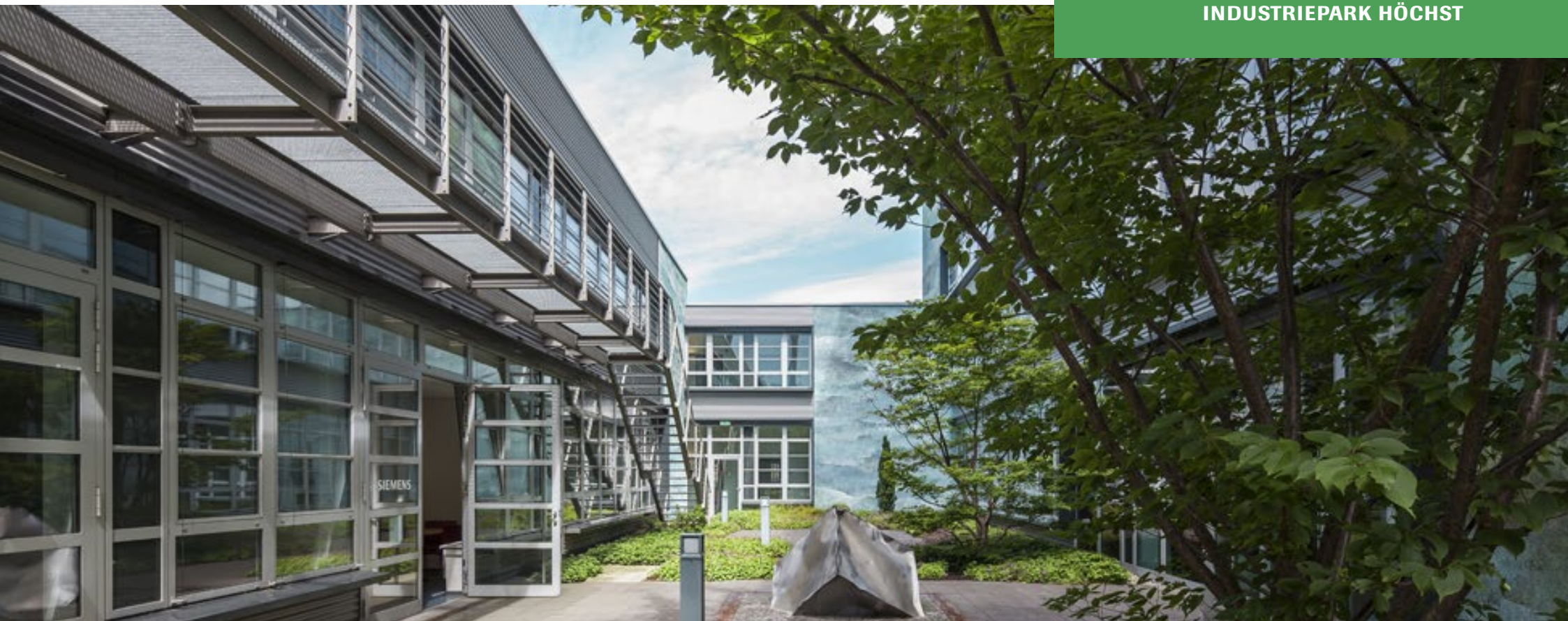


A LABORATORY BIG ENOUGH FOR YOUR IDEAS

**PROFILE: LABORATORY BUILDING B596
INDUSTRIEPARK HÖCHST**



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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 building systems and equipment. Infraserv Höchst has the expertise to develop a carefully balanced operations and maintenance plan that combines cost-optimized support with superior reliability.



LABORATORY BUILDING B596

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 InfraserV Höchst's own continuing education center, Provalidis, not to mention the symposia and conferences regularly held at the park.

THE PERFECT SIZE FOR ANY NEED

WITH ITS BUILDING SYSTEMS AND FLEXIBLE LAYOUT, LABORATORY AND EQUIPMENT BUILDING B596 IS THE IDEAL SETTING FOR ALL TYPES OF RESEARCH, DEVELOPMENT, ANALYTICS OR APPLICATION ENGINEERING. B596 OFFERS A PROFESSIONAL, UPMARKET ENVIRONMENT FOR COMPANIES OF ALL SIZES – FROM START-UPS TO CORPORATIONS.

Laboratory and equipment building B596, with its unique facade design, was built in 2002 with an adjoining office building in order to house research, development and upscaling operations. Located among numerous production facilities in the northern sector of Industriepark Höchst, it offers an ideal environment for research. Laboratory units start at 100 m² and can be built out to the customer's specifications.



South view with delivery entrance



Southwest emergency exit



Northwest view



North view

BUILDING FACTS AT A GLANCE

B596 IS A LABORATORY AND EQUIPMENT BUILDING WITH AN ADJOINING OFFICE BUILDING AND SUPERIOR INFRASTRUCTURE. ITS TOTAL AREA IS 6,600 M², SPREAD OUT OVER TWO FLOORS AND ONE BASEMENT LEVEL. PARKING IS AVAILABLE RIGHT NEXT TO THE BUILDING.

We currently have several contiguous units with a total of 2,500 m² for rent. The smallest laboratory unit is approx. 100 m². The laboratories can be furnished with laboratory tables and fume hoods to suit your processes. The ceilings are 3.50 meters high, the floors can carry a load of 1,000 kg/m² (equals 10.0 kN/m²).

Deliveries can be made to a dock with a freight elevator on the south side of the building. It is excellently located: near a park bus stop and only 300 meters from the cafeteria. A light rail station is within walking distance, too.





Freight elevator straight to the laboratory rooms



Rear outside facade

BASIC FACTS ABOUT BUILDING B596

Year built	2002
Number of floors	2 above ground, 1 below ground (partial basement)
Total rental space in building	Approx. 6,600 m ²
Delivery entrance	Ramp and freight elevator on the south side
Freight elevator	Max. load capacity: 3,000 kg/40 pass. Dimensions W/D/H 250/300/280 cm
Floor load capacity (max. live floor load)	1,000 kg/m ² (equals 10.0 kN/m ²)
Floor-to-floor height	Approx. 3.50 m
Car parking spaces	Can be additionally rented near the building
Current anchor tenant	Siemens, TÜV Süd (ground floor)
Availability	Negotiable

ENERGY CONSUMPTION B596

Acc. to energy certificate as of 24/09/2020

Consumption (heating): 246 kWh/(m² x a)

Consumption (electricity): 161 kWh/(m² x a)



Loading dock



From the freight elevator straight into laboratory T120

SPECIAL FEATURES

Laboratories can be built out to suit your processes.

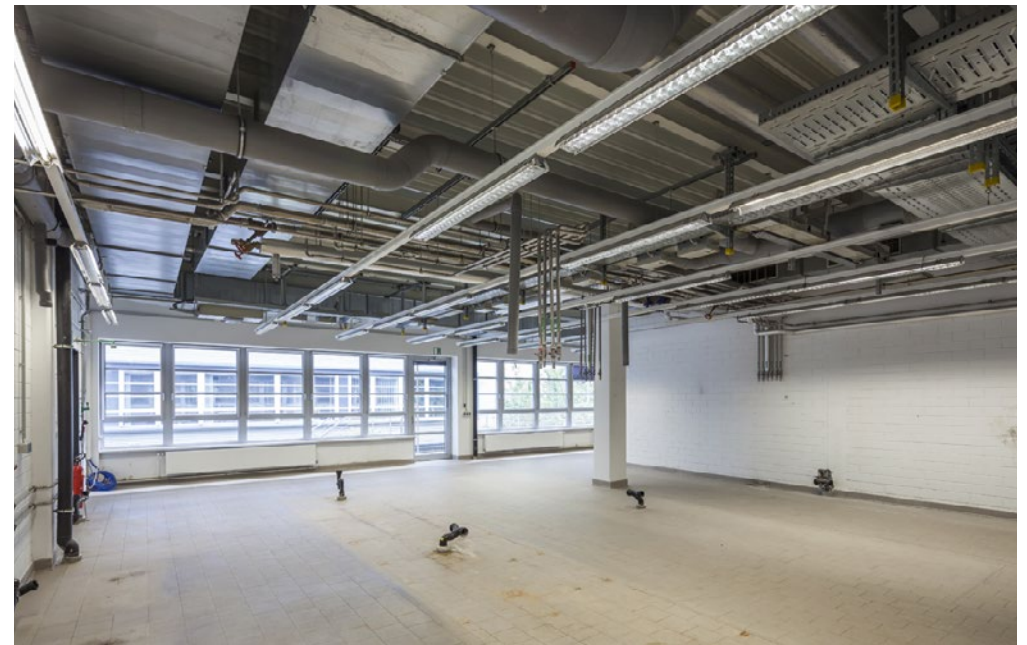
Dock and freight elevator on the south side of the building.

One staircase on the north side and one on the south side of the building.

Showpiece building with a unique facade design.



View into the atrium



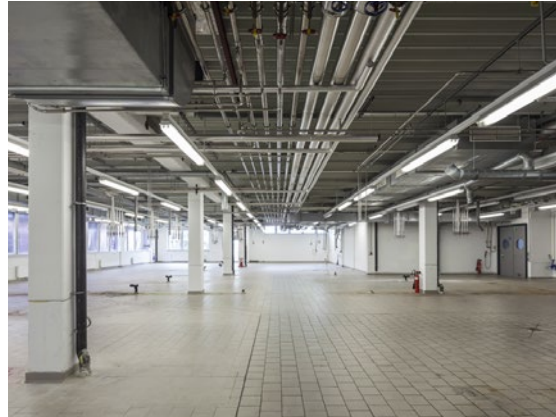
Laboratory T118



A LOOK INSIDE
THE BUILDING



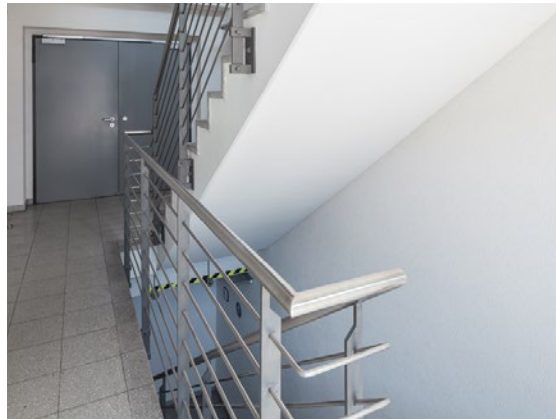
Hallway



Laboratory space T107



Laboratory space T107



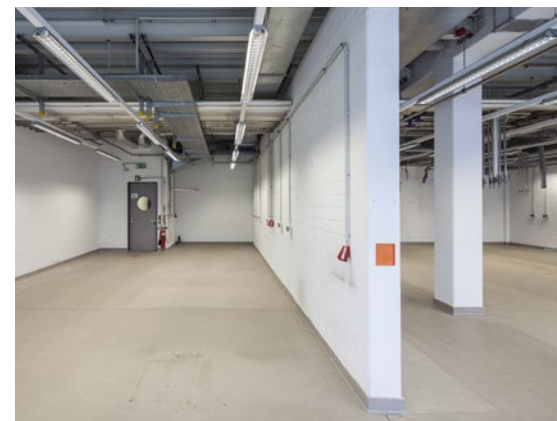
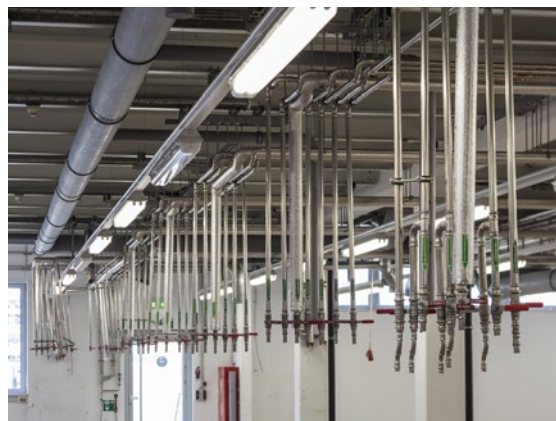
Entrance staircase



Office



Laboratory space T115



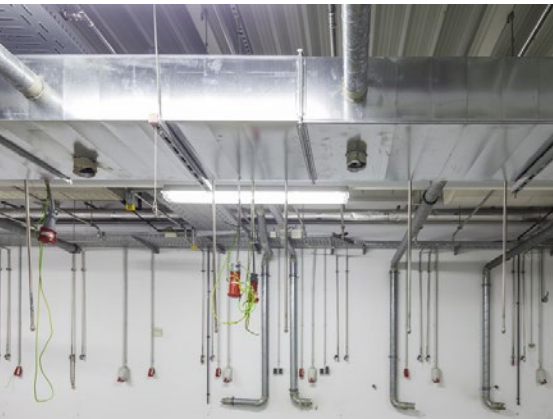
Laboratory space T118

FEATURES AND AMENITIES OF LABORATORY BUILDING B596

COST GROUP ACCORDING TO DIN 276		STANDARD FEATURES
300 Construction		
350 Flooring	Flooring varies depending on the previous use: stone tile, vinyl or epoxy. In the office: wall-to-wall carpeting.	
350 Floor drains	Installed in several laboratories.	
340 Walls	Labs, storerooms: plastered, spackled, painted with washable paint. Offices: ingrain wallpaper with water emulsion paint.	
350 Ceilings	Laboratories, storerooms: exposed ceilings painted with white water emulsion paint. All the supply lines for the laboratory equipment run through the ceiling area. Offices: gypsum plaster, popcorn finish, painted white.	
330 Windows	Insulated glazing, tilt-and-turn windows.	
330 Sunshades	Exterior blinds with electrical controls. Interior anti-glare blinds.	
340 Doors	Lockable; hardware: metal door handles. Laboratory doors with interior glazing.	
400 HVAC and plumbing		
430 heating, ventilation, air-conditioning	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. Radiators with thermostatic valves. Offices: natural ventilation through windows. Recirculation air-conditioning with individual room controls. Radiators with thermostatic valves.	

470 Supply of laboratory fluids	Drinking water, service water, purified water, steam, compressed air. Special gases available on request. All points of delivery in the laboratory ceiling. Laboratory wastewater disposed of with operations wastewater.
470 Safety systems	Laboratory: emergency shower, eye wash fountain, fire extinguisher.
400 Electrical	
440 Power supply	Laboratory: 230 V and 400 V. Office: 230 V.
440 Lighting	As per Workplace Regulation, depending on the type of work station.
450 Information technology	Structured cabling (Cat 6) for voice and data. Office: floor boxes.
450 Fire alarms	As required by code and the construction permit.
450 Safety systems	PA system speakers.
470 Special features	
470 Equipment	Laboratories: Can be built out with laboratory tables, fume hoods, etc. to suit the tenant's needs Offices: every office contains built-in shelving.

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 building systems
 - 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





Atrium





LOCATION AT INDUSTRIEPARK HÖCHST



LOCATION AT INDUSTRIEPARK HÖCHST

- Distance to cafeteria approx. 300 m.
- Park bus stop nearby.
- Light rail station within walking distance.

LEGEND

-  Location of Building B596
-  Parking
-  Internal bus route
-  Staff restaurant



Adjoining staff parking lot



North Gate in immediate vicinity



Sun deck and café/restaurant in walking distance



Contact us if you are interested or have any questions.

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