



Offices close to DTU

Join an innovative deep tech community

Diplomvej 371-381, 2800 Lyngby



DTU Lyngby Campus is the largest area in Denmark pre-certified for DGNB Gold for urban districts.

Bright and spacious offices in a dynamic office community with canteen

Seize the opportunity to move into an innovative and international office community for deep tech companies at DTU Science Park in Lyngby.

Our buildings are located on DTU Campus, with DTU as a close neighbour. This unique location means that many of our companies collaborate closely with researchers and talent at DTU. At the same time, being part of our community gives you the opportunity to share knowledge and network with other like-minded companies.

We offer flexible office spaces, where the size can be expanded as your company grows. Depending on your needs, we can also offer dedicated laboratory space and access to workshops. As a tenant, you will also have access to our shared facilities, including a canteen, reception and meeting rooms.

In addition to professional office facilities, you can also get:

- A team of independent mentors to help take your company to the next level.
- Invitations to exclusive networking events and inspiring gatherings.
- Connections to relevant partners, including contacts at DTU.



Price examples and facilities

Location

The premises are located in DTU Science Park, which is part of DTU Campus in Lyngby. The offices are situated in multi-tenant buildings with access to a shared canteen and reception. The location offers easy access from the highway and good parking facilities for both bicycles and cars.

Flexible lease terms

We offer flexible lease terms. This means we continuously help match your needs and are ready to assist with solutions when your company requires more space or additional facilities, such as laboratory or storage space.

Workshop, storage, and laboratory

Ask us about available options.

▶ *Here, we are on the same journey, so everyone working here understands us because we operate from the same premises. It also helps legitimize us with our customers that we are located in a tech and knowledge-driven environment.*

Erik Staalby
CEO, Aqoola



Examples of office spaces

Office (2 people)	20 m ²	DKK 6.500,-
Office (3-4 people)	37 m ²	DKK 11.200,-
Office (4-6 people)	42 m ²	DKK 13.400,-
Office (8-10 people)	69 m ²	DKK 20.400,-
Office (10-14 people)	113 m ²	DKK 33.600,-

2026 prices. The stated price is the monthly rent including operating costs and utilities, but excluding VAT. The rent includes base rent, internet, shared costs, electricity, water and heating, free use of meeting rooms (excluding the auditorium, which can be booked for an additional fee), reception services, mail and parcel handling, postage, copy and printing facilities, and coffee/tea/hot chocolate.

Facilities

- Canteen with access to courtyard garden
- Kitchenette with free coffee/tea/chocolate
- Good meeting facilities and auditorium
- Reception
- Mail and parcel handling
- Option to establish laboratory facilities
- Option to rent storage space
- Free parking
- Covered bicycle parking
- Fitness room





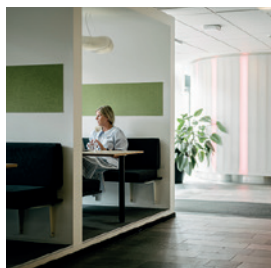
Available offices in various sizes with a shared kitchenette. There is also the possibility to expand with laboratory space.



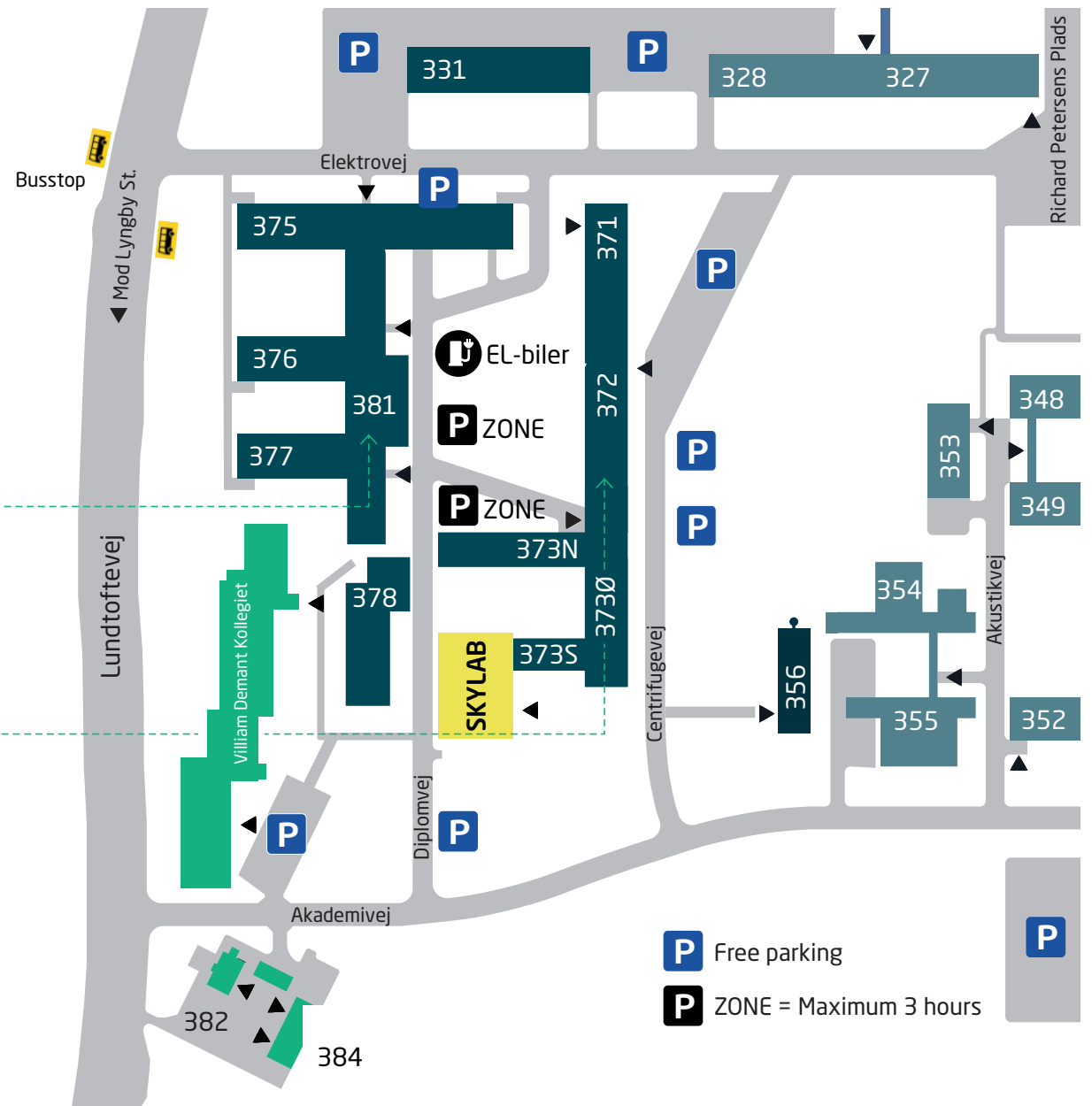
Option to use the auditorium (available as an add-on).



Staffed reception and shared canteen.



Plenty of indoor and outdoor spaces for breaks and informal meetings.



- P** Free parking
- P ZONE** = Maximum 3 hours

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 Bar



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



Fitness room

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 20-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 Lyngby

- 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
- Copenhagen city center – 13 km
- Copenhagen Airport – 37 km

A strong network

When you move into DTU Science Park, these companies will be among those that become part of your community:

TOPSOE

novonosis

EVAXION

VISIO PHARM*

bioner

ALK
ABELLÓ

-mAbs
Therapeutics, Inc.

MEDTRACE

EXPRES²ION
BIOTECH

FMC
An Agricultural Sciences Company

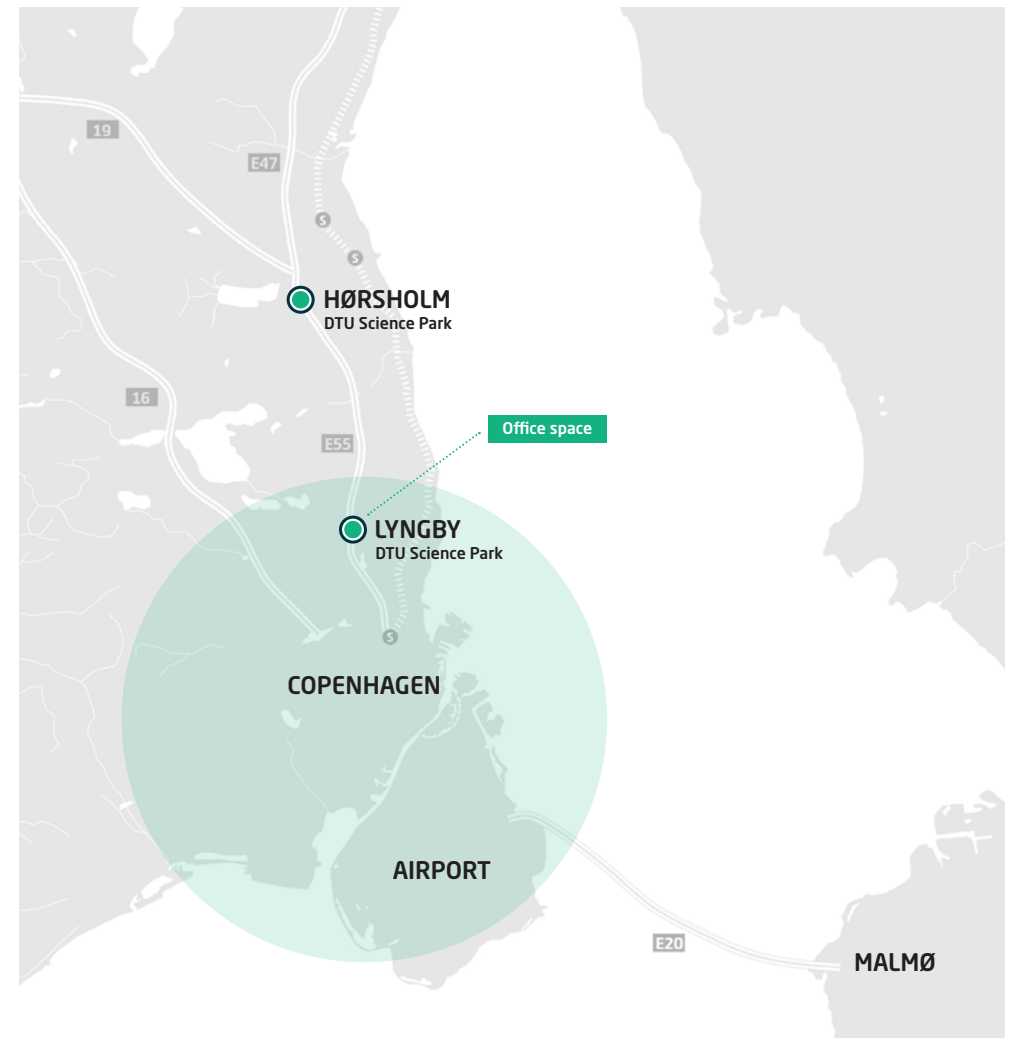
DFM
Danmarks Nationale Metrologiinstitut

oterra

FORCE
TECHNOLOGY

DHI
The expert in WATER ENVIRONMENTS

BAVARIAN NORDIC



Sustainable initiatives in DTU Science Park

DGNB Gold Certification in 2027

In 2026, DTU Science Park in Hørsholm was DGNB Midway Certified 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.

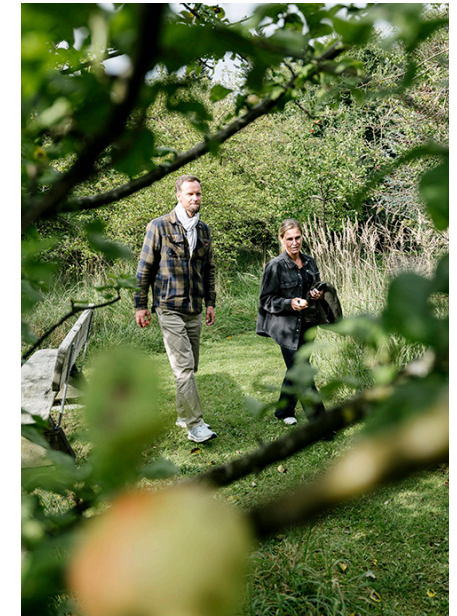
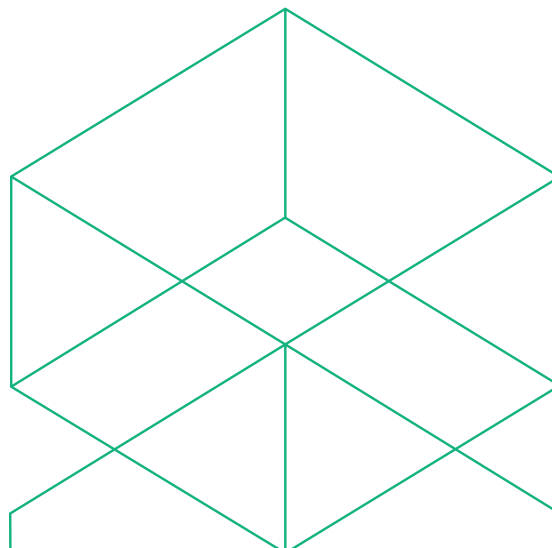
Examples of our focus areas

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:

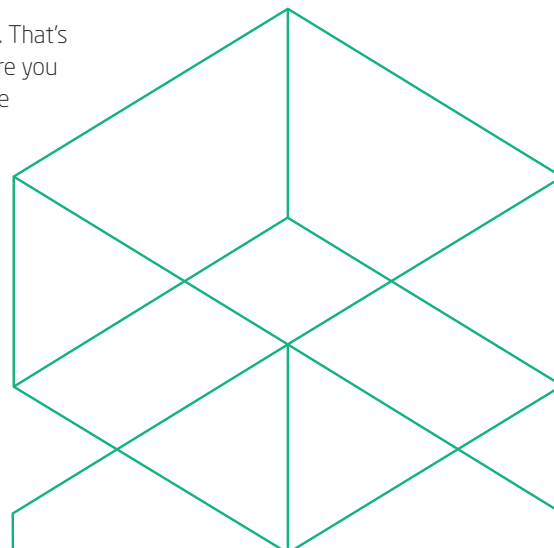
- A beautiful, green, and well-maintained park just outside your window, ideal for walk & talks
- A staffed reception to welcome your guests
- An inviting and varied lunch scheme
- A cosy coffee bar
- Maintenance of your building
- Free parking spaces with charging stations for electric cars
- Bright,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

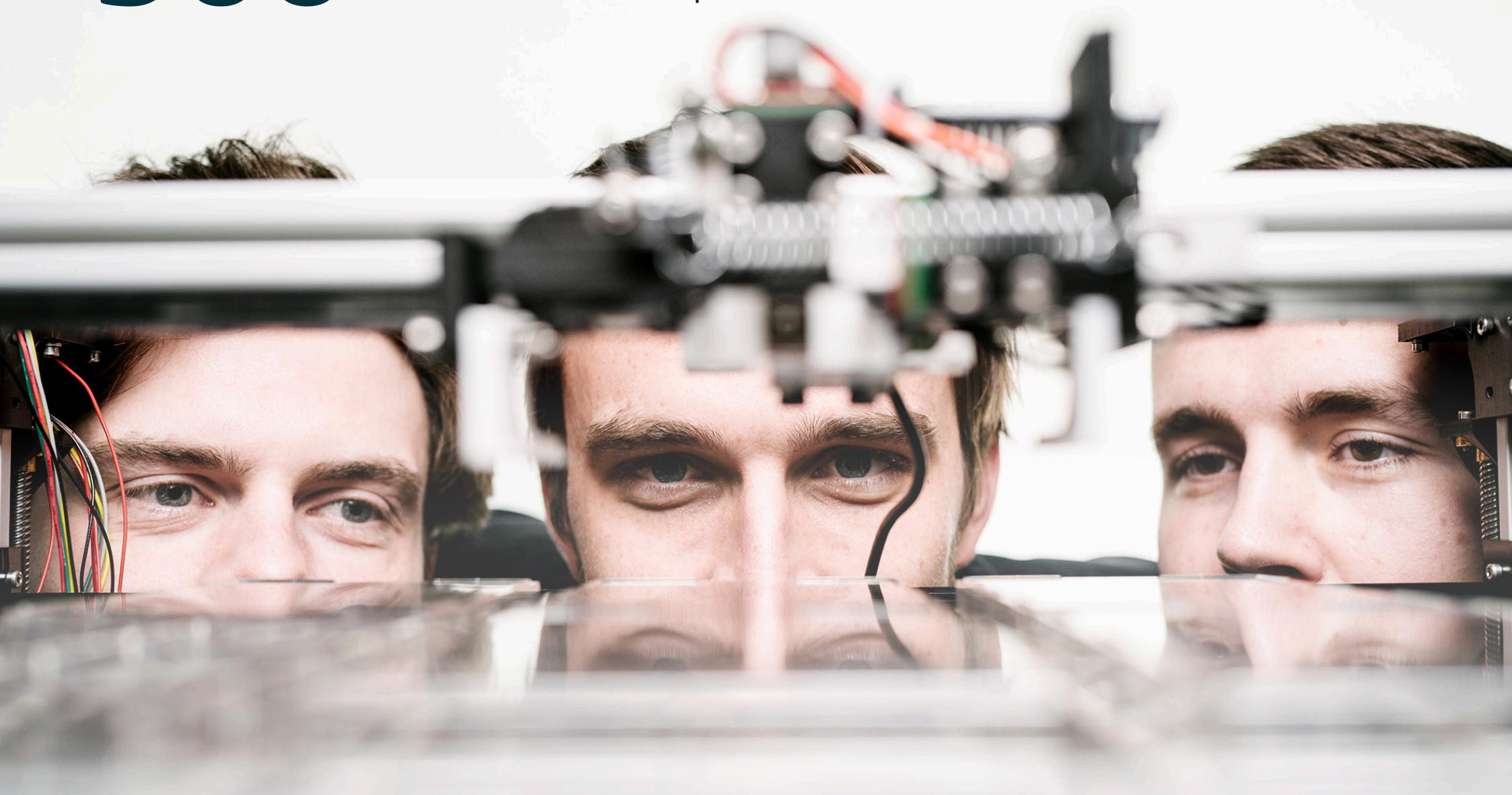


▶ *With the help of the mentors, we have now got structure in the organization, and we have grown 60% in a year and a half. The sparring I have received has been an enormous help.*

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

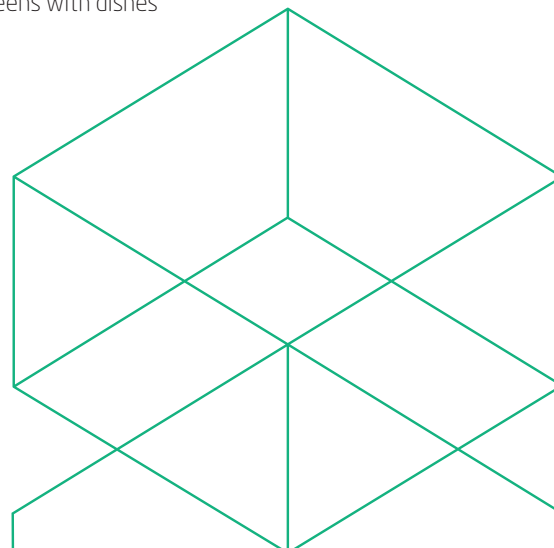
Cheval Blanc Kantiner is also happy to cater for your meetings and events. This could include snacks, breakfast, or an afternoon cake and coffee.

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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