




**Your Space for Future Technologies**

# Space for Innovation and Technology Projects



 **Wilhelm-Rönsch-Straße 4 | 01454 Radeberg | Germany**



The HZDR Innovation Campus Radeberg offers

- **Research Institutions,**
- **Start-ups,**
- **New Settlements and**
- **Companies in the region Dresden**

modern spaces for innovation and technology projects.

**Commercial area Pillnitzer Strasse, Radeberg – only a few minutes from Dresden.**

- Excellent transport connections: A4 motorway (7 min), Dresden Airport (20 min)
- **Public transport to Dresden** (Bus 521, stop Wilhelm-Rönsch-Str.; 14 min to Ullersdorfer Platz, 35 min to Schillerplatz)
- Radeberg railway station (10 min by bus): S8, RE2 and RB61 – **15 min to Dresden-Neustadt** station
- **6 minutes** from Helmholtz-Zentrum Dresden-Rossendorf

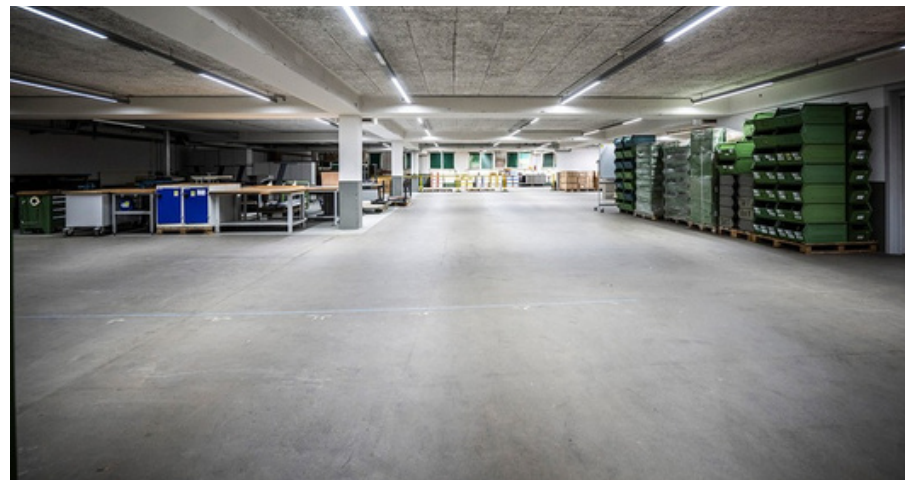
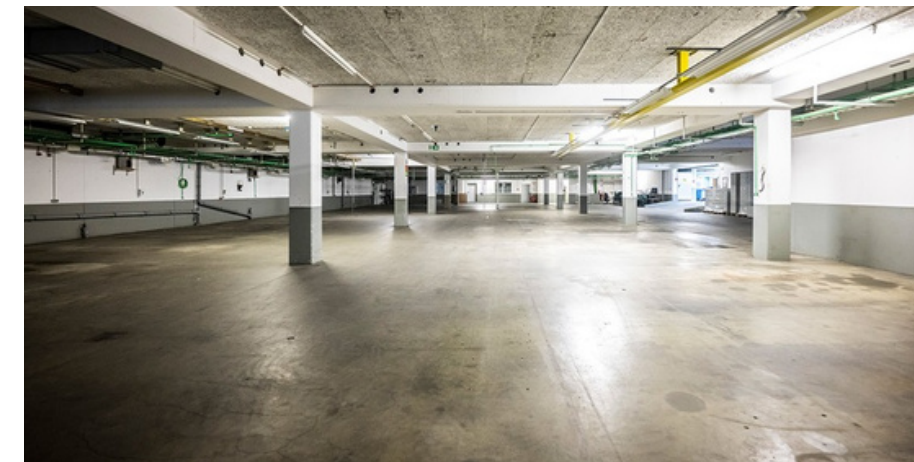




# Our Offer – Property and Spaces

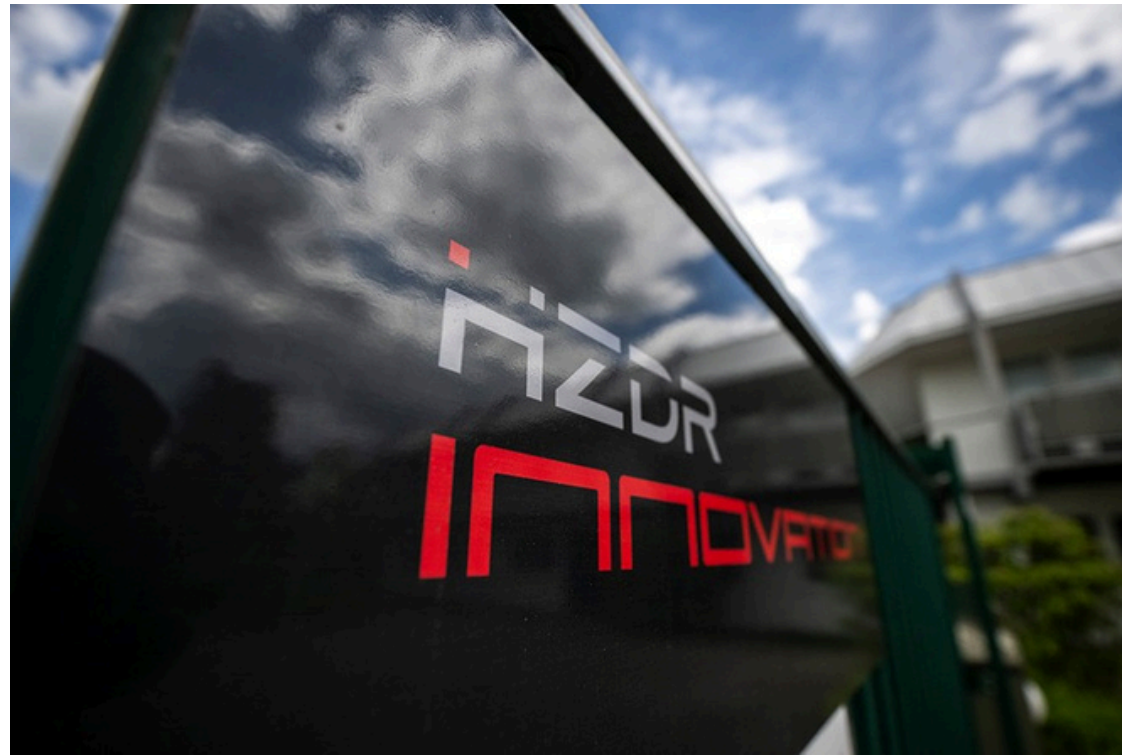


- Site area: approx. **17,500 m<sup>2</sup>**
- **Buildings: 6,500 m<sup>2</sup>** | basement warehouse halls
- **Hall-in-hall solutions** | installation of containers within halls for rapid project start
- Use options: **Laboratory** (R&D) | **Production** (Workshop) | **Warehouse** | **Office**
- **Utility connections:** 1.3 MW electrical capacity (expandable) | compressed air in production and warehouse | water and cooling water (60 m<sup>3</sup> heat exchanger basin) | own wells
- Floor load capacity: Ground floor 20 kN/m<sup>2</sup> (2 t/m<sup>2</sup>) | basement areas up to 50 kN/m<sup>2</sup> (5 t/m<sup>2</sup>)





# Space to Grow - Develop - Innovate



**The site is developed by HZDR Innovation GmbH in close cooperation with Helmholtz-Zentrum Dresden-Rossendorf.**

- Available at short notice, also for temporary projects
- Flexible rental areas – divisible and expandable
- Located in the structural development region of Upper Lusatia with attractive funding programs
- in central Germany



## **Rental Conditions (net rent, as of 01/26)**

- Workshop | Production | Office: from €9 / m<sup>2</sup> (exclusive use)
- Laboratory: from €10 / m<sup>2</sup> (exclusive use)
- Shared areas (e.g. meeting room, kitchen): Rent according to proportionate shared use
- Warehouse (hall): from €5 / m<sup>2</sup> | Warehouse (tent): from €2 / m<sup>2</sup>



# We look forward to your enquiry



## Arrange a viewing now

Please contact us for

- viewing appointments,
- rental conditions or
- cooperation opportunities.

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**Wilhelm-Rönsch-Straße 4**  
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