



BIO-SQUARE

LEIPZIG

OFB

**THINK
OUTSIDE
THE BOX**



Work and conduct research in a prestigious setting

Room for visions and growth

A changing world calls for new ways and unconventional thinking. Besides the clever minds needed for innovations, creative solutions also require the necessary space.

In the dynamic region southeast of Leipzig, BioSquare is providing the ideal working environment for those who shape the future. On an area occupying over 26,000 square metres, BioSquare offers plenty of room for researching, discovering, developing and growing. The future lies in the wide range of design possibilities and it starts right here – in a place for those who are aiming high, with sufficient room for visions and innovations.

*Ideas become visions,
visions become strategies,
strategies become goals,
goals become successes.*

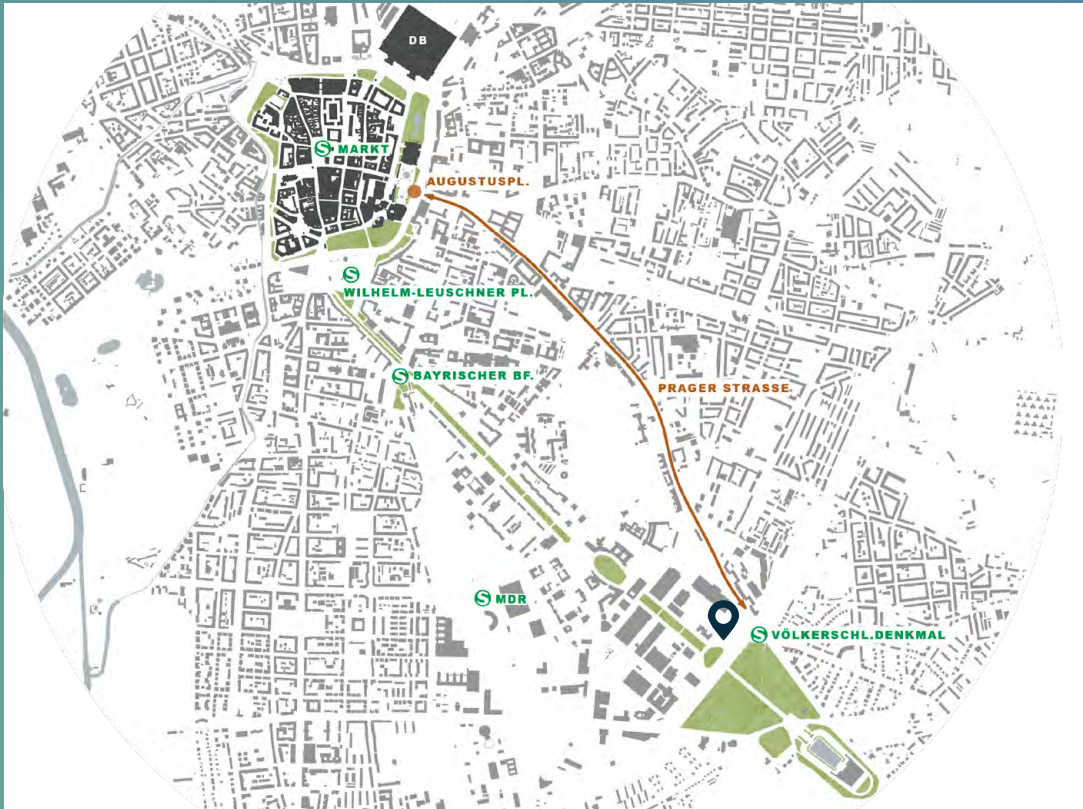


Western view with the entrance to the underground car park

Promising

The booming economic region of Leipzig uniquely combines elements that belong together: living and working, tradition and modernity, business and research.

Be there or be square



A view of the popular city's skyline



Distance/time to the city centre (~3km): 10 min.
to the A38 motorway junction: 12 min.



S-Bahn to Leipzig Central Station: 10 min.
S-Bahn via Central Station to the airport: 30 min.



Journey time to the airport: 30 min.

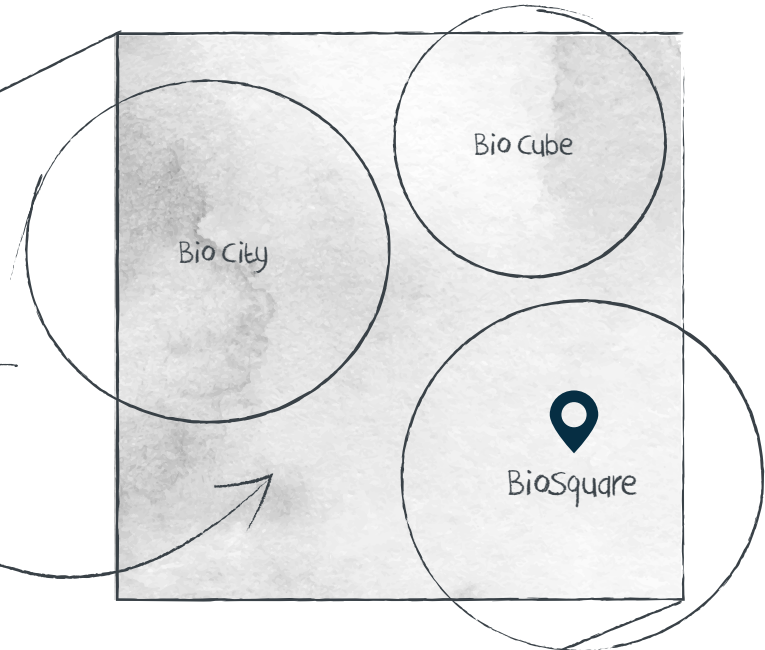


ICE connection:
Berlin: ~ 1 hr, Munich: ~ 3 hrs, Frankfurt: ~ 3 hrs





*Bio City
Campus*



Pooled expertise

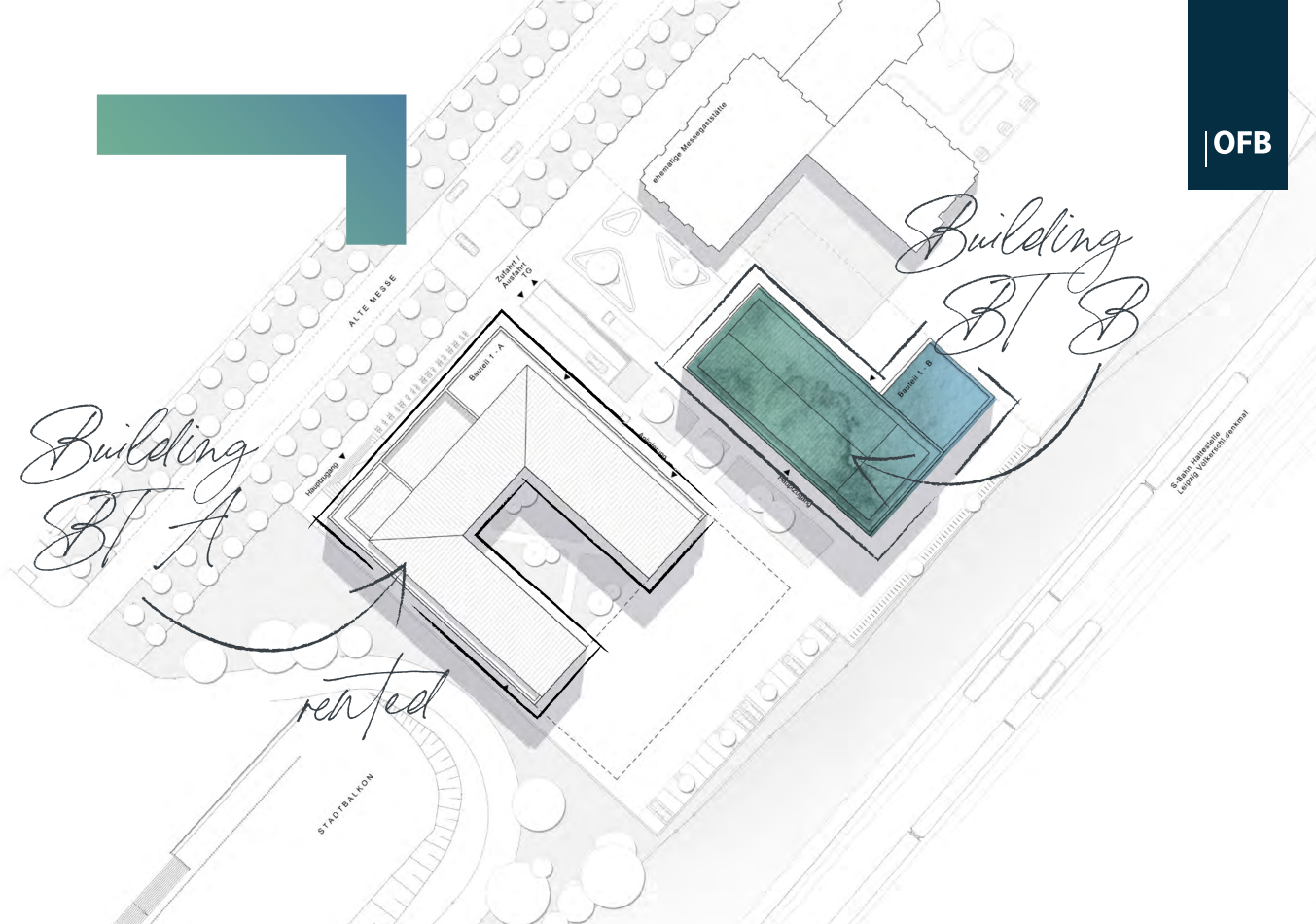
Welcome to a highly innovative location in a good neighbourhood. A number of notable companies in the fields of healthcare and biotechnology have already moved to the BIO CLUSTER Leipzig along with research institutes, creating the ideal conditions

for synergies and growth. And BioSquare is at the heart of it all. A strategically favourable location with outstanding connections to the region, the atmosphere of the setting is a mixture of the modern, historical and urban.

Inspiring surrounding

The versatile BioSquare office ensemble consists of two separate buildings and has a gross floor area covering 26,000 sqm. The layout of the two buildings creates an enclosed, intrinsically calming impression. The fully leased section A with a GFA occupying approximately 10,000 sqm will be the new headquarters of the biotechnology company c-LEcta – so it pays to be quick.

Section B has seven upper floors and features both a classic and modern architectural style that radiates clarity. A cleverly conceived building with special highlights, its floor height of four metres and state-of-the-art communication concept afford maximum flexibility. Office or laboratory space can easily be created here, as can training or conference space.



Available spaces	Section B	Basement
GFA (total)	~ 8.000 sqm.	~ 6.000 sqm.
Ground–4th floor	~ 1.200 sqm.	
5th and 6th floors	~ 1.000 sqm.	
Car parking spaces		~ 110

RENTAL SPACES

06



Standard floor layout - cell

Standard floor layout:
up to 53 workspaces

Total capacity of section B:
up to 344 workspaces

Standard floor layout - open-plan / laboratory

Standard floor layout:
up to 64 workspaces

Total capacity of section B:
up to 419 workspaces



Flexible space

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It is time to rethink the future worlds of work and evolve them above all else. Your office has to meet your needs – at all times. BioSquare does precisely this.

Extending over seven floors, there is up to 1,200 sqm of state-of-the-art office space on each floor. This can be flexibly divided and designed in line with the tenant's wishes and can also be combined with laboratory space.

Section B provides the perfect canvas for variable room concepts. Whether open-plan, collaborative, classic or compact, every team will find the right atmosphere here – depending on their needs and the form of collaboration or communication. We set no limits on your visions.



SUSTAINABILITY

07

*Together for
the future*



Our ambitious aim is to create a modern office ensemble that meets every need in terms of flexibility and comfort while taking into account sustainability considerations. The planning focus nowadays is on sustainable building – low energy consumption is not just relevant from an environmental perspective, but also plays a key role in optimising running costs. BioSquare is also trendsetting in this regard: both buildings are seeking gold certification from the German Sustainable Building Council (DGNB).

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Office/laboratory

- Raised floor for even greater flexibility in the office spaces
- Flexible media supply system in the laboratory areas via a conduit
- floor heights of four metres offer space for extra technical requirements in lab areas
- A room-in-room concept is possible for lab areas with particularly high cleanliness requirements
- The basic lighting is provided by modern LED lights
- Carpets in the office areas and rubber flooring, for example, in the lab areas
- Prestigious architecture resulting from a façade competition in line with planning competition guidelines and a prestigious address
- Inclusion guaranteed by barrier-free access



Climate

- Efficient energy source provided by district heating connection in combination with intelligently managed radiators
- Mechanical ventilation with temperature peak load reduction and individual aeration via windows
- Optional cooling using radiant ceiling panels
- External electric sun protection in exposed areas



Sustainability

- DGNB certification
- Optimal public transport links via tram and S-Bahn stations in the immediate vicinity
- Short distance to the city centre
- Sufficient parking spaces for bikes
- Use of environmentally friendly materials
- Green open spaces with campus character
- Public park in the immediate neighbourhood
- Connections prepared for electric mobility in the underground car park



Smart Office

- Fibre-optic network connection for high-performance, digital infrastructure
- Optional fibre-optic connection of up to 10 GBits/s possible
- Innovative, digital solutions and equipment for a perfectly networked, energy-efficient working environment



The right mix ... *and good arguments*



- Flexible spaces starting at around 400 m²
- New building tailored to your needs
- Layout concept as open-plan or cell offices or a combination of both possible
- Four-metre floor height
- Excellent access via public and private transport
- Sufficient parking spaces
- Embedded in the BioCity Campus Leipzig and close to R&D
- GRW (Joint Federal/Länder Task for the Improvement of Regional Economic Structures) funding possible
- DGNB certification
- Solution from one single source
- High visibility and perfect views – of the Monument to the Battle of the Nations as well as the city centre

OFB Projektentwicklung GmbH has been in the property business for over 60 years. And we're just as committed now as we were at the outset. As a subsidiary of Landesbank Hessen-Thüringen and part of the Helaba Property Group, high-quality, sustainable real estate is our passion

– as too are project development, project management and real estate management. Working from our headquarters in Frankfurt am Main and our branch offices in Berlin, Erfurt, Munich, Düsseldorf and Leipzig, around 140 staff manage successful property projects throughout

Germany. We always want to achieve more than others – which is why we look at the interactions between economic, ecological and social components even when still at the planning stage. The aim is to keep our projects evolving, as well as ourselves.

Some examples of our work




... and our passion for trend setting properties



Think outside the box

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