



Refurbished offices

with room for research and growth

Dr Neergaardsvej 5A, 1st floor, 2970 Hørsholm



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

Refurbished office space in an iconic pyramid 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.

Establish your base in a distinctive pyramid-shaped property featuring a large central atrium and skylight, ensuring exceptional natural light throughout the building. On the first floor, flexible office spaces are available—either as a single lease for one company or divided among several smaller businesses. The offices are bright and welcoming, fitted with new dark grey carpet tiles and offering views of green surroundings. A shared canteen is located just a 3-minute walk from the building.

There are excellent opportunities to tailor the space to suit the needs of the right tenant(s).

You get:

- Practical, bright offices with views of green areas
- New kitchenette on the ground floor
- Access to shared canteen with courtyard nearby
- Spacious storage facilities and shower in the basement
- Free parking right outside the building

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.

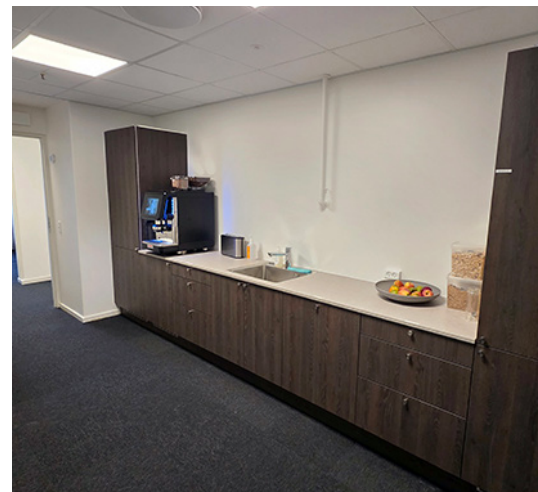
We care for nature

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



Prices

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

Please note: This lease is available either as a single unit for one company or can be divided among multiple smaller businesses.

Gross area: 20-404 m²

Energy label: C

Annual rent: DKK 1,200 per m² excl. utilities and operating costs *

Annual operating budget: DKK 403 per m² *

Annual community service: DKK 345 per m² *

Annual heating budget: DKK 171 per m² *

Total annual rent incl. utilities, community services and operating costs:
DKK 2,119 per m² *

Total annual rent incl. utilities, community services and operating costs:
DKK 856,076 *

Total monthly rent incl. utilities, community services and operating costs:
DKK 71,340 *

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

Available offices from 20-404 m²

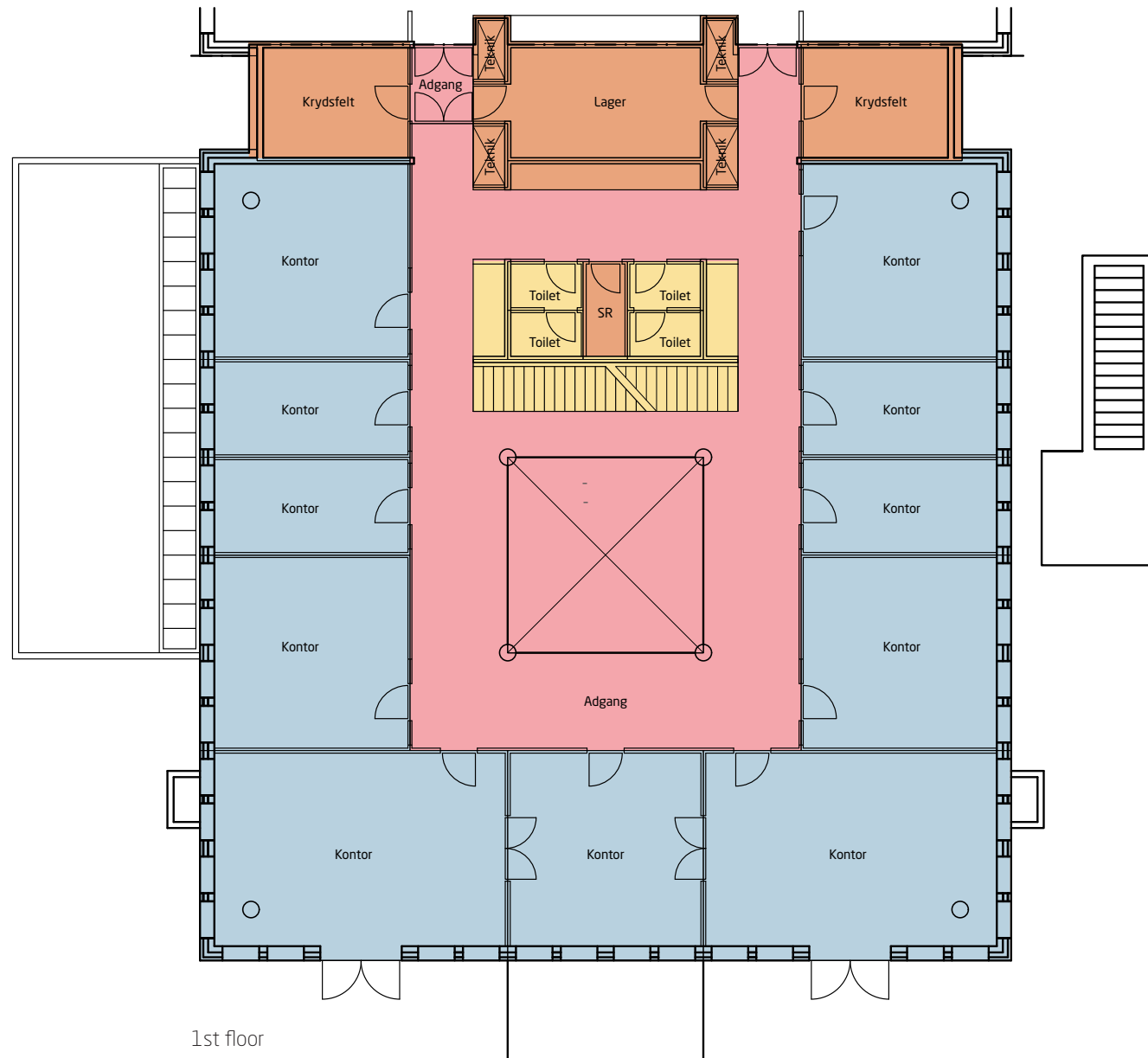
Price examples:

Office (2 people)	20 m ²	DKK 3.532 / month
Office (6 people)	66 m ²	DKK 11.655 / month
Office (26 people)	404 m ²	DKK 71,340 / month



Gross area:
20-404 m²

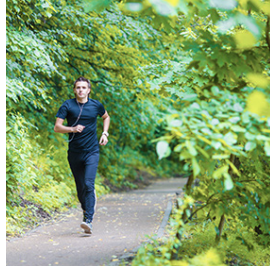
- Offices
- Tech/storage
- Shared facilities
- Common areas



Facilities in DTU Science Park



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



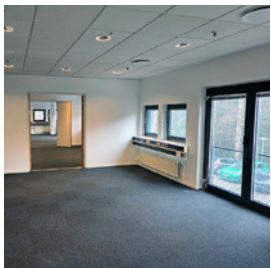
Great running and walking routes in the area.



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



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



We offer available office spaces in various sizes, with the option to include storage facilities.



A shared canteen with a cozy courtyard is located just a 3-minute walk away.



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

EVAXION

VISIO **PHARM***

bioner

ALK
ABELLÓ

-mAbs
Therapeutics, Inc.

MEDTRACE

EXPRESION
BIOTECH

FMC
An Agricultural Sciences Company

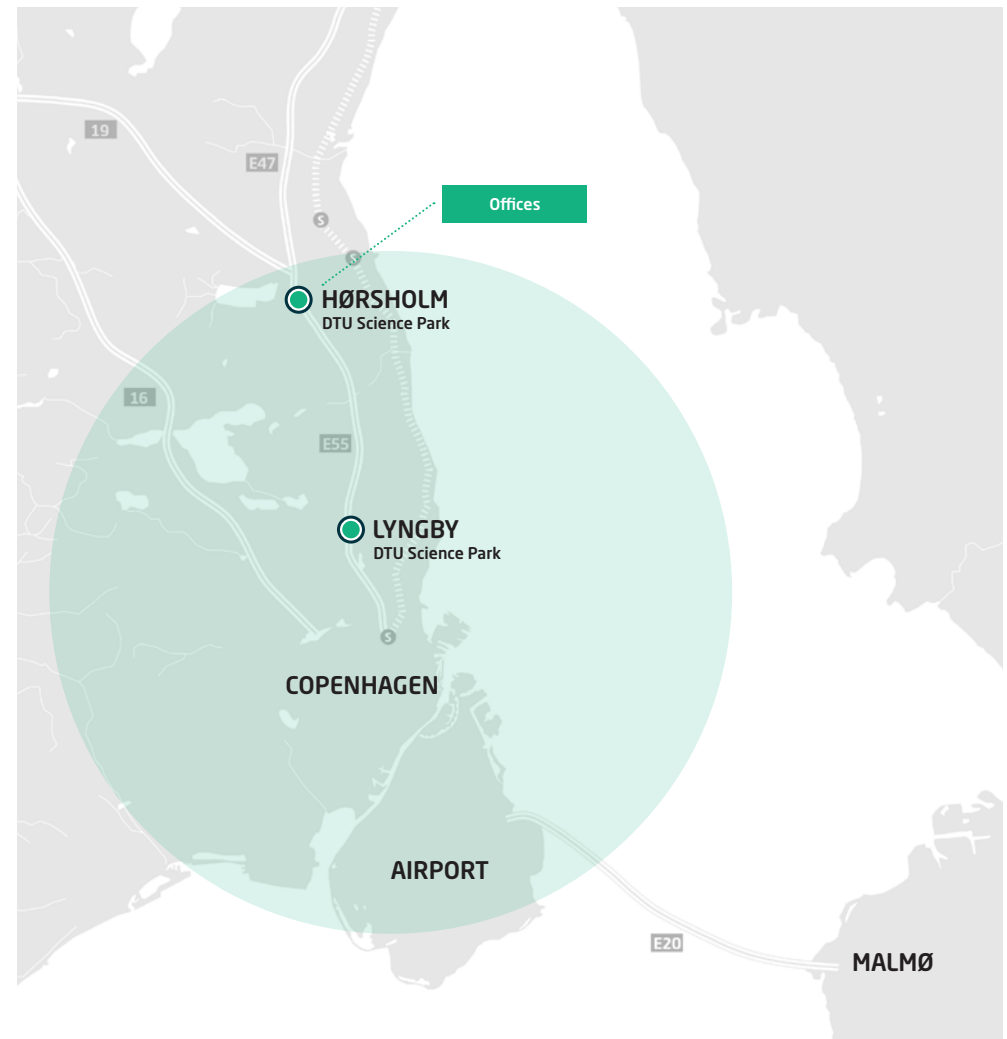
DFM
Danmarks Nationale Metrologiinstitut

oterra

FORCE
TECHNOLOGY

DHI
The expert in WATER ENVIRONMENTS

BAVARIAN NORDIC



An aerial photograph showing a large green area with several buildings, surrounded by a dense forest. In the background, a residential area with many houses is visible, and further back, a large body of water (the sea) stretches across the horizon under a clear sky. The year '2027' is overlaid in large green numbers on the left side of the image.

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 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.

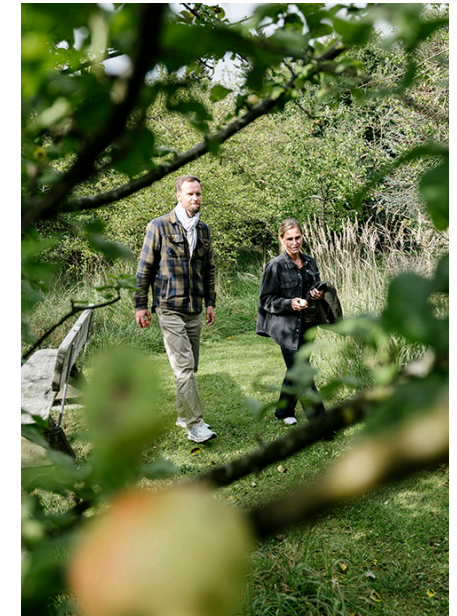
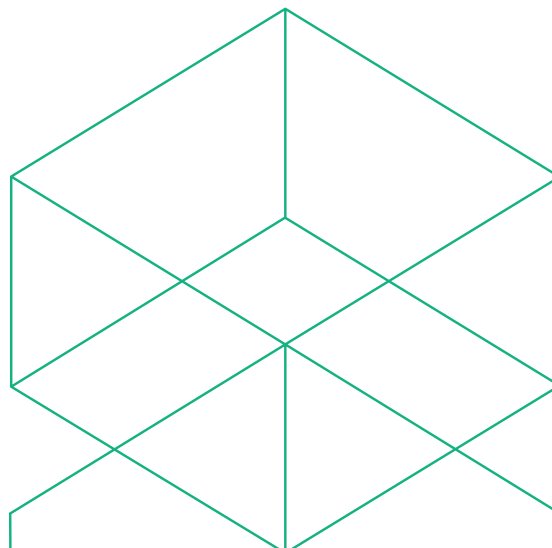
Examples of our focus areas

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.

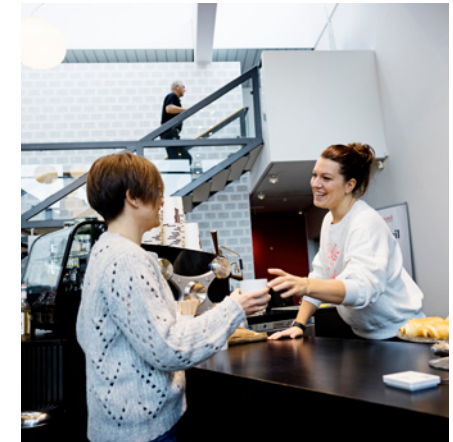
How we support the companies in the park:

- 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:

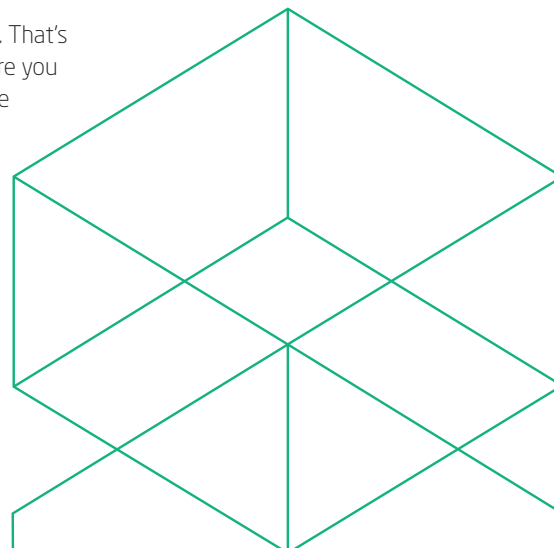
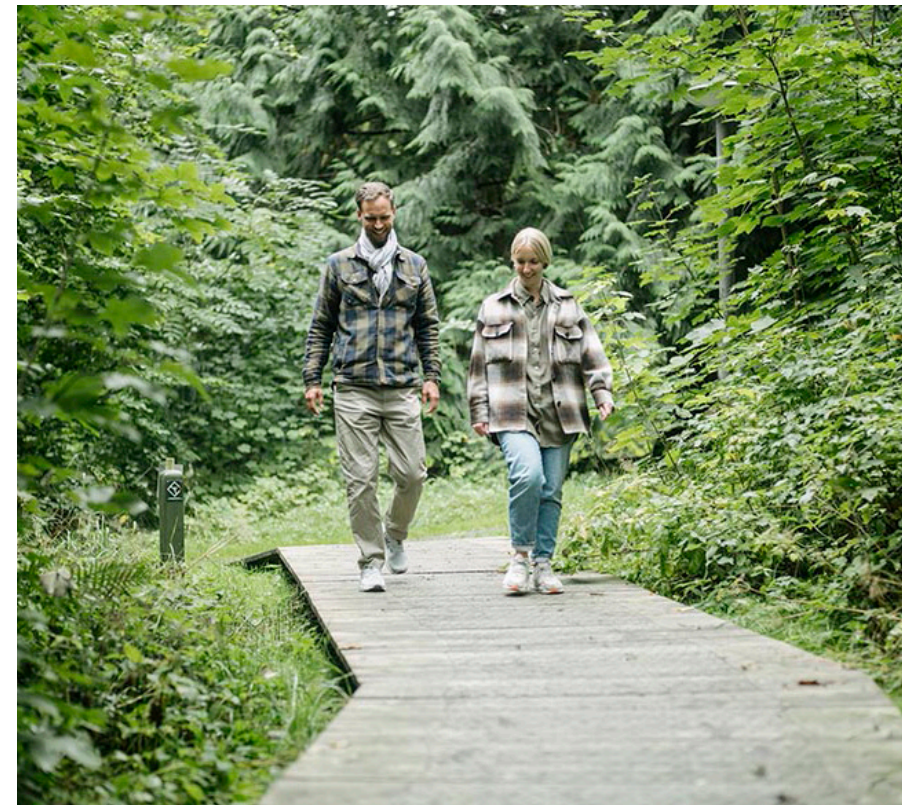
- A beautiful, green, and well-maintained park just outside your window, ideal for walk & talks
- A staffed reception to welcome your guests
- An inviting and varied lunch scheme
- A cosy coffee bar
- Maintenance of your building
- Free parking spaces with charging stations for electric cars
- Bright,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

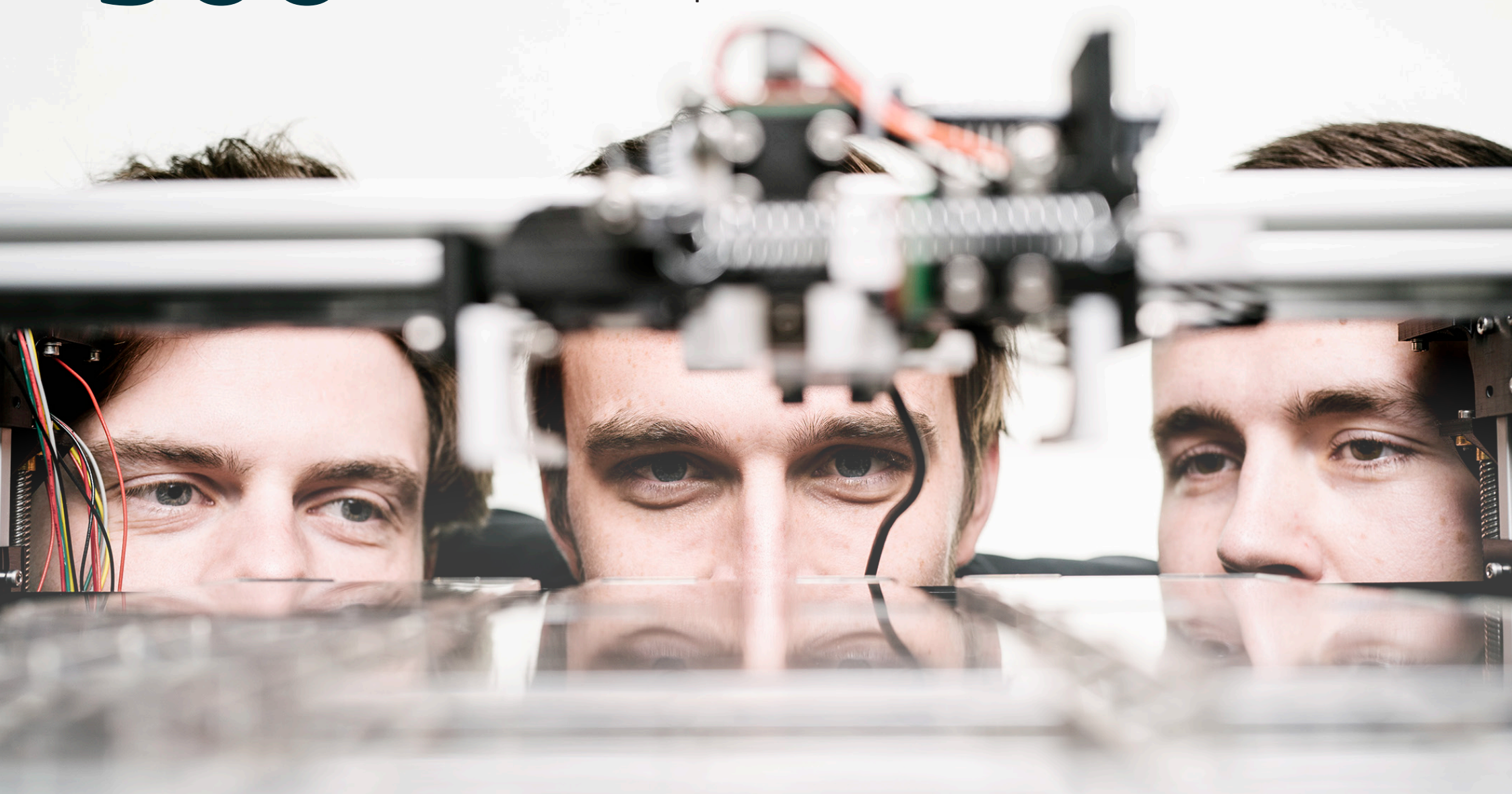


▶ *With the help of the mentors, we have now got structure in the organization, and we have grown 60% in a year and a half. The sparring I have received has been an enormous help.*

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

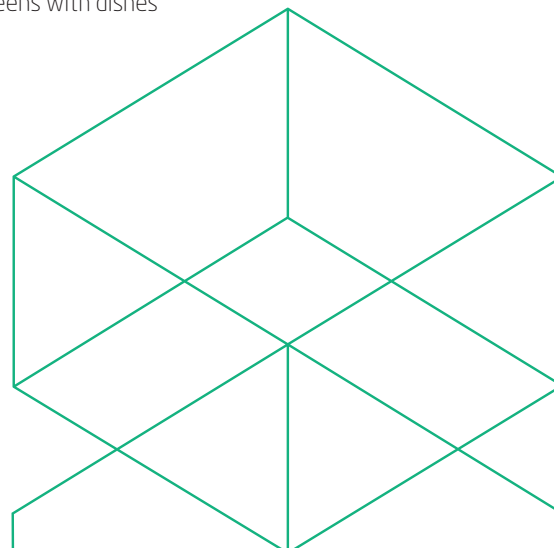
Cheval Blanc Kantiner is also happy to cater for your meetings and events. This could include snacks, breakfast, or an afternoon cake and coffee.

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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