

A LABORATORY BIG ENOUGH FOR YOUR IDEAS

PROFILE: MULTI-PURPOSE LABORATORY BUILDING G875 – G880
INDUSTRIEPARK HÖCHST



SITE	03
ACCESS	04
NETWORK	05
ARCHITECTURE	06
BUILDING FACTS	08
FLOOR PLAN	10
A LOOK INSIDE	12
FEATURES	14
SITE MAP	18
CONTACT	20

THE SITE FOR YOUR SUCCESS

WITH MORE THAN FOUR SQUARE KILOMETERS OF AREA, OVER 90 COMPANIES AND WELL OVER 22,000 EMPLOYEES, INDUSTRIEPARK HÖCHST IS THE LARGEST, BEST-EQUIPPED RESEARCH AND INDUSTRIAL SITE IN THE RHINE-MAIN REGION.

Infraserv Höchst, the site operator, keeps the park running smoothly with a comprehensive portfolio of services ranging from utilities and waste disposal to logistics and facility management all the way to full-service plant operation. Thanks to Infraserv Höchst's extensive experience with demanding construction projects, tenants can rely on the operator to provide effective, needs-based planning when constructing new buildings or converting existing space.

It is a challenge to maintain the availability of all the mechanical, electrical and plumbing equipment. Infraserv Höchst has the expertise to develop a carefully balanced operations and maintenance plan that combines cost-optimized support with superior reliability.

**MULTI-PURPOSE LABORATORY
BUILDING G875 – G880**



DIRECT ACCESS TO ALL MARKETS

**LOCATED IN THE CENTER OF THE RHINE-MAIN ECONOMIC REGION,
INDUSTRIEPARK HÖCHST IS AN INNOVATIVE CHEMICAL AND
PHARMACEUTICAL SITE IN THE EUROPEAN HEARTLAND.**

The park, with its mature infrastructure, provides an ideal environment for high-tech research and production firms. Its appeal is enhanced by its close proximity to key sales, procurement and financial markets. In addition, Industriepark Höchst boasts an outstanding logistics infrastructure with excellent access to road, rail, water and air transportation, including the second largest air hub on the European continent.





NETWORKING FOR SUCCESS

90 NEIGHBORING COMPANIES IN RELATED INDUSTRIES PLUS A HOST OF WORLD-CLASS RESEARCH OUTFITS AND UNIVERSITIES IN THE RHINE-MAIN-NECKAR REGION MAKE UP A DENSE NETWORK THAT YOU CAN PUT TO WORK FOR YOU.

There are 150,000 students at the region's thirteen universities. The park is located near the Max Planck Institutes for Biophysics, Chemistry, Polymers and Brain Research, plus the headquarters of the Fraunhofer Society, the Paul Ehrlich Institute and the FIZ Frankfurt Biotechnology Innovation Center. Additional training is available at Infraseriv Höchst's own continuing education center, Provalidis, not to mention the symposia and conferences regularly held at the park.

INTELLIGENT ARCHITECTURE FOR YOUR RESEARCH

EXPERIENCE THE INTELLIGENT SYNERGY OF MODERN ARCHITECTURE, EFFICIENT ENERGY USE AND FLEXIBLE SPACE UTILIZATION FOR HIGHLY SPECIALIZED COMPANIES AND PEOPLE WHO WANT TO WORK PROFESSIONALLY IN A SUPPORTIVE ENVIRONMENT.

The multi-purpose laboratory building is designed for flexible, professionally equipped modular 700 m² units. Each unit can be partitioned and equipped to suit the tenant's unique needs. Ultra-modern office suites can be accommodated as well. The building was designed from the ground up to minimize operating costs: An exterior insulation and finishing system and a geothermal energy solution keep energy costs approx. 40% lower than in conventional laboratory buildings.





View of the multi-purpose laboratory building from Gate H831 on the eastern side of the park



View between Building Modules G877 and G875



The brightly lit central block in the northeast corner of the building with a small park. It connects the five building modules.



Every building module has its own service entrance with a freight elevator on the front side of the building

BUILDING FACTS AT A GLANCE

THE MULTI-PURPOSE LABORATORY BUILDING G875 – G880 WAS BUILT IN THE EARLY 2000S AS A VERSATILE FACILITY FOR RESEARCH AND DEVELOPMENT LABORATORIES. IT IS EQUIPPED WITH EVERYTHING FROM PILOT PLANTS AND LABORATORIES TO OFFICE SPACE AND STORAGE AREAS.

The building is located in the research-oriented southeast sector of Industriepark Höchst, where it provides an ideal environment for researchers. It is specifically designed for companies who prefer to invest in their core business, and not in constructing laboratories.





Bird's eye view of the multi-purpose laboratory building (from the southeast)



View between Building Modules G877 and G875

BASIC FACTS ABOUT THE BUILDING COMPLEX

Year built	2001
Number of modules	5 laboratory modules connected by a central block
Number of floors per module	5 full floors, 2 basement floors
Total rental space in the building complex	Approx. 25,000 m ²
Total rental space per floor	Approx. 1,000 m ²
Total laboratory space (effective floor space) per floor	Approx. 700 m ²
User entrance	Via the central block
Service entrance	Ground floor at the front side, with freight elevator
Floor load capacity (max. live floor load) in laboratory area	750 kg/m ² (equal to 7,5 kN/m ²)
Floor load capacity (max. live floor load) in conference rooms, break rooms and kitchens	500 kg/m ² (equal to 5 kN/m ²)
Floor-to-floor height	Approx. 4.10 m
Ceiling clearance in laboratories	Approx. 3 m
Car parking spaces	Can be additionally rented near the building
Current key tenants	Sanofi-Aventis Deutschland GmbH, Rockwood Lithium GmbH
Availability	By prior agreement
Restrooms and community areas	At the entrance to each floor
Handicapped restroom	In the ground floor of the central block

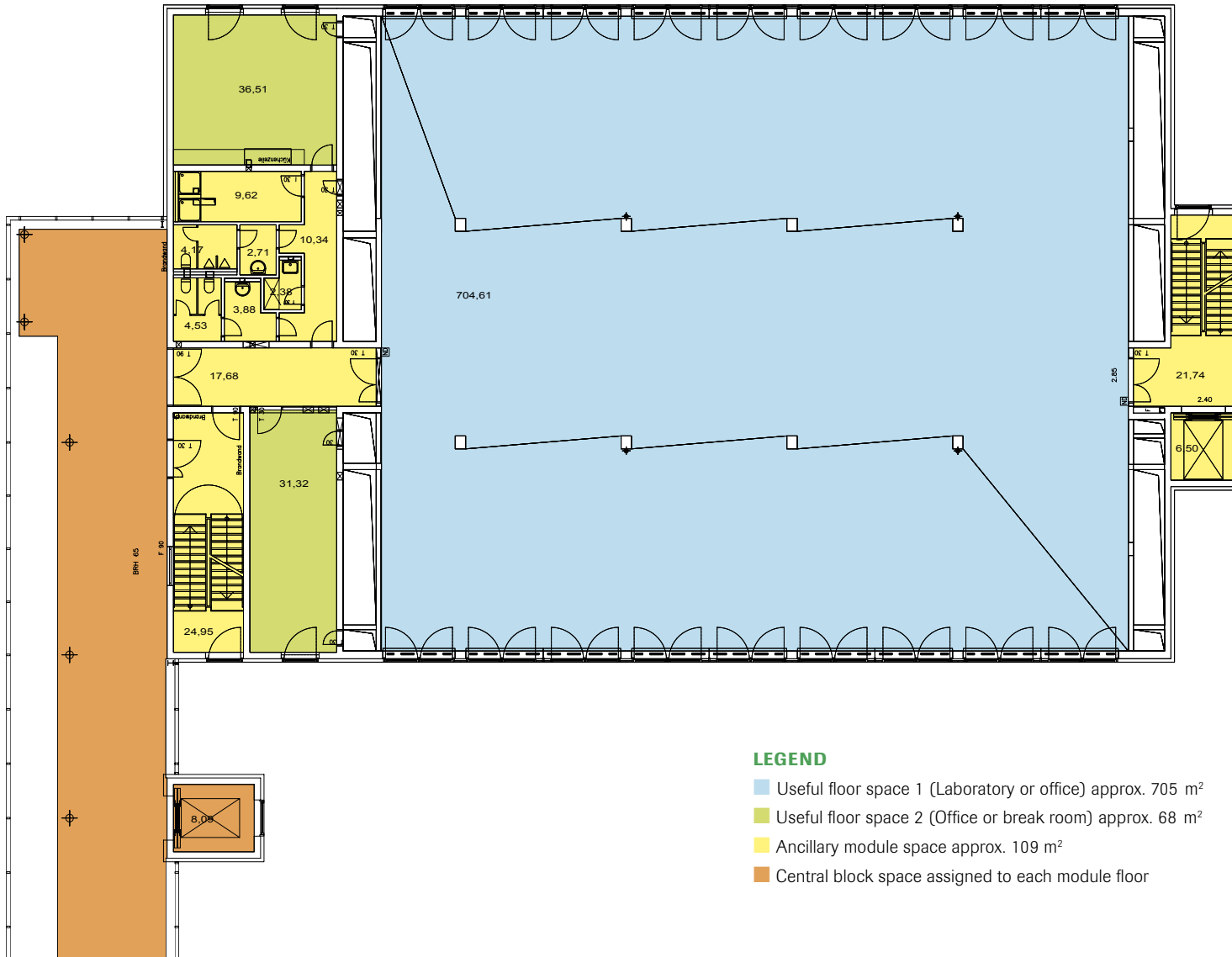
ENERGY CONSUMPTION G875

Acc. to energy certificate as of 25/09/2020
Consumption (heating): 240 kWh/(m ² x a)
Consumption (electricity): 233 kWh/(m ² x a)

ENERGY CONSUMPTION G879

Acc. to energy certificate as of 25/09/2020
Consumption (heating): 174 kWh/(m ² x a)
Consumption (electricity): 137 kWh/(m ² x a)

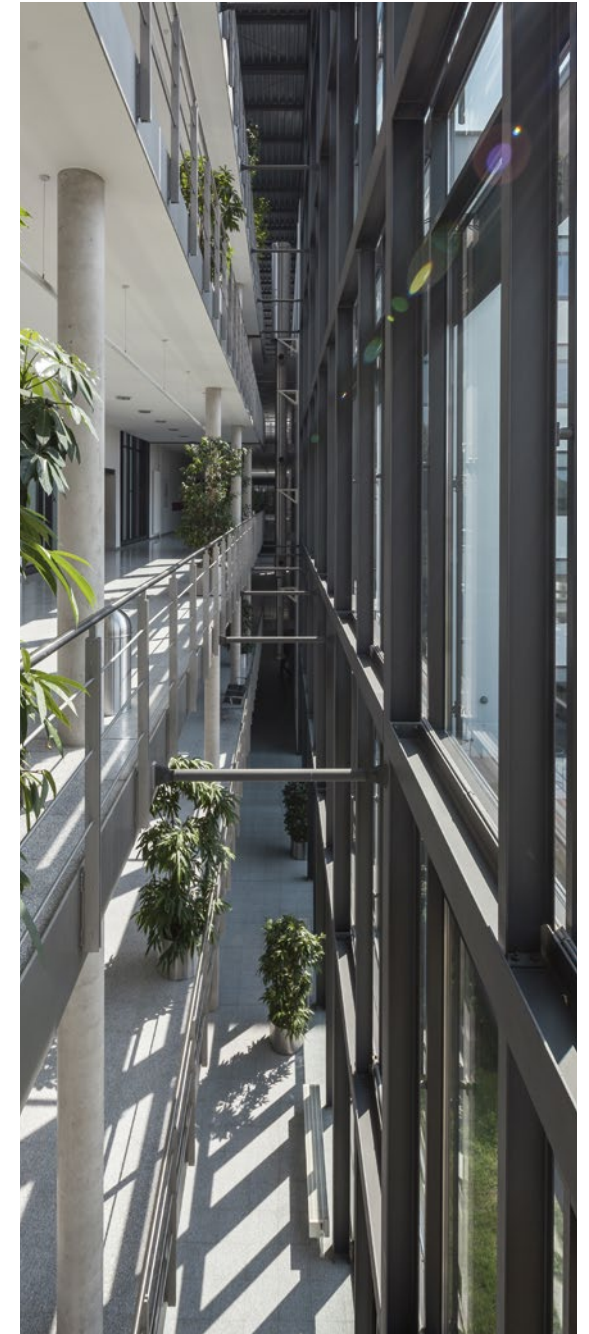
FLOOR PLAN OF A MODULE FLOOR IN G875 (EXAMPLE)



- SPECIAL FEATURES**
- 2 passenger elevators in the central block
 - Freight elevators at the front of each module
 - Staircases on either end of each module
 - Restrooms and community areas at the entrance to each floor
 - Handicapped restroom in the ground floor of the central block

- LEGEND**
- Useful floor space 1 (Laboratory or office) approx. 705 m²
 - Useful floor space 2 (Office or break room) approx. 68 m²
 - Ancillary module space approx. 109 m²
 - Central block space assigned to each module floor

A LOOK INSIDE THE BUILDING





FEATURES AND AMENITIES OF THE MULTI-PURPOSE LABORATORY BUILDING

COST GROUP UNDER DIN 276	FEATURES
300 Construction	
350 Flooring	Bonded screed in laboratory areas. Flooring varies depending on the previous use: stone tile, vinyl, epoxy, resin or Pharma Terrazzo.
350 Floor drains	Installed in several laboratories.
340 Walls	Laboratories: Plastered, spackled and painted with washable paint. Offices: Ingrain/fiberglass wallpaper painted with water emulsion paint.
350 Ceilings	All the supply lines for the laboratory equipment run through the ceilings; exposed or false ceilings designed as laminar flow ceilings with some ventilation registers in the office areas.
330 Windows	Insulated glazing, tilt-and-turn windows.
330 Sunshades	Exterior blinds with wind and sunlight based control system.
340 Doors	Doors to corridor: T30. Between rooms: non-fire doors. Some doors with interior glazing, lockable. Hardware: metal door handles.
400 HVAC	
430 Heating, ventilation, air-conditioning	Stainless steel or PPS ventilation ducts. Air intake via geothermal heating / cooling ducts to pre-heat or pre-cool air by 3–4 °C. Heat recovery. Laboratories: Intake, exhaust and construction conform to laboratory guideline (at least 25 m ³ / m ² and hour, i.e.: 8 air changes per hour where the ceiling is 3 m high). Built to DIN 1947 – Part 7. Cooled intake air. Some units outfitted with additional ceiling suspended air conditioners. Window ventilation possible. Individual room control for laboratories, offices, storerooms and support rooms. Hot water heating with pumps, radiators and thermostatic valves. Temperatures comply with Workplace Regulation (ArbStättV). Fully automatic DDC control system with nighttime reduction / shutoff.

470 Supply of fluids	All fluid lines are stainless steel. Drinking water, service water, river water, demineralized water, compressed air, nitrogen, steam. Special gases on request. Points of delivery in laboratory ceiling. Laboratory wastewater disposed of with operations wastewater.
470 Safety systems	Emergency shower, eye wash fountain, fire extinguisher.
400 Electrical	
440 Power supply	Two sockets @ 230 V and 16 A per work station (assuming standard occupancy rates). 400 V with a point of delivery in the laboratory ceiling.
440 Lighting	As per Workplace Regulation, depending on the type of work station.
450 Information technology	Structured cabling (Cat 6) for voice and data. Floor distribution board with star distribution to terminal boxes. Two data and two voice jacks per work station (assuming standard occupancy rates).
450 Fire alarms	As required by code and in the construction permit.
450 Safety systems	PA system: full-coverage public address via door intercoms. The building complex is equipped with an access control system that is operated using Industriepark Höchst ID badges. Only authorized personnel can access rented floors.
440 Electrical distribution boards	Dedicated distribution boards for each module floor.
470 Special features	
470 Laboratory equipment	Some units already equipped with features such as laboratory tables, laboratory sinks, laboratory cabinets, laboratory shelves, fume hoods, window tables and separate offices.

The above features describe the standard features for the rental space. Other services can also be provided on request.



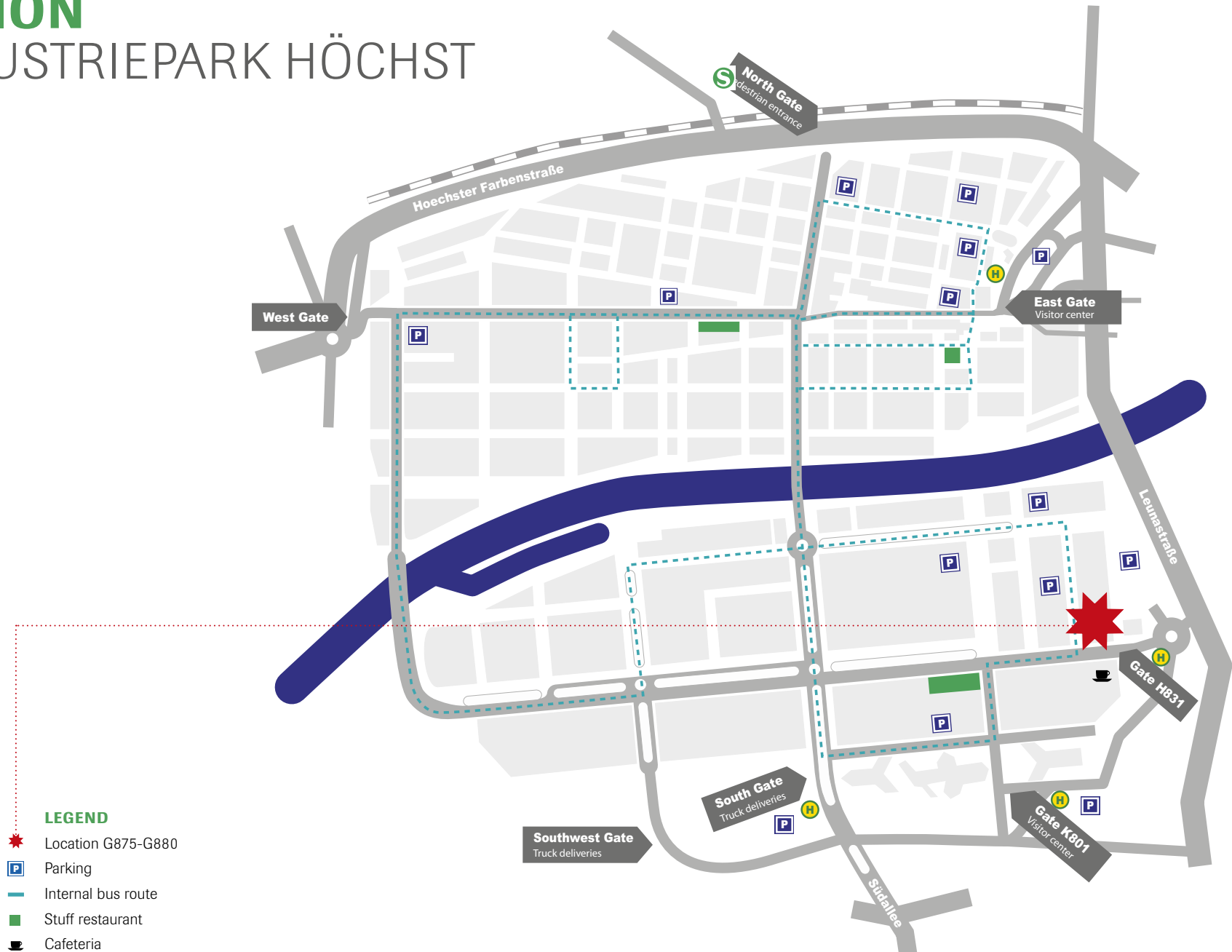
OTHER SERVICES ON REQUEST

- IT, custodial, postal services
- General support services such as laundry, office supplies, inbound and outbound logistics
- Laboratory FM services such as:
 - Laboratory-specific inspection of MEP equipment
 - Providing dry ice, liquid nitrogen, industrial gases
- Administration and logistics for chemical waste disposal
- Management of a laboratory supplies storeroom
- GMP documentation and operation services
- Parking spaces within walking distance of the building










LOCATION AT INDUSTRIEPARK HÖCHST



LEGEND

-  Location G875-G880
-  Parking
-  Internal bus route
-  Stuff restaurant
-  Cafeteria



Entrance at Gate H831



Bus service to the airport right from Gate H831



View of the Frankfurt skyline from the roof



Approx. 500 m to walk to the cafeteria; internal bus stop nearby



Contact us if you are interested or have any questions.

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