

DTU SCIENCE PARK

Attractive office

located in the heart of a multi-tenant tech hub

Agern Allé 5A, building 23A, ground floor, 2970 Hørsholm

DGNB

We have an ambition to become Denmark's first business area to achieve DGNB Gold certification.

Bright and attractive office

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.

The office is located on the ground floor and offers a bright and welcoming atmosphere, featuring attractive wooden floors and large windows along one entire façade, ensuring a pleasant and natural flow of daylight.

The space overlooks a cozy courtyard that creates a calm and comfortable atmosphere. Just across the courtyard is a shared cafeteria, providing easy access to daily lunch and informal networking opportunities.

You get:

- Bright, attractive office spaces with views of the terrace/courtyard.
- Easy and close access to numerous meeting rooms.
- Free coffee, tea, and hot chocolate.
- Close to a staffed reception and canteen.
- Free parking right outside the door.

Workshop, storage, and laboratory

Ask us about available options.

Location

The property is set in scenic surroundings, only 1 km from the Helsingør Motorway. Excellent parking facilities for both bicycles and cars are available outside the building.

We care for nature

At DTU Science Park, we take great pride in protecting the natural environment when constructing new buildings. This means that nature always comes first. We build around trees whenever possible, and if a tree must be removed, we plant two new ones in return.

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





Prices

We offer flexible rentals, meaning that we continuously help to match your needs, whether you need more or less space in your rental.

Gross area: 122 m²

Number of workstations: 12

Energy label: C

Annual rent: DKK 1,350 per m²/year

Operating budget, community services and utilities:
- Operating budget: DKK 320 per m²/year
- Community services: DKK 345 per m²/year
- Utilities budget: DKK 192 per m²/year

Total annual rent including operating budget, community services and utilities

- Per m²: DKK 2,207
- Annual: DKK 268,250
- Monthly: DKK 22,354

* 2026 prices. Subject to price changes, typing errors, and prior rental.
All prices exclude VAT.



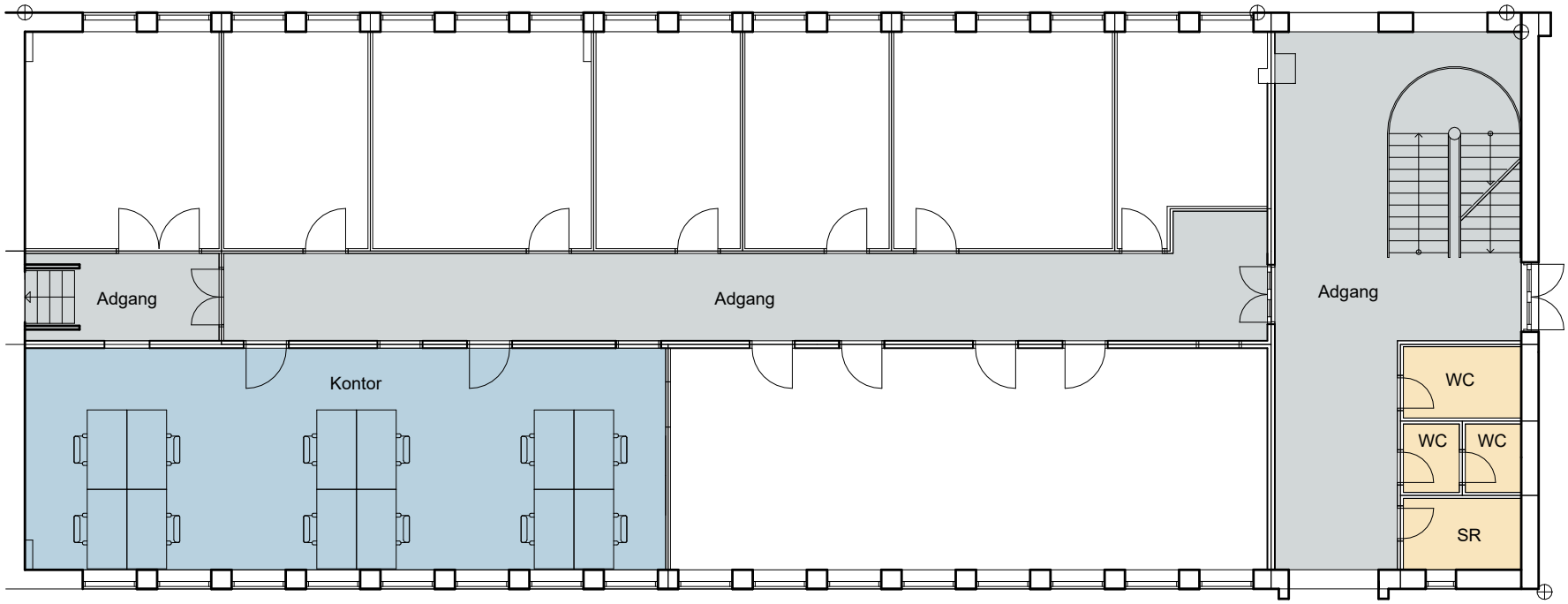




Gross area: 122 m²

Offices

Shared facilities



Ground floor

Facilities in DTU Science Park



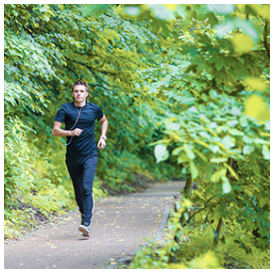
Bright and attractive office.



There is a shared canteen in the building.



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



Great running and walking routes in the area.



Ricco's Coffee Bar just a 3-minute walk away.



Close to a mobility hub with shared vehicles and EV chargers.



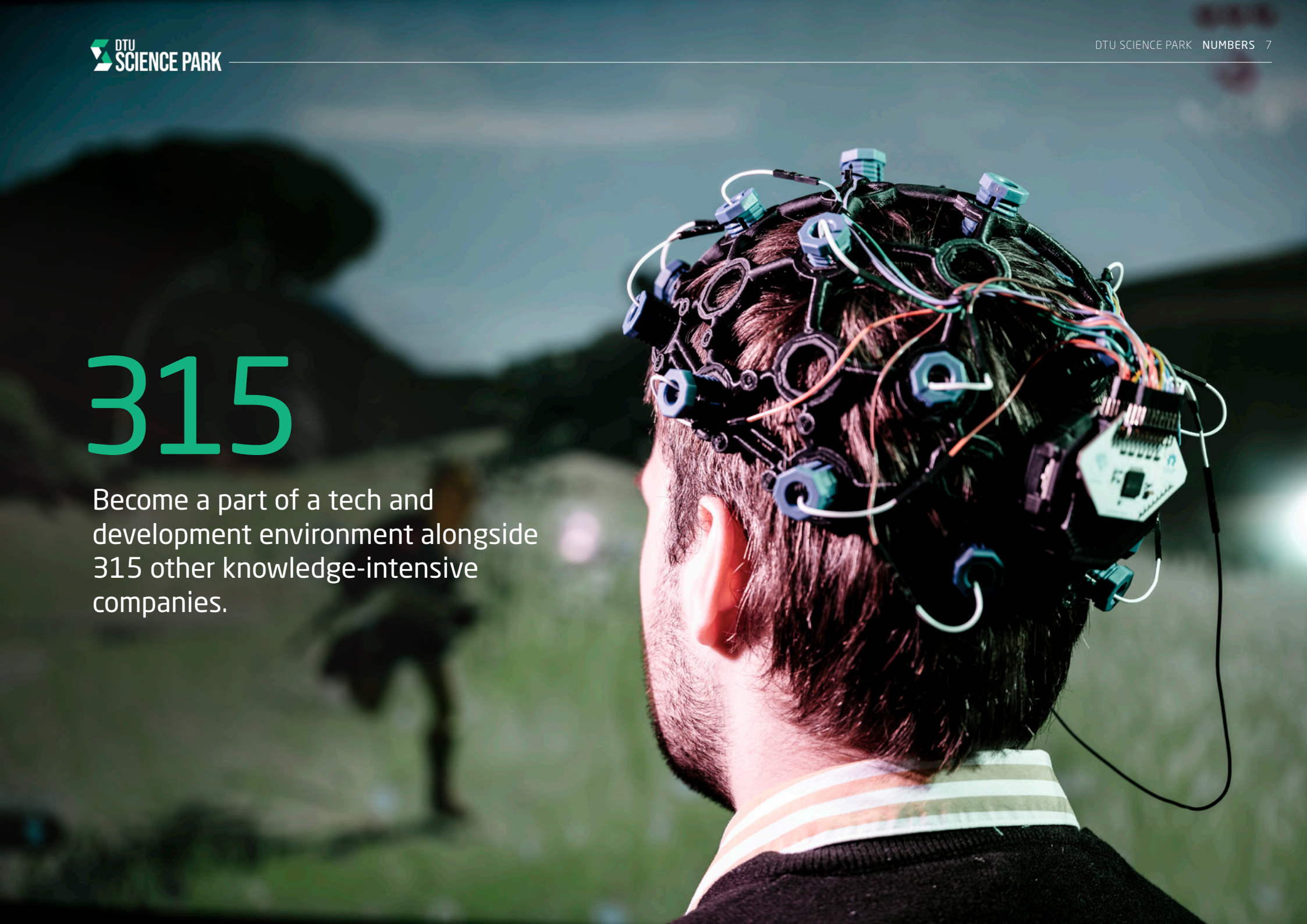
Services and facilities – we take care of all the practicalities

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
- Workshop facilities
- DGNB-certified area
- Green recreational area
- Table tennis and foosball
- Padel
- Massage
- Shower and changing facilities
- ESG data
- Mobility hub
- Public transport
- Parking and EV chargers
- 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.

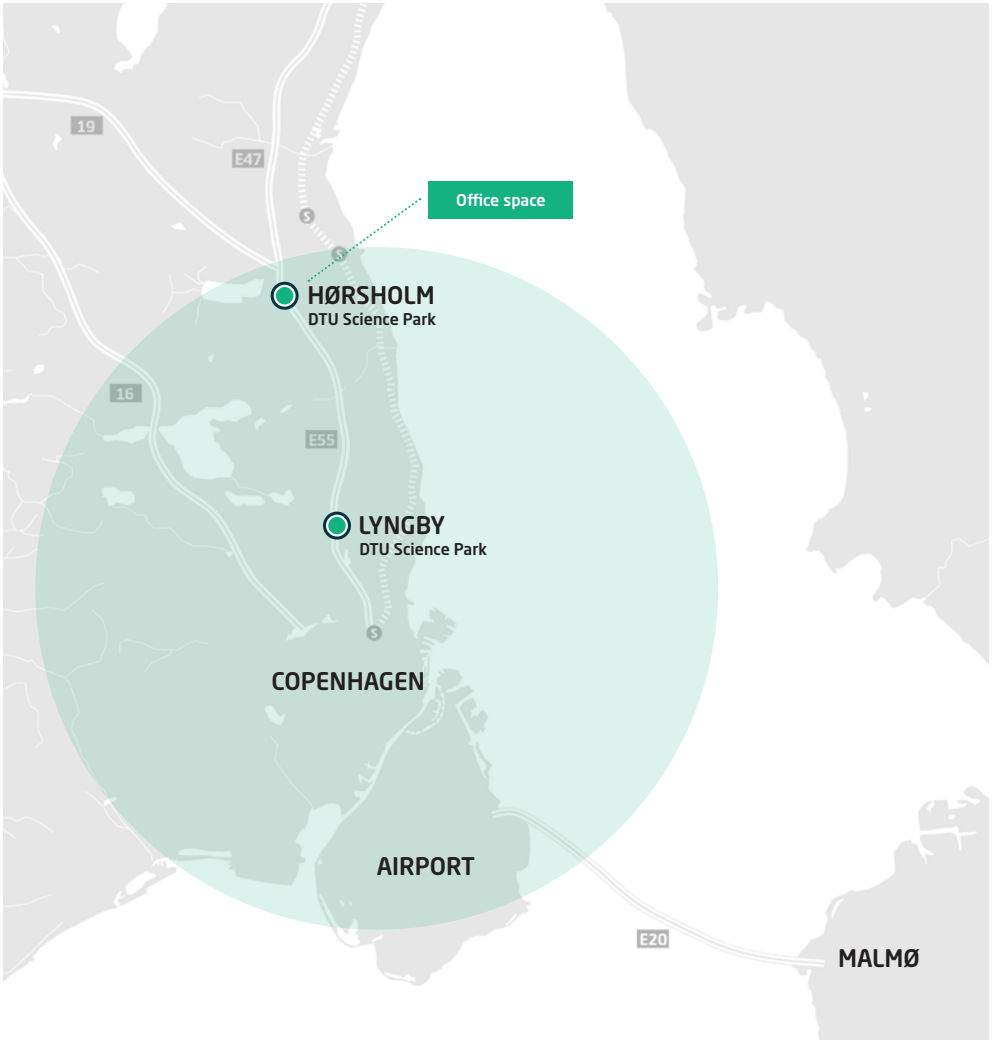
Denmark's largest deep tech community

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
novonesis
EVAXION
VISIOPHARM
bioneer
ALK ABELLÓ
-mAbs Therapeutics, Inc.
MEDTRACE
EXPRES²ION BIOTECH
FMC An Agricultural Sciences Company
DFM Danmarks Nationale Metrologiinstitut
Oterra
FORCE TECHNOLOGY
DHI
BAVARIAN NORDIC





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 2026, DTU Science Park in Hørsholm was DGNB Midtway 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

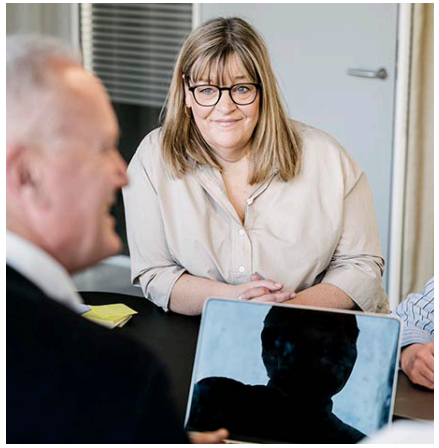
We help deep tech companies scale.
Join Denmark's leading deep tech community, share your everyday life with more than 315 other ambitious companies, and gain access to sparring, networking, and professional and social events.

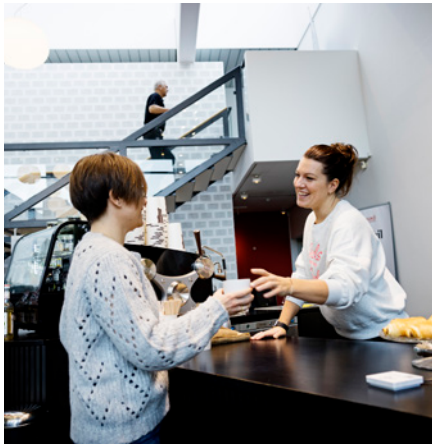
How we support the companies in the park:

- 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.

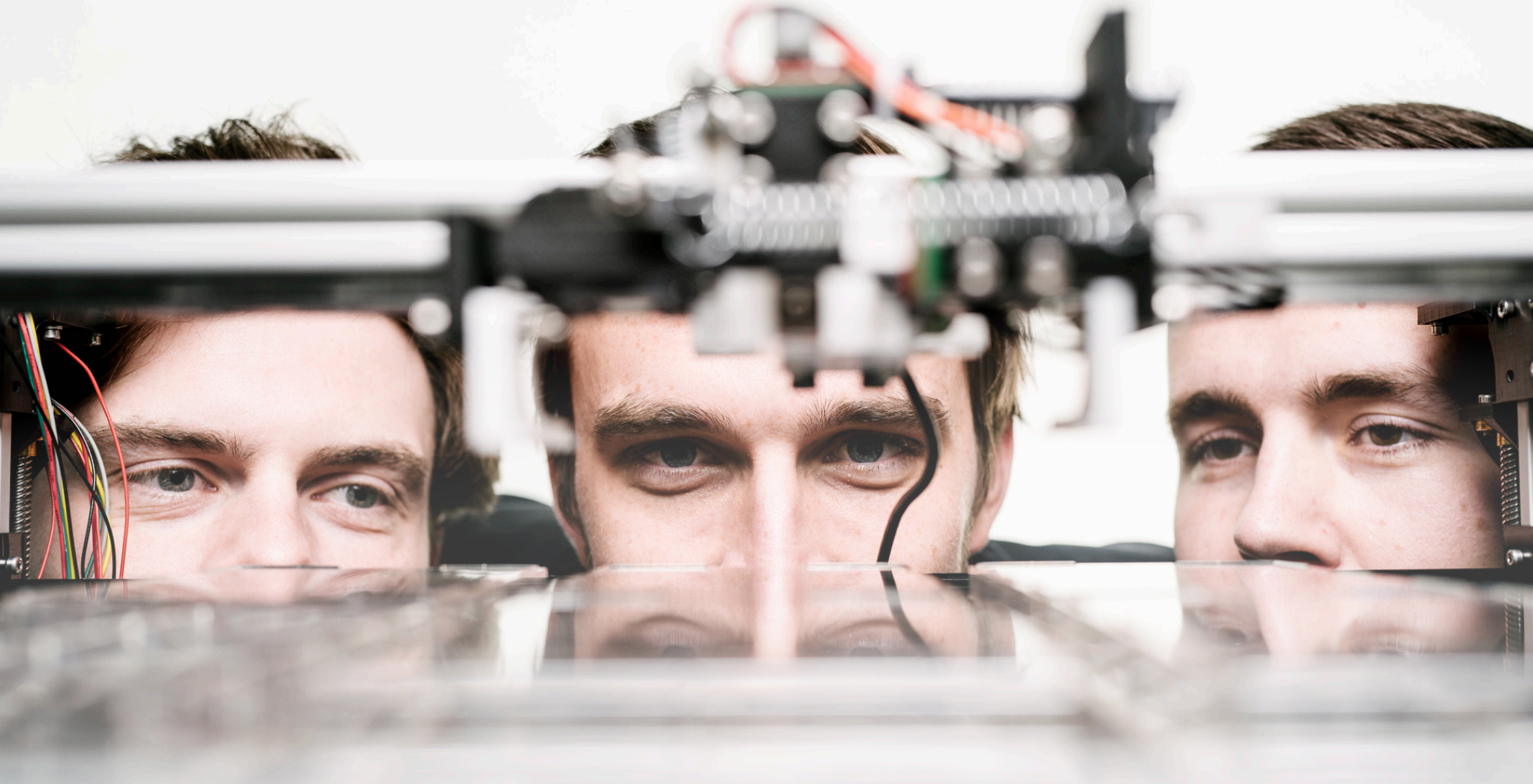


With the help of the mentors, we have now got structure in the organization, and we have grown 60% in a year and a half. The sparring I have received has been an enormous help.

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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