

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

 **Workshop | Production | Office:**
from 9 €/m² (exclusive use)

 **Laboratory:** ab 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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This construction project is
co-financed by tax revenues
based on the budget
approved by the
Saxon State Parliament.



HZDR 
INNOVATION CAMPUS

Your Space for Future Technologies

HZDR Innovation GmbH
Wilhelm-Rönsch-Straße 4
01454 Radeberg | Germany



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HZDR
HELMHOLTZ ZENTRUM
DRESDEN-ROSSENDORF

TUDAG 

Space for Innovation and Technology Projects

The HZDR Innovation Campus in Radeberg is a joint venture between HZDR Innovation GmbH and the Helmholtz-Zentrum Dresden-Rossendorf e. V. - it offers **research institutions, start-ups, new settlements and companies** in the Dresden region ample space for innovation and technology projects.

- Available at **short notice**, also for **temporary projects**
- Flexible rental areas** - divisible and expandable
- The **Upper Lusatia funding region** with attractive funding programs e.g. Business Angel Bonus for start-ups

Site area: approx. 17,500 m²

Buildings: 6,500 m² - basement warehouse halls



Our Offer – Properties and Spaces

Use options

Laboratory (R&D) | Production (Workshop) | Warehouse | Office

Hall-in-hall solutions

Containers within halls for rapid project start

Utility connections

(Customizable or expandable upon request)
1.3 MW electrical capacity | compressed air in production and warehouse | ventilation, water and cooling water, fire alarm system
60 m³ heat exchanger basin and own wells

Floor load capacity

Ground floor | 20 kN/m² (2.0 t/m²)
Basement areas | up to 50 kN/m² (5.0 t/m²)

Drivable halls and elevators

Small cargo lift | 3.30 x 1.70 x 2.30 m, 4.5 t
Large cargo lift | 7.10 x 2.40 x 2.50 m, 8.0 t
Room height | Ground floor 5.60 - 6.10 m |
Basement areas 2.40 - 2.70 m
Shutter doors 5.00 x 4.00 m

Shared kitchens



Location with potential and excellent connections

The Pillnitzer Straße industrial park in Radeberg is just a few minutes from Dresden away.

- Excellent transport connections**
A4 - 7 min, Dresden Airport - 20 min
- Public transport to Dresden**
Bus 521 stop Wilhelm-Rönsch-Str. - 14 min to Ullersdorfer Platz, 5 min to Schillerplatz
- Radeberg railway station** - 10 min by bus | S8, RE2 and RB61 - 20 min to station Dresden-Neustadt
- 7,5 km away from **Helmholtz-Zentrum Dresden-Rossendorf**
- Central location in Central Germany**
Leipzig/Halle - 150 km
Berlin - 200 km | Prague - 160 km

