who will work specifically with you and your business.

A team of mentors - just for you

What makes our mentor program special is the concept of deploying a team of mentors customized to your needs. We match your company with three mentors with different profiles and competencies. Doing so ensures that all aspects of your company's growth opportunities will be nurtured. All three mentors participate in all meetings, making the mentor meetings dynamic, innovative, and highly fruitful for you.

Who are the mentors?

More than 100 industry-relevant and experienced mentors are part of DeepTech Mentoring. We have an incredibly great mix of serial entrepreneurs, CEOs, board members, business angels, industry experts, etc. In addition to their invaluable experience, all mentors participate in tailored mentor training and are certified as mentors in DTU Science Park.

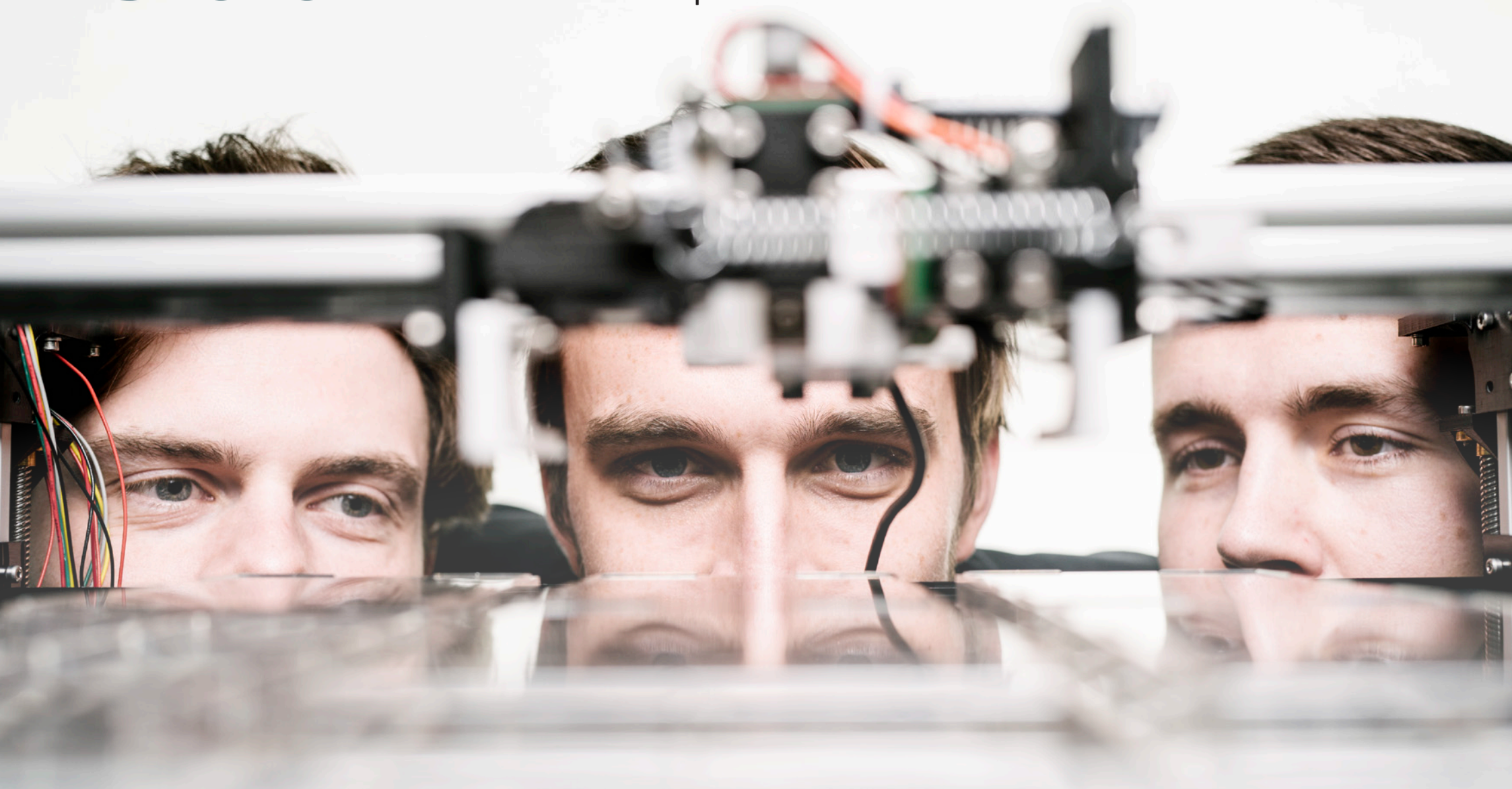


With the help of the mentors, we have now got structure in the organization, and we have grown 60% in a year and a half. The sparring I have received has been an enormous help.

Christian Mammen
CEO, JJ X-Ray

500

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



Canteen services

Lunchtime is a daily break where employees from different departments gather to network and recharge by enjoying a healthy meal. The company canteen plays a vital role in providing healthy and delicious meals to employees and being an integral part of the company's community.

With us as your canteen service operator, you do not have to worry about the daily lunch break. We will ensure that your employees are served delicious and varied meals daily and with sustainable choices, including the food and suppliers.

Our canteens have the bronze version of the Danish Organic Kitchen Label, which guarantees that 30-60 percent of the food served is organic. We are working on upgrading to the silver version, which requires that 60-90 percent of the food must be organic.

Catering

We provide catering for your meetings and events that impress your guests. Our chefs cater to arrangements that suit your meeting or events throughout the day. It can, for example, be energy-boosting snacks, breakfast, or afternoon cake and coffee.

Fruit Delivery

You'll receive a selection of fresh, seasonal, and organic fruits and vegetables with a fruit box. We take care of all the practical aspects of ordering and delivering fruit boxes to the proper departments.



Receptions

Book meeting rooms – quickly and easily

We offer a simple meeting room booking system that ensures a smooth workflow. This helps you to focus on your business instead of finding and managing facilities like meeting rooms.

Our booking system gives all employees a quick and easy overview of booked and available meeting rooms. You can book a meeting room directly in the system or via screens outside the meeting room. You can also book catering through the system to collect all relevant information about your next meeting in one place.



Access control

Your access card ensures a safe and easy way for your employees to access a building or certain parts of a building.

We install card access readers in your building or areas requiring restricted access. We ensure continuous system maintenance, and our receptionists have a procedure for issuing cards to new employees and depriving previous employees of access.



Reception services

The receptionist serves as the face of the company and is often the first person with whom guests, customers, employees, and other stakeholders interact. Therefore, the receptionist is an essential company representative.

We provide reception services, which means that you can be sure that professional and service-minded receptionists welcome your guests. They distribute mail and packages and are incredibly service-minded.

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 or meeting with Søren Husby or Sine Gammelgaard-Schmidt. We have more than 20 years of experience in the property industry and specialize in advising high-tech companies.



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DTU Science Park aims to be Denmark's leading sustainable science park

At DTU Science Park, we are committed to making sustainable choices

We are working towards becoming Denmark's first business area to achieve DGNB Gold certification by 2026. In the coming years, we will measure and transition towards sustainable solutions across over 170 indicators, including biodiversity, resource cycles (waste sorting), energy optimization, and much more. To succeed in this endeavor, we will collaborate with the companies in DTU Science Park and, most importantly, inspire them to work on sustainability initiatives.



DTU Science Park a/s

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