



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:

- 409 m<sup>2</sup> office space
- 38 m<sup>2</sup> technical room

## Prices

**Office:** Annual rent from DKK 1,208 per m<sup>2</sup>, excluding VAT, consumption, and operating costs \*

**Annual operating costs:** DKK 405 per m<sup>2</sup>, excluding VAT \*

**Annual heating costs:** DKK 158 per m<sup>2</sup>, excluding VAT \*

\* 2024 priser



Gross area:  
447 m<sup>2</sup>

Office/meeting room

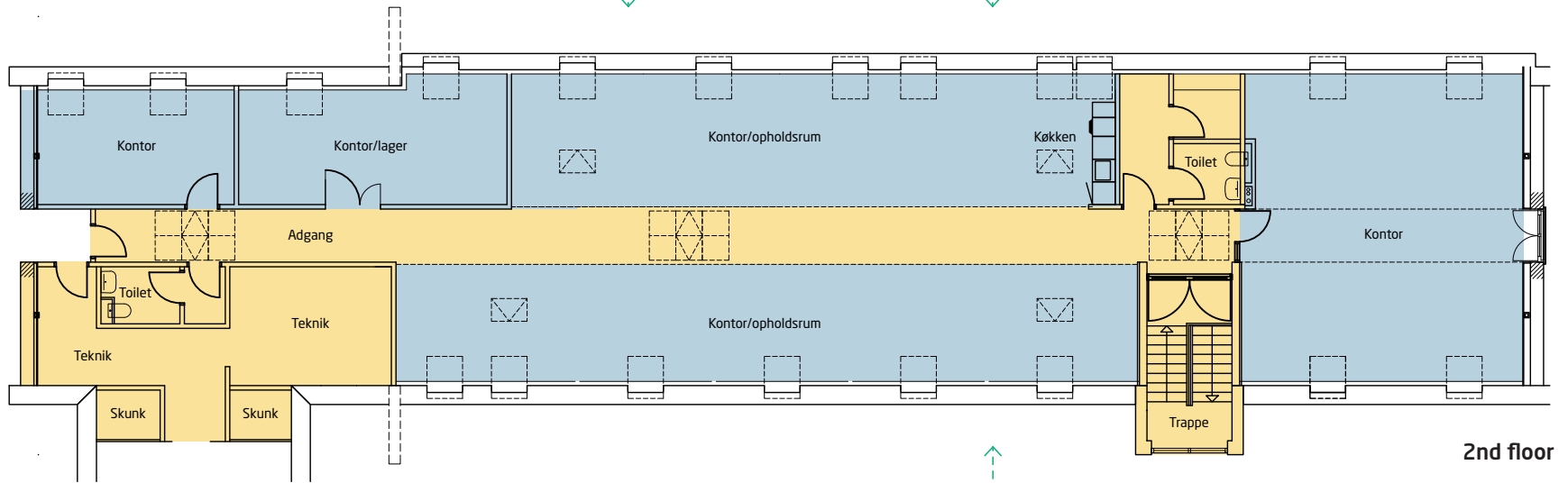
Logistics



Practical meeting facilities for holding large meetings.



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



2nd floor



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

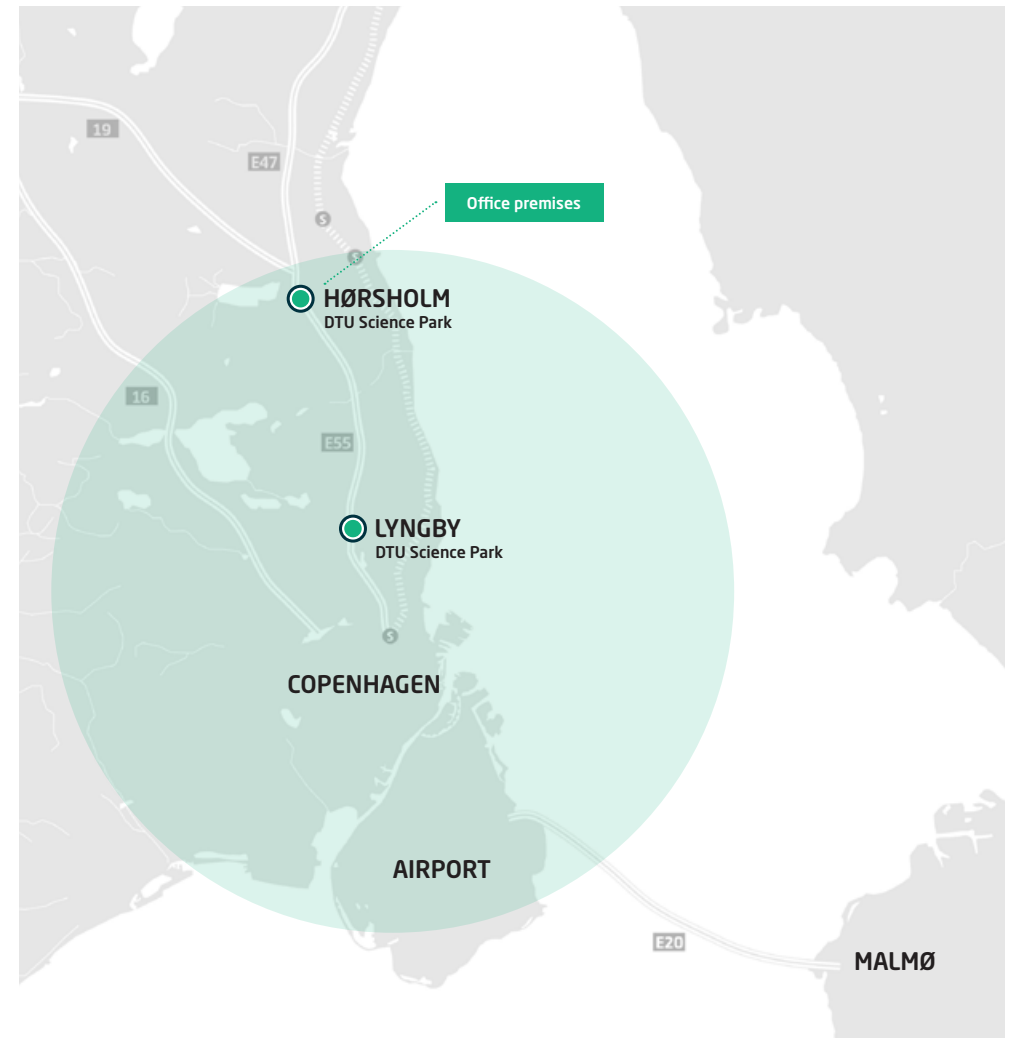
Move in among Denmark's leading deep tech companies. DTU Science Park creates optimal growth conditions for companies within biotech, pharma, clean-tech, and robotics.

### 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:



# 2025

We aim to become Denmark's first business area certified according to the DGNB sustainability standard by 2025.



## Sustainable initiatives in DTU Science Park

### DGNB Gold Certification in 2025

We are working on achieving DGNB Gold certification for DTU Science Park in Hørsholm, aiming to become Denmark's first business area to attain this recognition by 2025.

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.

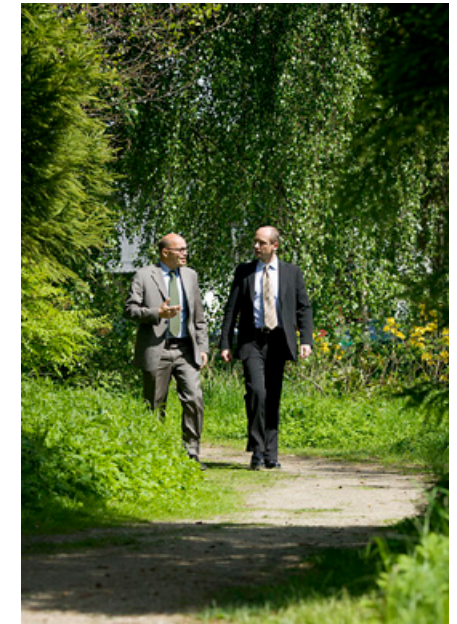
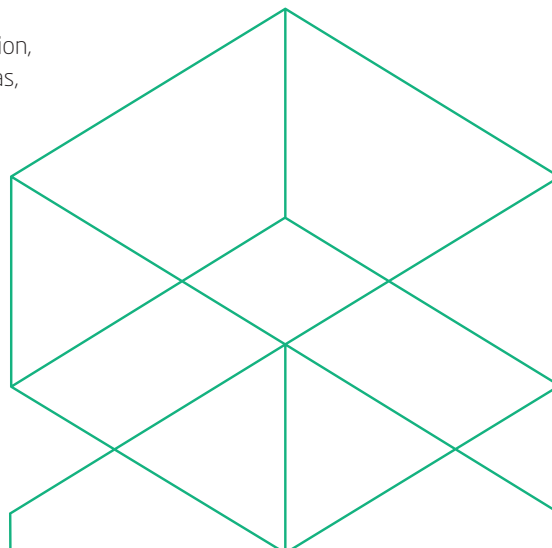
As Denmark's leading deep tech community, we are committed to taking societal responsibility and making a difference for people and the environment.



### 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.

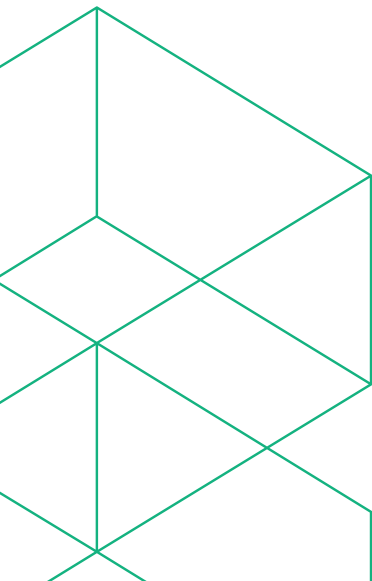
Here is a selection of our professional activities:

### 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 understand that a strong network is essential when working in deep tech. Therefore, it is a high priority for us to foster relationships among the 315 exciting companies residing in DTU Science Park through social activities. We organize various social events throughout the year, where you are guaranteed to make new acquaintances while having fun.

Our social activities have helped many companies build valuable relationships over the years, and today, 65% of our companies collaborate across DTU Science Park.

Here are some examples of the social activities we host:

### Sports Festival

Over 1,000 employees from DTU Science Park attend our annual Sports Festival for a day of fun, games, good food, and music in our beautiful surroundings. You and your colleagues are also invited.

### Friday Bar

Meet your neighbors for a beer or coffee when we host the Friday bar on the first Friday of each month. There will be plenty of opportunities to make new and exciting acquaintances.



## 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.

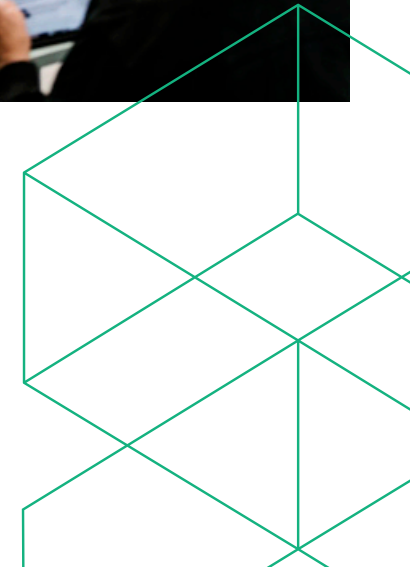
### Who are the mentors?

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.



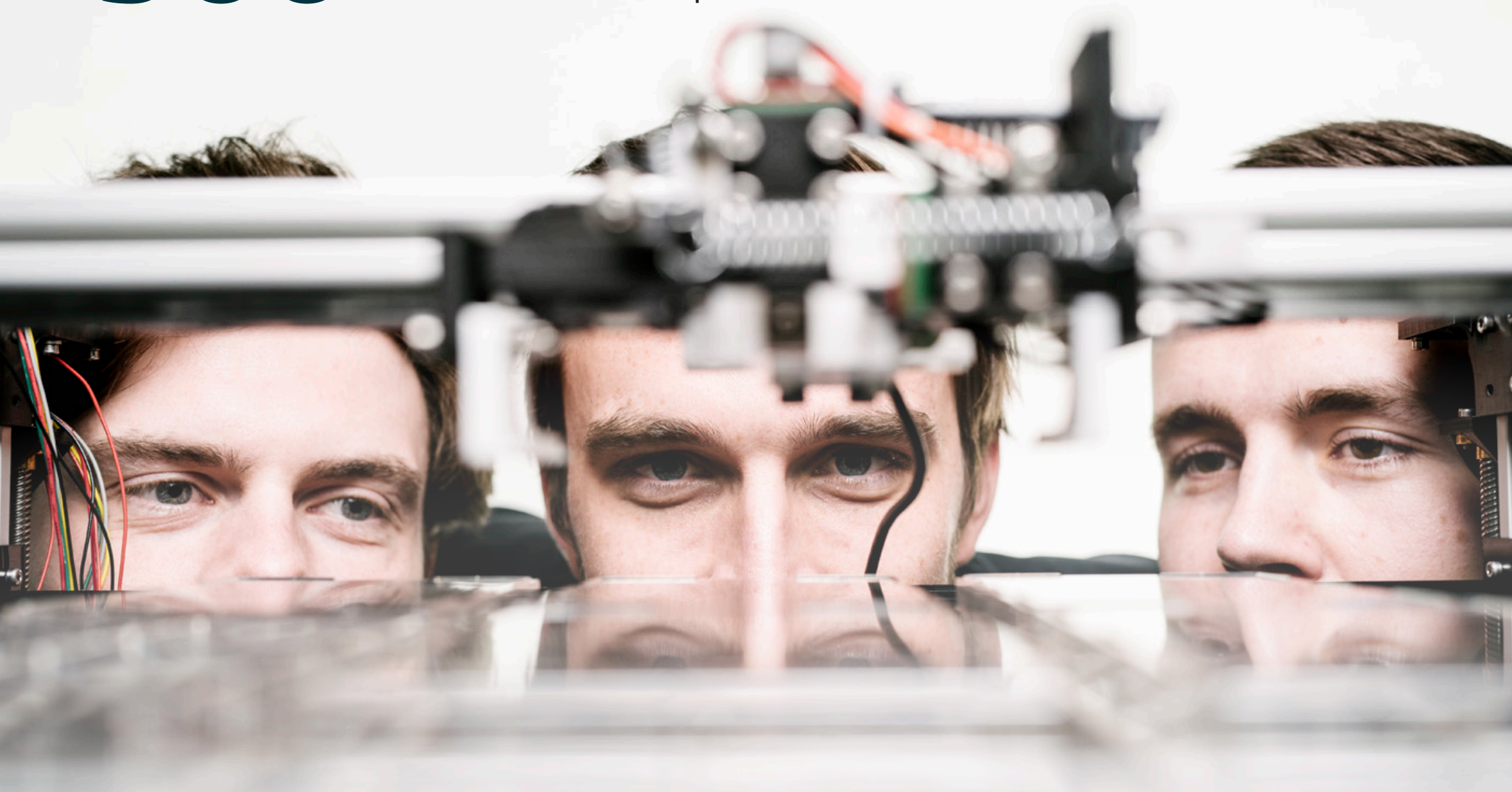
*With the help of the mentors, we have now got structure in the organization, and we have grown 60% in a year and a half. The sparring I have received has been an enormous help.*

**Christian Mammen**  
CEO, JJ X-Ray



# 900

In 2023 companies in  
DTU Science Park raised  
DKK 900 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 2025. 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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