



New laboratory facility

Tailored to your needs

Welcome to Denmark's leading community
for deep tech companies

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, offering unique opportunities.

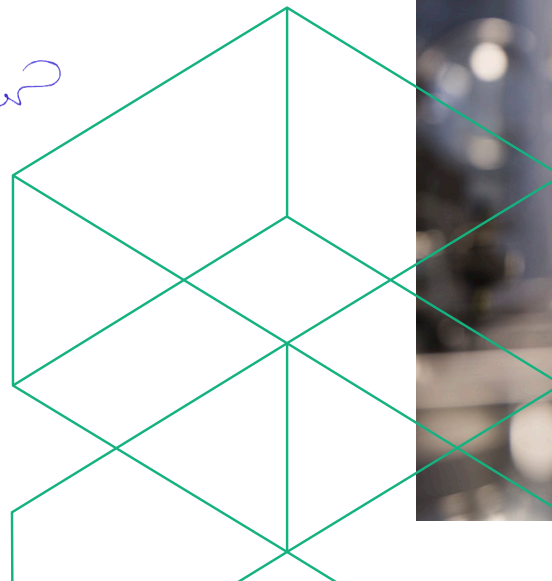
You'll have optimal physical facilities and the opportunity to become a part of a strong community and professional network of Danish and international companies that support each other in collaboration, development, and growth.

In addition to offering thousands of specially designed square meters tailored to high-tech companies, you enter an environment that provides ample opportunities to network with other deep-tech firms. We collaborate closely with some of the world's leading researchers at DTU.

In our new, highly functional, and sustainable multi-tenant and laboratory building, you and your colleagues will experience getting close to our vibrant and innovative environment, where the distance between companies is short both physically and mentally.



Steen Donner
CEO, DTU Science Park



315

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



New and modern laboratory building

In 2024, we will begin the construction of an entirely new laboratory building with associated offices, which will be centrally located in DTU Science Park in Hørsholm. The laboratory building is expected to be ready for occupancy in ultimo 2026.

With the new laboratory building, you will have access to modern, high-tech laboratory facilities and access to Denmark's strongest cluster in the field of bio science.

This opens the doors to a unique network when you arrive to work alongside 15 to 30 other exciting companies, with whom you can collaborate and share knowledge. Move into a vibrant, green deep tech campus in direct contact with nature.

What you get:

- Newly built laboratory building with associated office space
- Customized rental space
- Modern and high-tech solutions
- Unique access to Denmark's largest life science cluster
- Workplace in beautiful forest surroundings

Rental spaces tailored to your needs

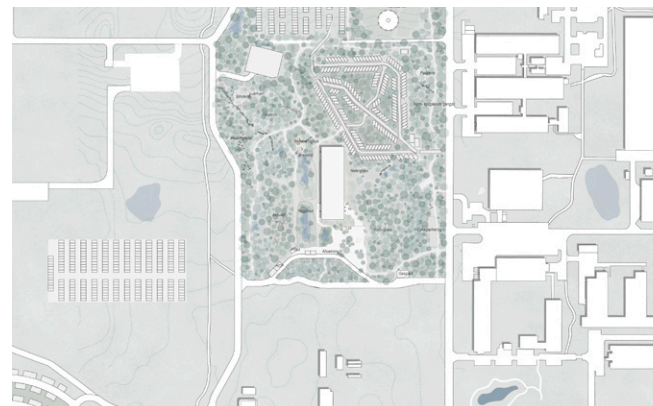
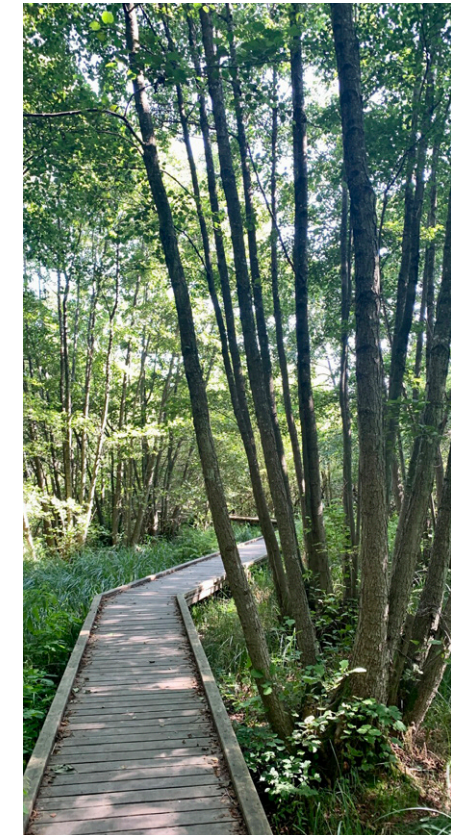
As something very special, you will have the laboratory tailored to your needs, both now and in the future. We call it continuous flexibility. This means that we are ready to help with solutions when your company grows and needs more space. You will have a laboratory designed specifically for your company's research and product development. We also offer flexibility in the size of the rental space to match your company's needs as you grow.

Location:

The new multi-tenant building is located on the edge of the forest with direct access from Genvej. There will be a beautiful arrival area with a main entrance and connections to good parking options for both bicycles and cars.

We care for the environment

At DTU Science Park, we take pride in preserving nature in our new constructions. This means that nature takes precedence with us. We build around trees, and if it is necessary to remove a tree, we plant two new ones.



Architecture & Interior Design

The laboratory building consists of three buildings each of 6,000 square meters, with one-third designated for laboratories and two-thirds for office spaces – available in various sizes. There are rental spaces to suit your company's needs, whether you are a smaller or larger enterprise. The building features a state-of-the-art design and a beautiful location in the forest with direct views of the forest's flora and fauna from day one. At 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 two new ones.

Interior Design

The office and laboratory facilities are connected with central spaces in the middle, providing room for various tasks and needs. During the construction of the laboratory, as a company, you will have the opportunity for customization, so the laboratory is specially designed to meet your specific requirements.

DTU Science Park offers a flexible tenancy with the option to scale up and down. At the same time, there is also a completely unique atmosphere with an ecosystem of like-minded entrepreneurs and access to exciting and relevant programs.

Martin Stenfeldt

Founder, MedTrace Pharma A/S



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.

Offices:

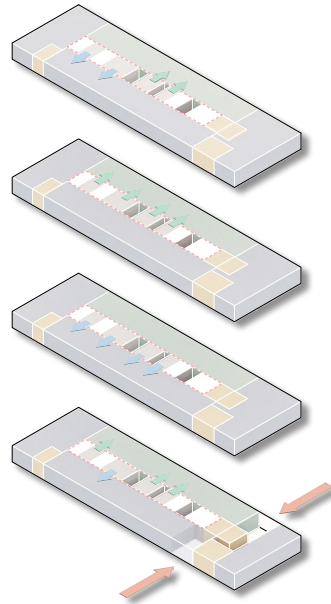
Annual rent from DKK 1,620 per m², excluding VAT, consumption, and operating costs *

Laboratories:

Annual rent from DKK 3,900 per m², excluding VAT, consumption, and operating costs *

Storage:

Annual rent from DKK 975 per m², excluding VAT, consumption, and operating costs *



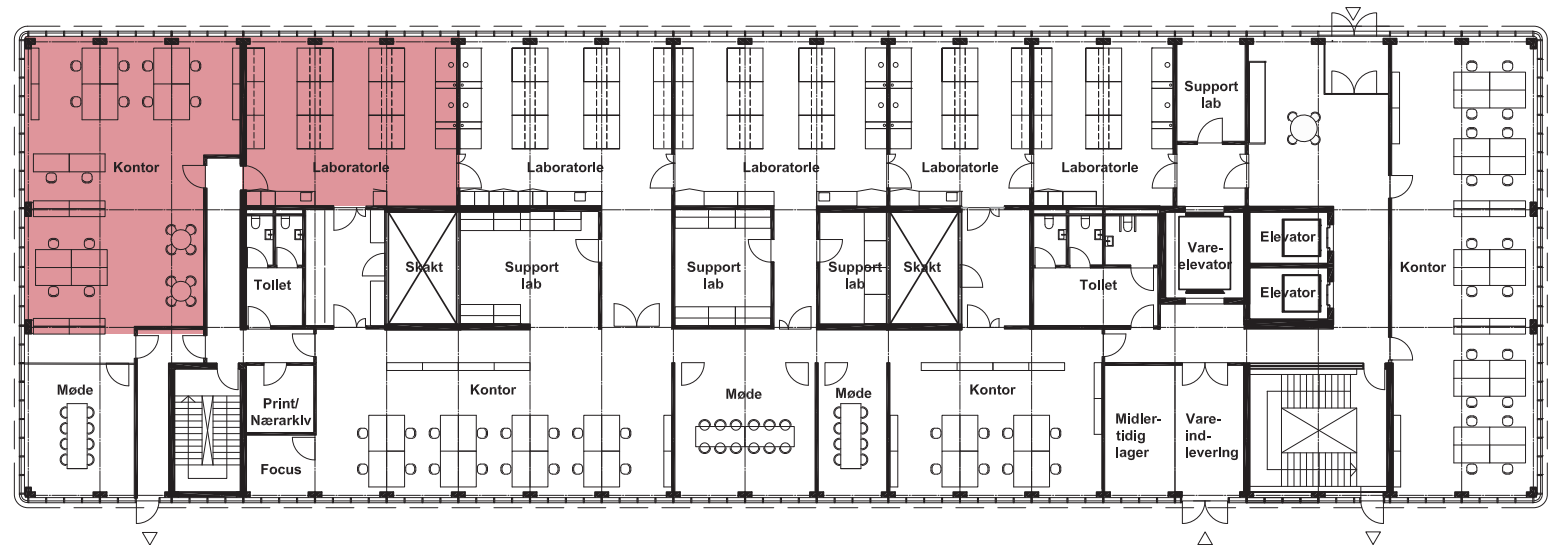
Example of a rental space:

Office: 231 m²

Laboratory: 132 m²

Annual rent: DKK 889,020, excluding VAT, consumption, and operating costs *

* 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:
per floor: 1.470 m²

Example of floor plan

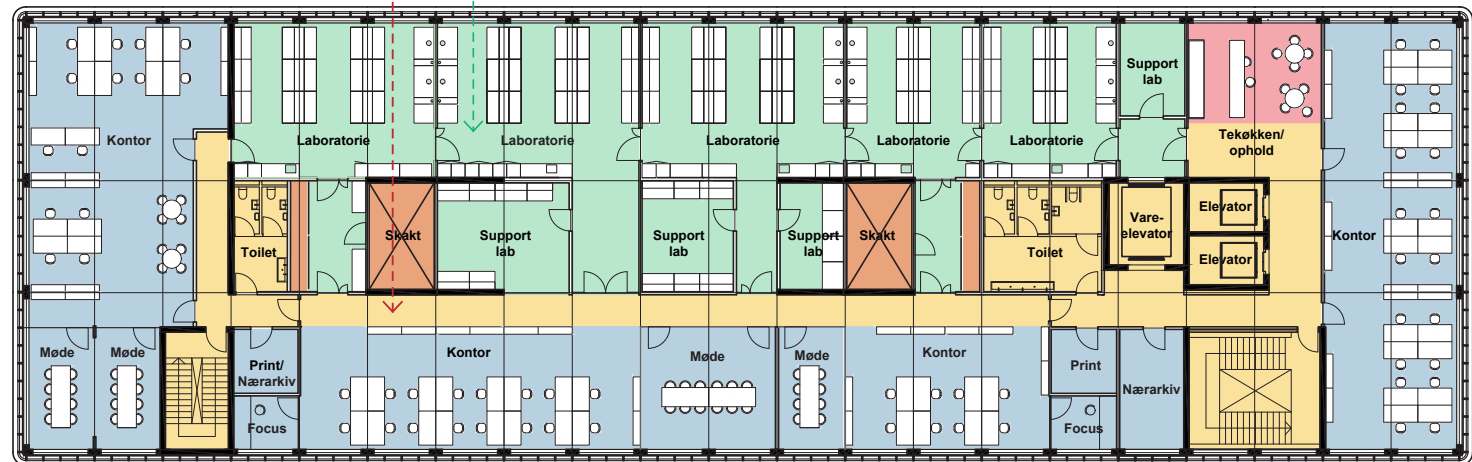
- Laboratory
- Office
- Tech
- Logistics
- Common area



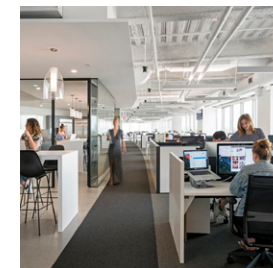
Bright laboratories, possibly with wood panels in common areas.



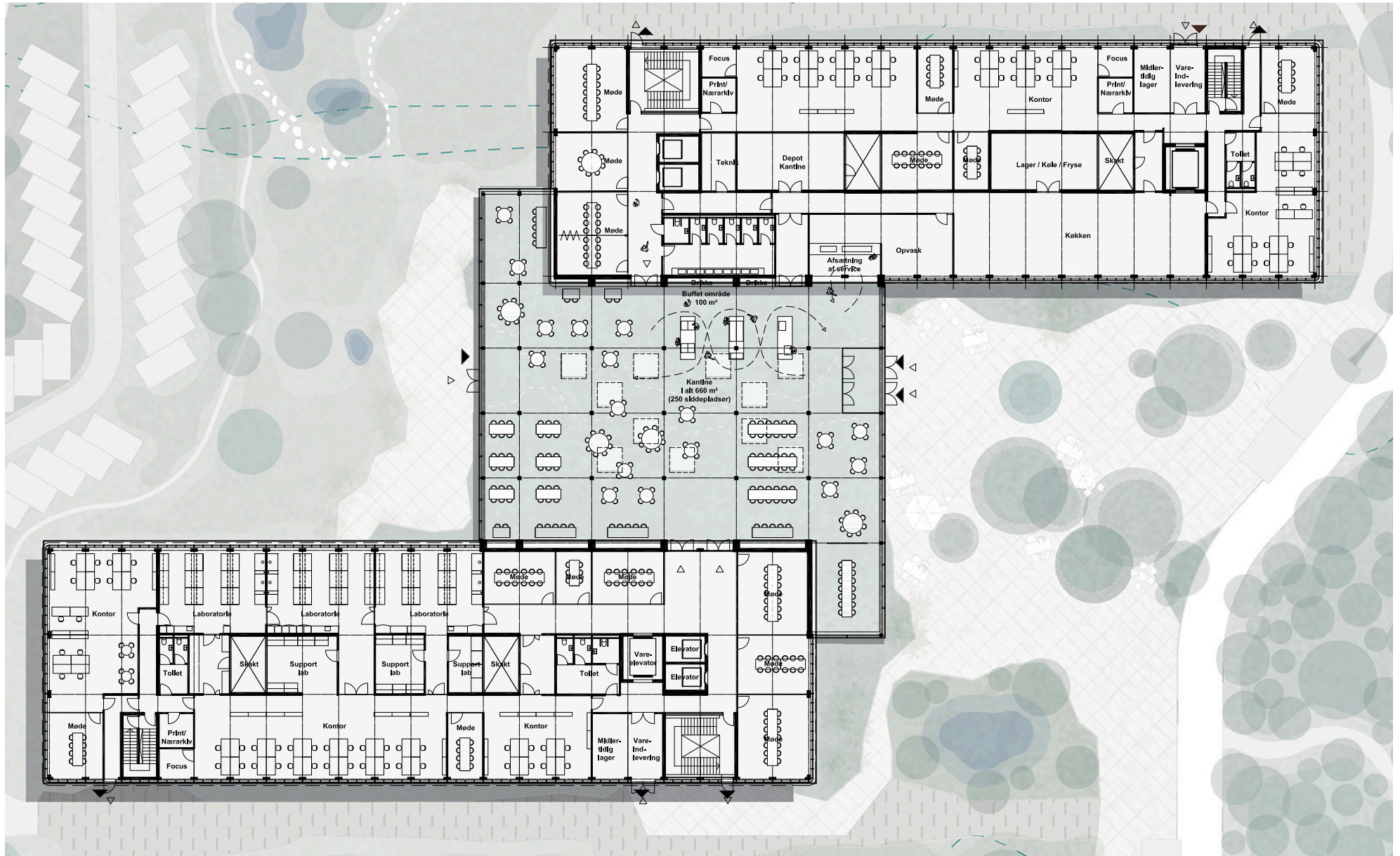
View of treetops from the laboratories.



Meeting rooms can be added along the facade as needed.



Office spaces can be configured as open offices or smaller units as needed.



Denmark's largest life science cluster

Only a 30-minute drive from Copenhagen

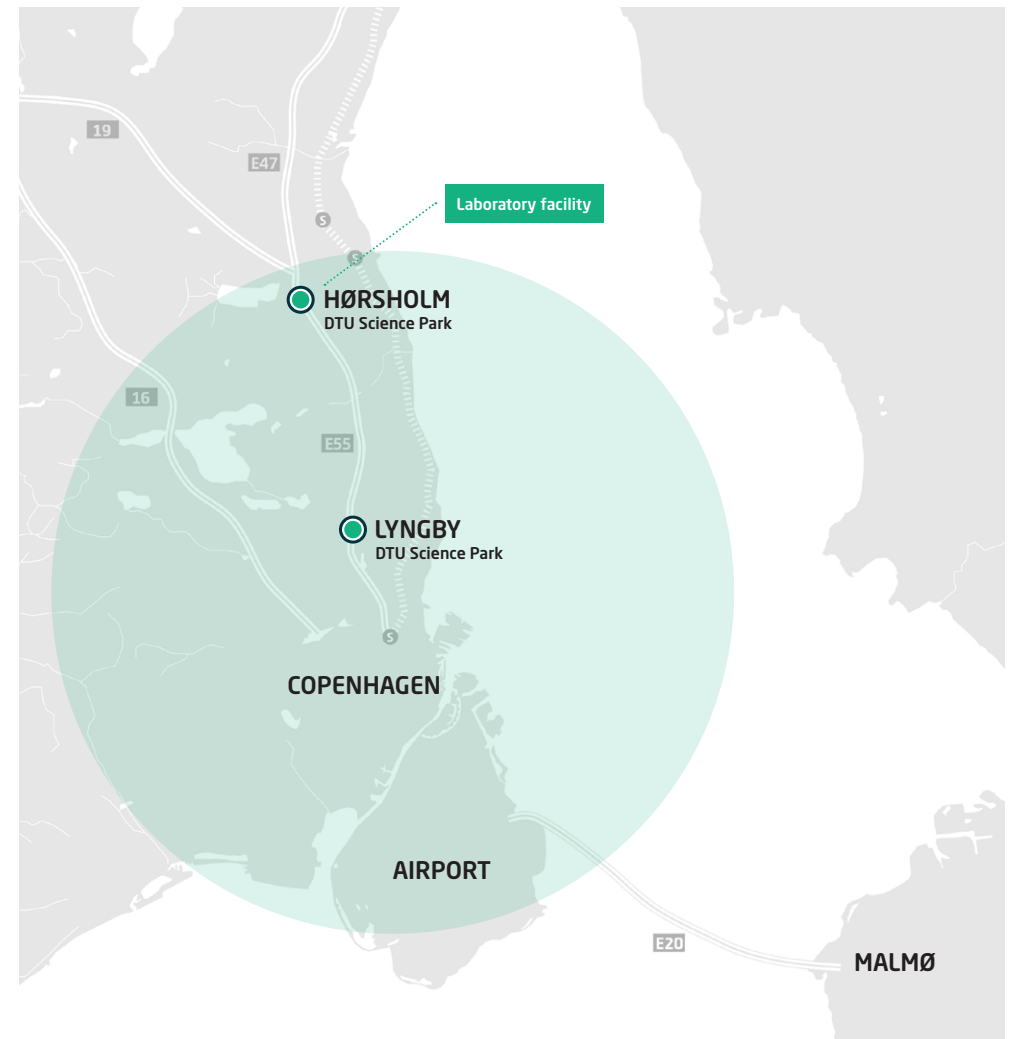
Move in among Denmark's leading deep tech companies. DTU Science Park creates optimal growth conditions for companies within biotech, pharma, clean-tech, and robotics.

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:



A close-up photograph of laboratory glassware, including test tubes and a petri dish, containing a dense culture of bright green, spherical microorganisms. The background is softly blurred, emphasizing the foreground details of the cells and the glass.

2026

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

Sustainable initiatives in DTU Science Park

DGNB Gold Certification in 2026

In 2024, DTU Science Park in Hørsholm received DGNB precertification for business areas. Our goal is for DTU Science Park in Hørsholm to become Denmark's first business area to achieve DGNB Gold certification. The final Gold certification depends on several factors, but it is expected to be completed 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.

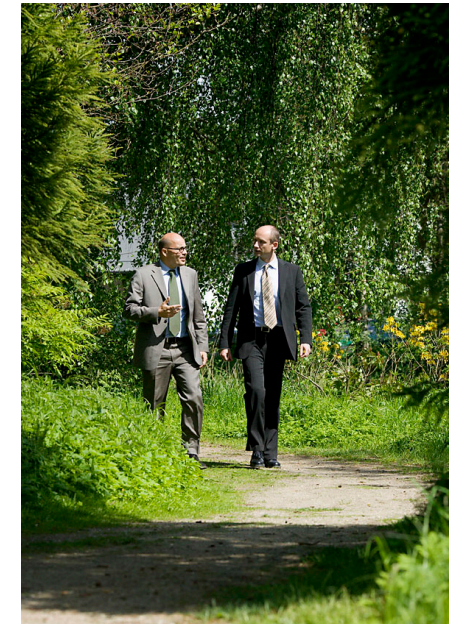
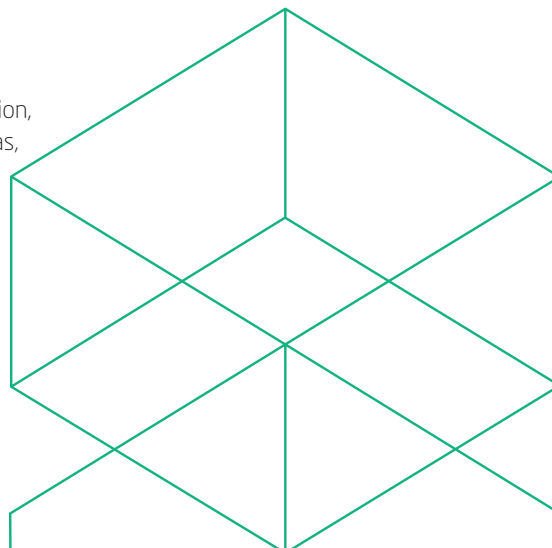
As Denmark's leading deep tech community, we are committed to taking societal responsibility and making a difference for people and the environment.



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

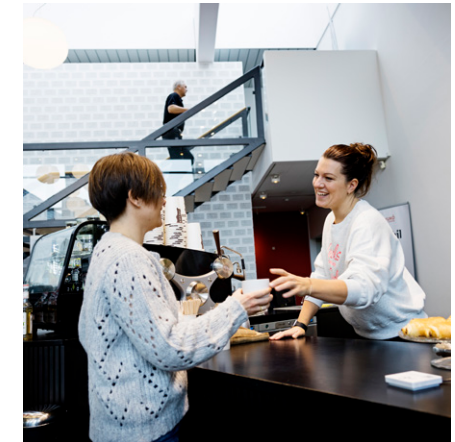
Vice President for Product Supply Site DK, ALK

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.

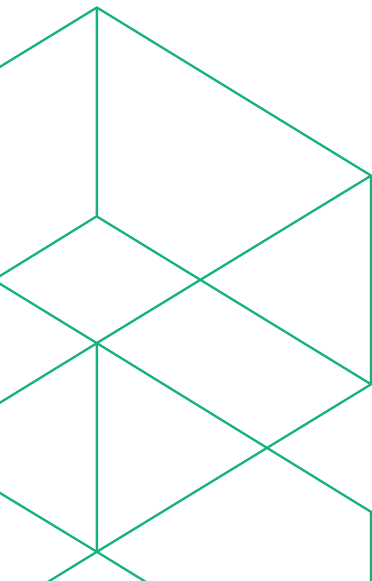
Here is a selection of our professional activities:

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 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.

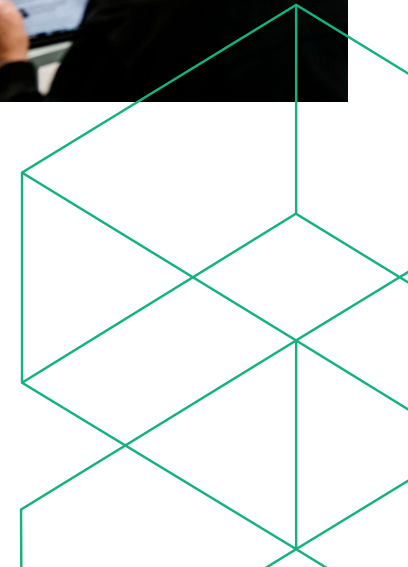
Who are the mentors?

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.



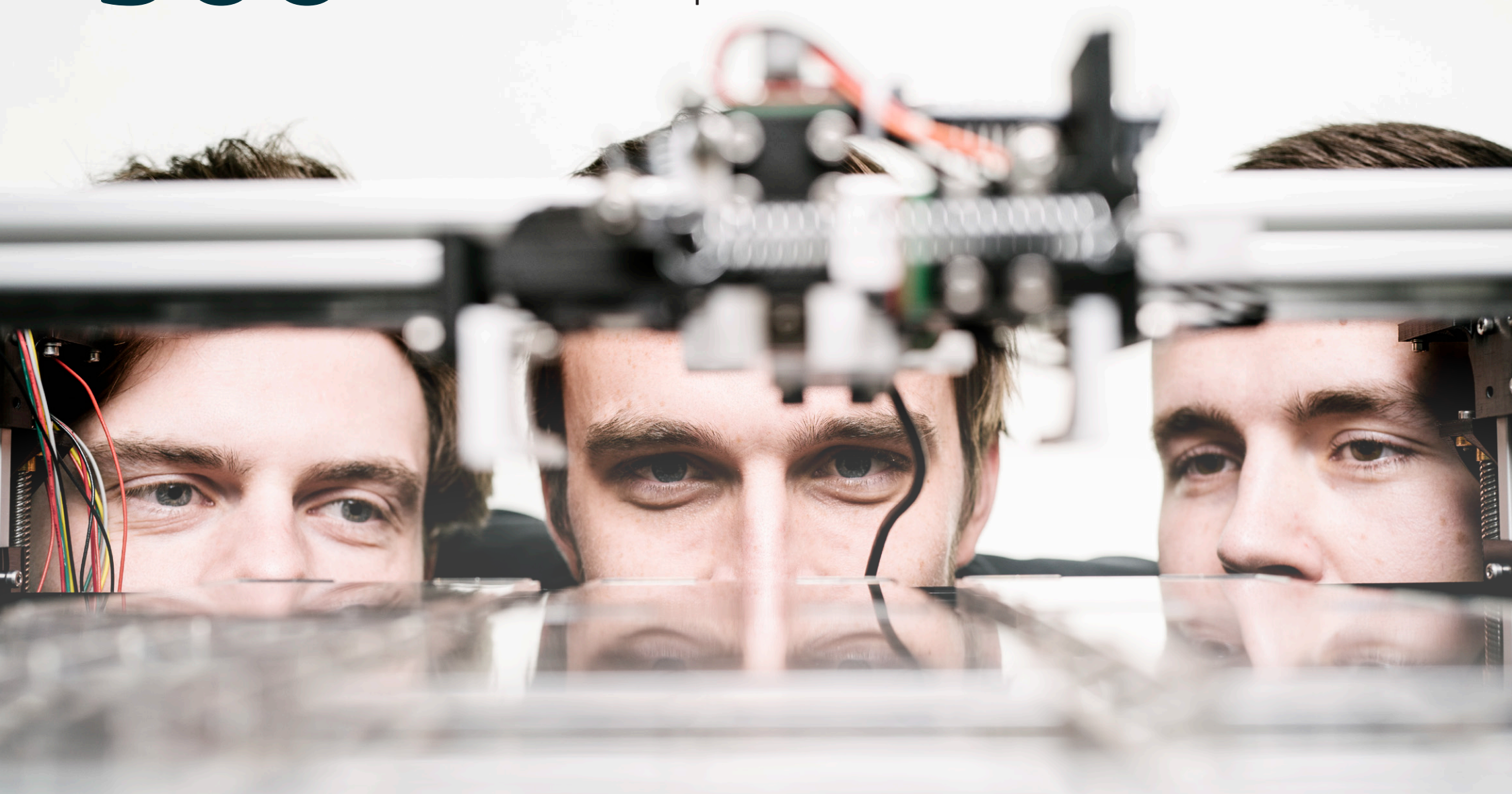
With the help of the mentors, we have now got structure in the organization, and we have grown 60% in a year and a half. The sparring I have received has been an enormous help.

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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