



# New laboratory building

Modern, DGNB Gold-certified construction

Genvej, 2970 Hørsholm

## New, modern and DGNB Gold-certified laboratory building

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.

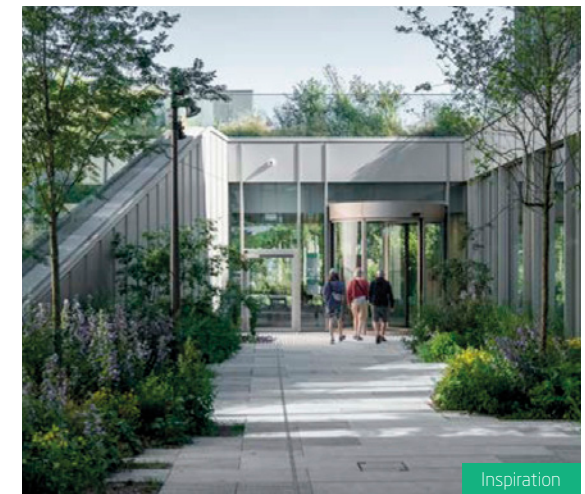
We are currently constructing a new multi-user laboratory building, designed by Vilhelm Lauritzen Architects, with a central location in DTU Science Park in Hørsholm. The building is expected to be ready for occupancy by the end of 2027.

It will offer an inspiring workplace in the heart of the historic arboretum forest, where views of mature trees and a variety of meeting spaces, experiences, and landscape functions create the foundation for a healthy and stimulating working environment, with nature right at your doorstep.

The project consists of two wing buildings connected by a lower central structure housing a lounge and kitchen. The design emphasizes flexible floor plans, and the interior will combine office and laboratory spaces, allowing the building to be adapted to a wide range of needs.

### You get:

- A newly constructed, DGNB Gold-certified laboratory building.
- Bright, modern offices, laboratories, and meeting rooms in an international innovation environment.
- Optimized flows for materials, liquid waste, and solid waste.
- Tailor-made interior solutions adapted to your specific needs.
- Modern, high-tech research facilities set in beautiful forest surroundings.
- Large kitchen and lounge on the ground floor, with tea kitchens on each level.
- Shared canteen and Ricco's Coffee Bar just a 2-minute walk away.
- Free parking and access to a mobility hub with electric vehicles.



## Architecture & interior design

The close connection to nature, the views, and direct access to the beautiful surroundings around the new multi-user building form the overall framework for an attractive and sustainable workplace.

The arrival area and canteen are located in the central connecting building on the ground floor, level with the surrounding landscape, offering excellent opportunities for meetings and social interaction.

Laboratories and offices are designed as independent units. They are connected by centrally located spaces in the building's core, supporting functions that do not require daylight, including equipment-intensive laboratories.

During the construction of the laboratory facilities, your company will have the opportunity to participate in the design process, allowing the laboratories to be tailor-made precisely to your needs.

▶ *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**

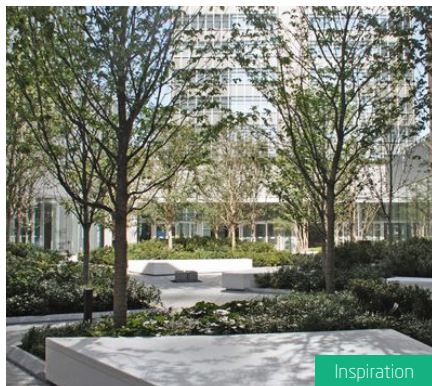
Founder, MedTrace Pharma A/S



Visualisation



Visualisation



Inspiration



Inspiration

## Surroundings & parking

### Location

The new laboratory building will be constructed in a former arboretum area established in 1962. The area is characterized by a wide variety of species and a well-developed ecosystem with high biodiversity. The building is carefully integrated into the existing vegetation and will be located at the edge of the forest. The property is situated just 1 km from the Helsingør Motorway.

### DGNB Gold-certified building

DTU Science Park is working towards becoming Denmark's first business district to achieve DGNB certification. DGNB is a recognized quality label for the sustainability of buildings and urban areas. The new laboratory building will be constructed in accordance with the DGNB 2023 requirements for a Gold-certified building.

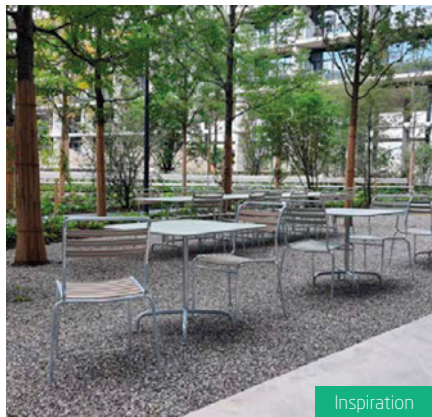
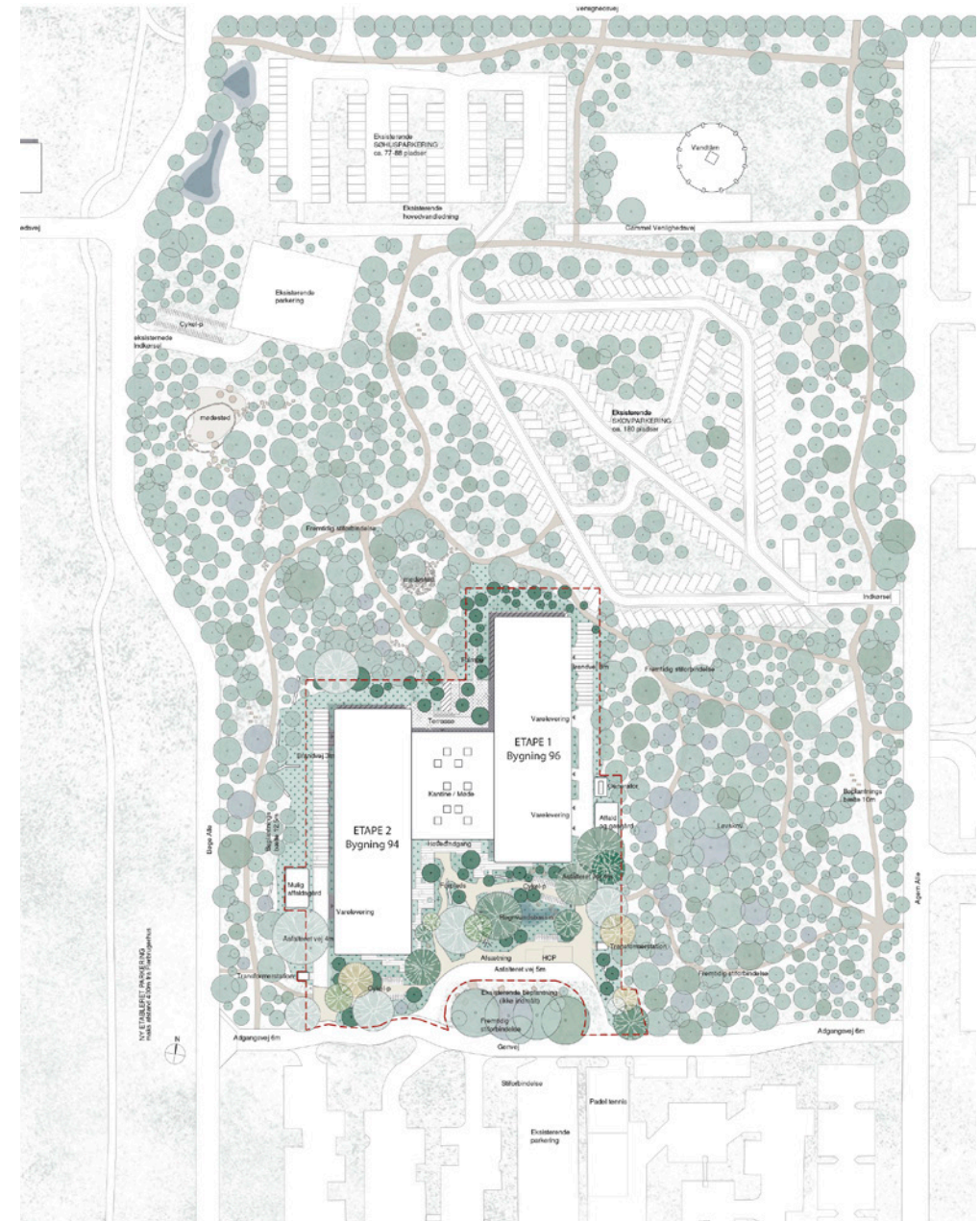


### Parking

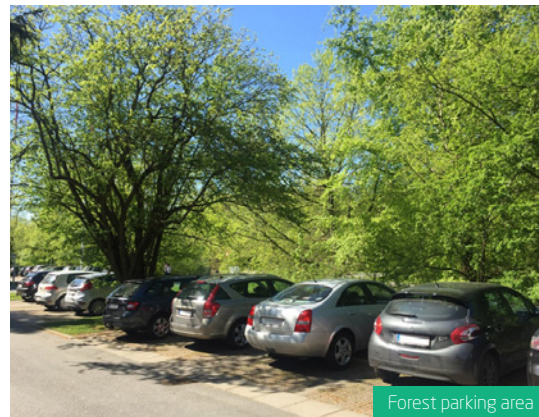
Excellent parking facilities are available both north and south of the site, making it easy to park close to the laboratory building. In addition, pathways will be established from the nearby forest parking area.

### Forest terrace

A forest terrace will be created on the north side of the building, with direct access from the canteen and offering beautiful views of the surrounding forest.



Inspiration



Forest parking area

## Prices

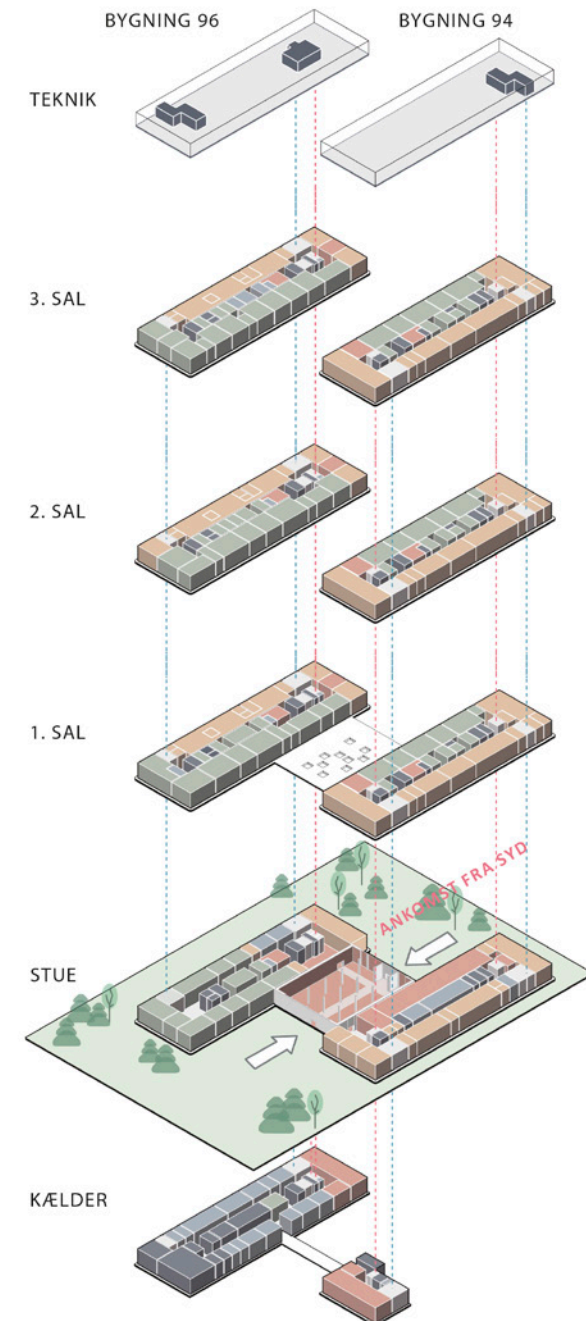
At DTU Science Park, we offer flexibility in your tenancy. This means that we always help to match your company's needs, regardless of whether you need more or less space in your lease.

**Gross area:** 96 – 7,502 m<sup>2</sup>

### Annual rent:

- Office: DKK 1,620 per m<sup>2</sup> \*
- Laboratory: DKK 3,900 per m<sup>2</sup> \*
- Storage: DKK 975 per m<sup>2</sup>

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



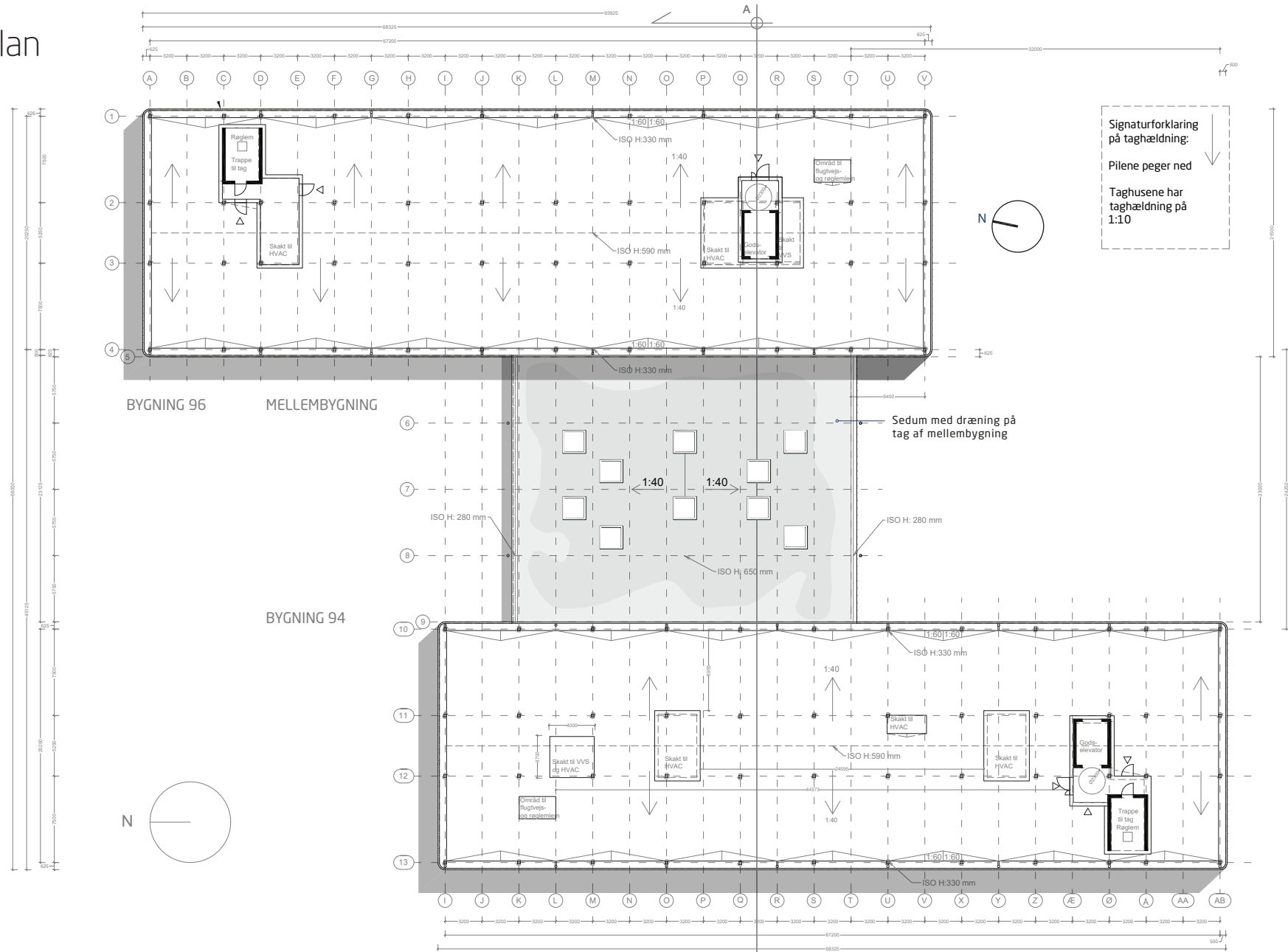
# Example: Ground floor



# Example: 1st - 3rd floor



# Roof plan



## Facilities in DTU Science Park



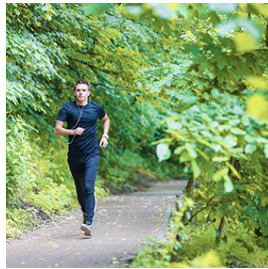
Modern offices and laboratories.



Access to an in-house kitchen and a shared canteen in the adjacent building.



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



Great running and walking routes in the area.



Ricco's Coffee Bar is just a two-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**

**EVA**XION

**VISIO** PHARM\*

**bioner**

**ALK**  
ABELLÓ

**-mAbs**  
Therapeutics, Inc.

**MEDTRACE**

**EXPRES<sup>2</sup>ION**  
BIOTECH

**FMC**  
An Agricultural Sciences Company

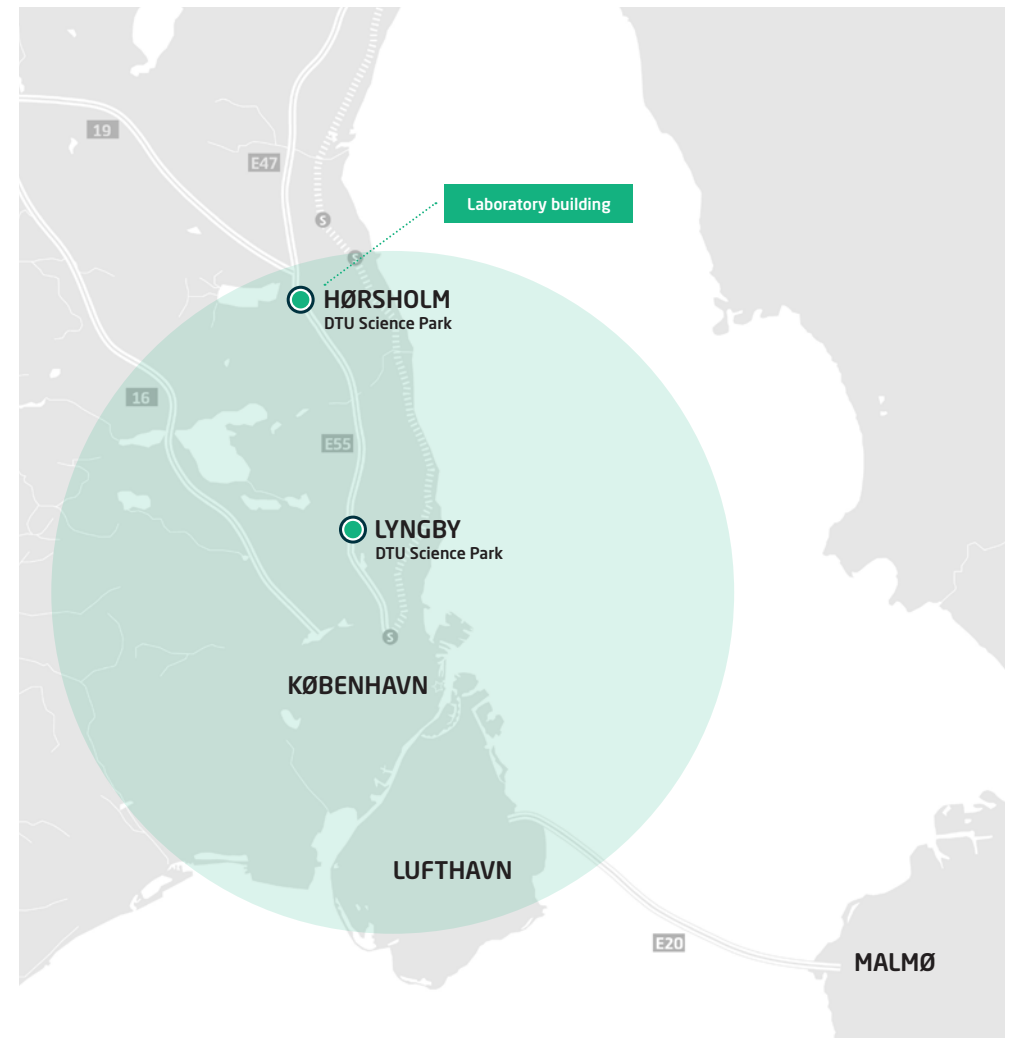
**DFM**  
Danmarks Nationale Metrologiinstitut

**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. In the foreground, a multi-lane highway runs diagonally. The middle ground is dominated by a large, green, open field. In the background, a residential area with many houses and buildings is visible, followed by a large body of water under a clear blue sky.

# 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.

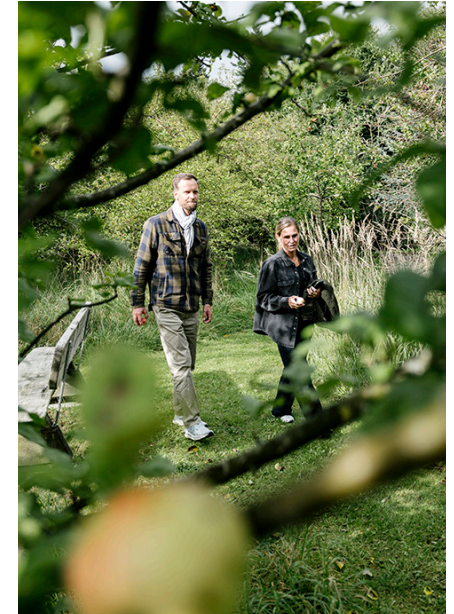
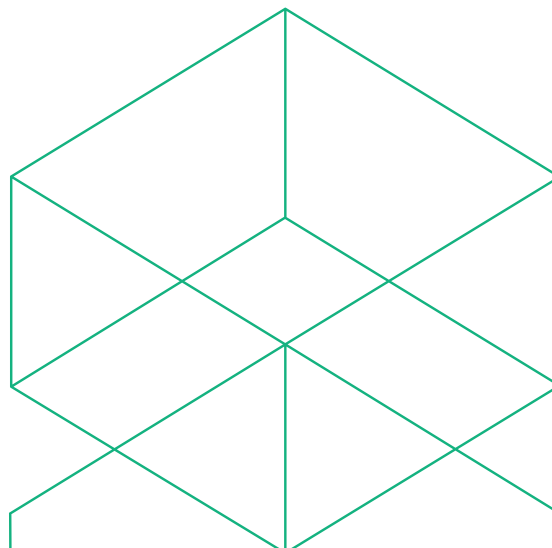
### Examples of our focus areas

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.

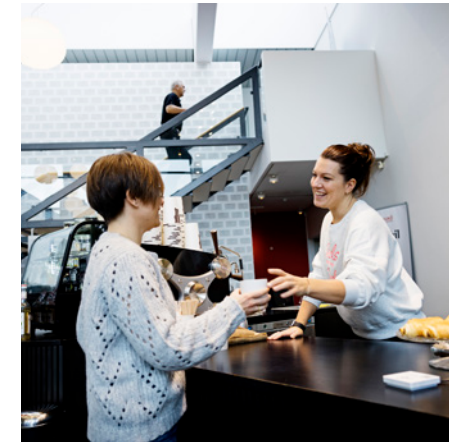
How we support the companies in the park:

- 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:

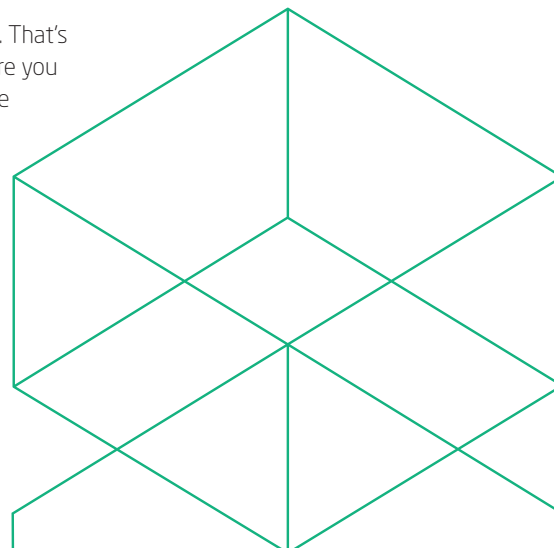
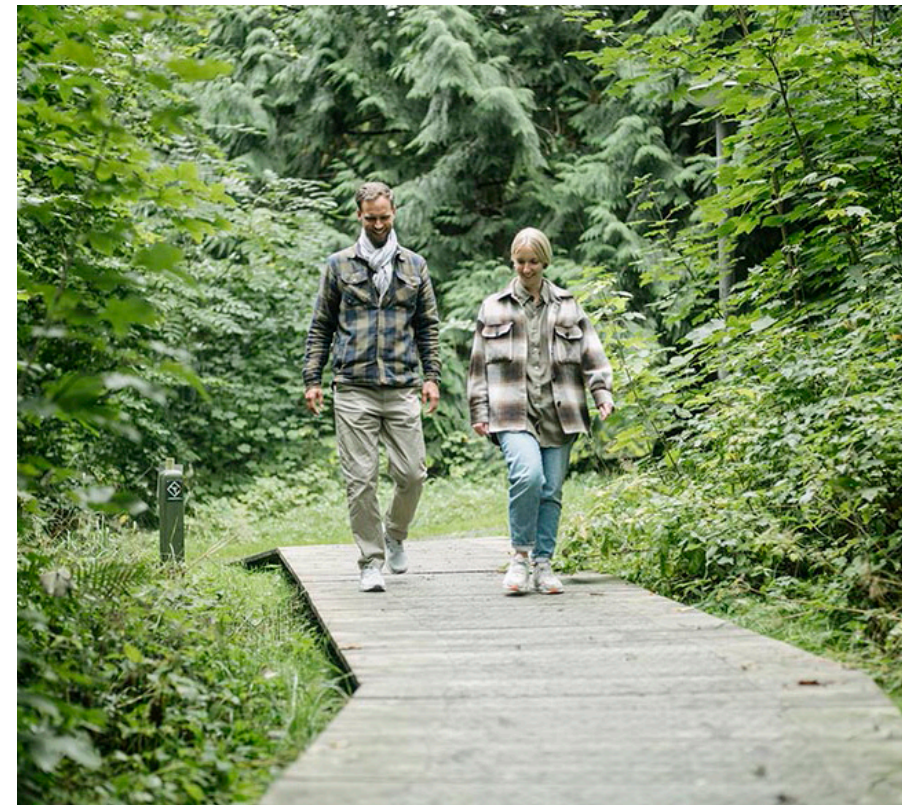
- A beautiful, green, and well-maintained park just outside your window, ideal for walk & talks
- A staffed reception to welcome your guests
- An inviting and varied lunch scheme
- A cosy coffee bar
- Maintenance of your building
- Free parking spaces with charging stations for electric cars
- Bright,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

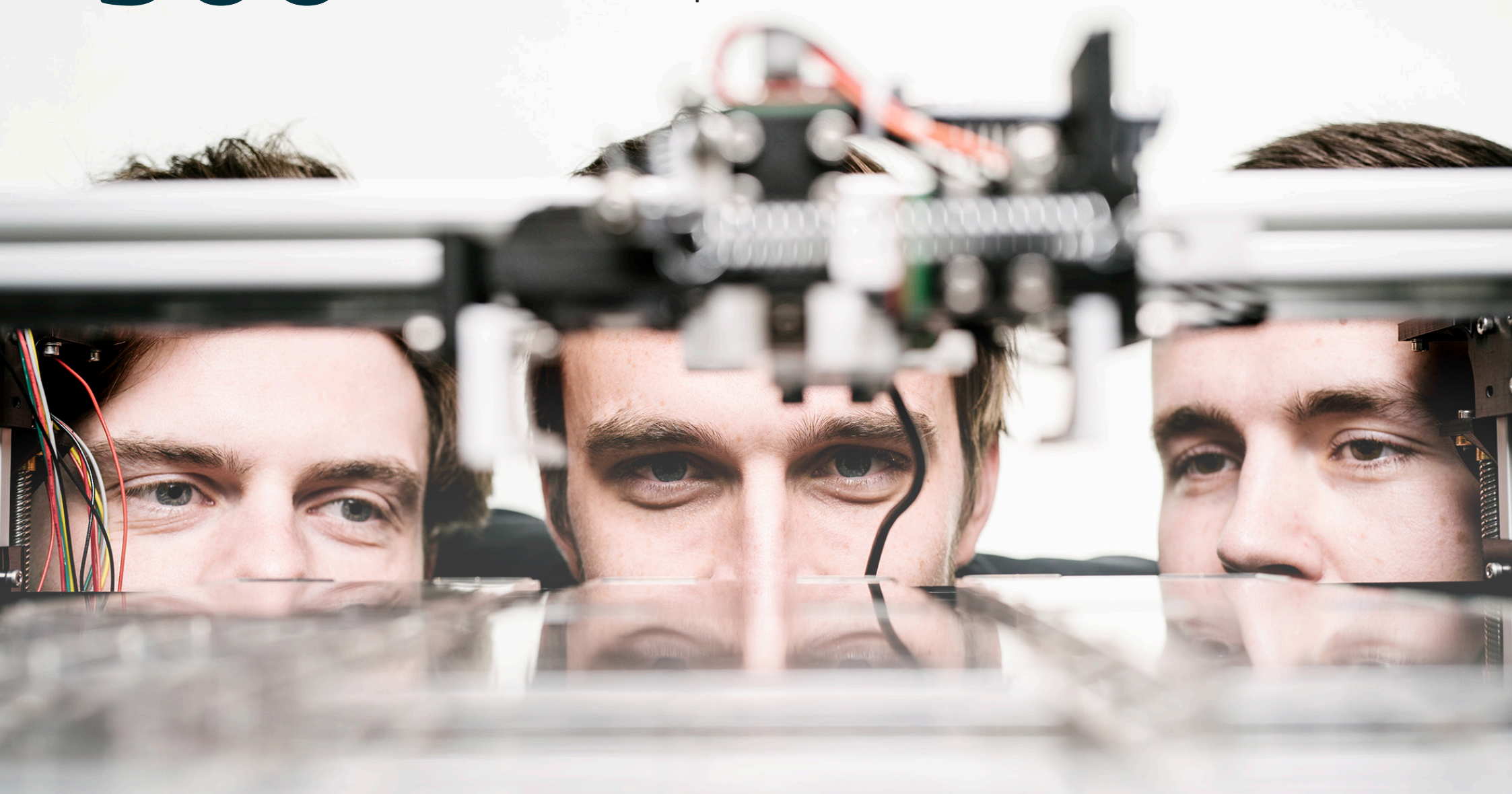


▶ *With the help of the mentors, we have now got structure in the organization, and we have grown 60% in a year and a half. The sparring I have received has been an enormous help.*

**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

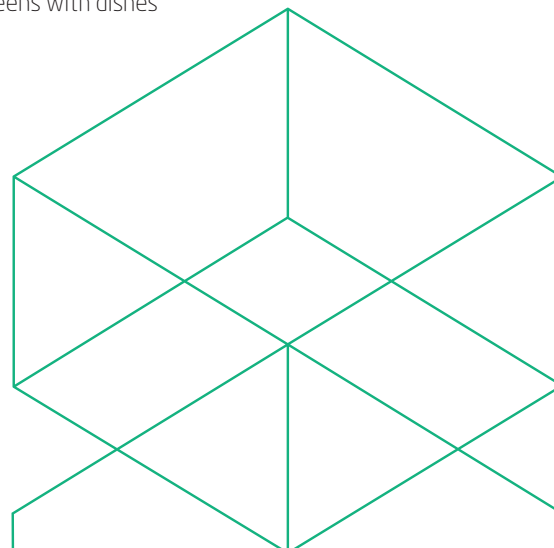
Cheval Blanc Kantiner is also happy to cater for your meetings and events. This could include snacks, breakfast, or an afternoon cake and coffee.

### 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.



**Sine Gammelgaard-Schmidt**  
Managing Head of Lettings  
sgs@dtusciencepark.dk  
T: +45 2225 7300



**Louise Adolph**  
Head of Lettings (Lyngby)  
T: +45 4273 0999  
E: la@dtusciencepark.dk



**Camilla Gerstrøm**  
Head of Lettings (Hørsholm)  
cge@dtusciencepark.dk  
T: +45 3121 9453



**Rikke Bigum**  
Lettings Manager  
rb@dtusciencepark.dk  
T: +45 9292 3773