

Rental Conditions (net rent, as of 01/2026)

- **Workshop | Production | Office:** from €9 / m² (exclusive use)
- **Laboratory:** from €10 / m² (exclusive use)
- **Shared areas** (e.g. meeting room, kitchen): Rent according to proportionate shared use
- **Warehouse (hall):** from €5 / m²
- **Warehouse (tent):** from €2 / m²



Become a tenant now!
We look forward to your enquiry.

Please contact us for
viewing appointments, rental
conditions or cooperation
opportunities.

Your contact person:

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Your Space for Future Technologies

HZDR Innovation GmbH
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powered by



Space for Innovation and Technology Projects

The HZDR Innovation Campus Radeberg offers **modern spaces for innovation and technology projects** to **research institutions, start-ups**, new settlements and **companies** in the Dresden region.

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

Our Offer – Property and Spaces

- **Site area:** approx. 17,500 m²
- **Buildings:** 6,500 m² | 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 m³ heat exchanger basin) | own wells
- **Floor load capacity:** Ground floor 20 kN/m² (2 t/m²) | basement areas up to 50 kN/m² (5 t/m²)

Location with Perspective

Commercial area Pillnitzer Strasse, Radeberg – only 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
- **Central location** in Central Germany:
 - Leipzig/Halle – 150 km
 - Berlin – 200 km | Prague – 160 km

