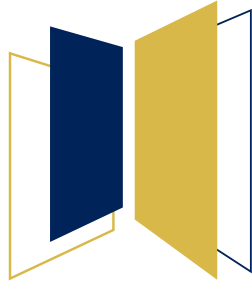


# Exposé



**INNOVATION CENTRE**  
SENFTEMBERG





„Invent the future – it is the surest way to predict the future“



District Administrator,  
Siegurd Heinze

*Ladies and gentlemen*

*Realize visions and so shape the future- the „Innovation Centre“ has what is needed for you and your business.*

*In September 2013, Brandenburg´s premier minister attended the ground-breaking ceremony here in southern Brandenburg, in Senftenberg to be precise, the administrative centre of the district and so a significant step forward was made in the research community´s development.*

*Ideal research and working conditions are provided by this site of around 2100m<sup>2</sup>, and this not only in terms of space and construction. The district „Landkreis*

*Oberspreewald-Lausitz“ has long been transformed into an attractive economic region with an excellent transport network.*

*With the Brandenburg University of Technology Cottbus-Senftenberg, in the direct vicinity, you have a strong partner at your side, with its focus on a successful knowledge and technology exchange with the companies in the region. Scientists and graduates from the field of biotechnology and medicine technology are on hand to facilitate an effective implementation of your ideas for the premises. This provides a unique synergy effect which is of great benefit to their work too.*

*I would like to warmly welcome you to examine the potential of the innovation centre for yourself!*

Siegurd Heinze  
District Administrator



Jean Baptiste Molière once concluded, „There is a long road ahead from an idea to the realization.“



Mayor of Senftenberg,  
Andreas Fredrich

## *Ladies and gentlemen*

*We are actively working on simplifying this process and so we are setting up the Innovation Centre Senftenberg on the campus of the BTU Cottbus –Senftenberg. We, refers to the town of Senftenberg in cooperation with the OSL district.*

*The Innovation Centre promotes the transfer of the university’s product idea or company’s idea with the aid of the university to develop them further to production maturity.*

*Allow me to briefly introduce the business location Senftenberg:*

*Senftenberg is a business location in the south of Brandenburg. Our location distinguished itself with outstanding transport connections and a well developed infrastructure. Companies operating internationally such as Züblin Stahlbau GmbH and PC Soft are based here.*

*Senftenberg is also a well established educational and cultural centre in the Lausitzer Seenland (Lusatian Lakeland). The university, the NEUE BÜHNE theatre, the town harbor and the fortifications with the castle are some of our cultural highlights.*

*The innovation centre will be added to this chain. You also will profit from the advantages and opportunities to be had. Your ideas can also be implemented. I would like to encourage you to join us on the path to realize your projects in the Innovation Centre Senftenberg.*

A handwritten signature in blue ink that reads "Andreas Fredrich". The signature is written in a cursive style.

Andreas Fredrich  
Mayor of Senftenberg

## Our concept for you

*The building is on almost 6000 m<sup>2</sup> area of land, in Rudolf-Harbig-Straße 12, Senftenberg, with the exclusive advantage of being directly next to the Brandenburgischen Technischen Universität Cottbus-Senftenberg (BTU) campus.*

*There is an area of 2,100 m<sup>2</sup> with modern laboratories and offices with a flexible layout and sufficient storage areas available in the building.*

*The Innovation Centre offers optimal conditions to business start-ups and in particular businesses in the biotechnology and medical technology field, by fulfilling all requirements of a future orientated and innovative research and attractive business location.*

*Please read on and discover for yourself why the Innovation Centre could be the right address for your business.*

## Bundling competences and benefit from each other

*In various fields of study the BTU Cottbus-Senftenberg offers unique conditions promoting synergies between the innovation centre's tenants and science and teaching.*

*Businesses that have committed themselves to development, production and distribution of innovative products benefit from the proximity and connections to the excellent research of this versatile university.*

*Students from over 100 different countries gain from the high quality teaching with outstanding supervision at three different campuses. The BTU has been cooperating successfully in the field of research and technology transfer with businesses and scientific facilities worldwide, as well as in the region.*

*Businesses can also profit from the experience and expertise of the Lausitz production site BASF Schwarzheide, one of the world's leading chemical companies, which is only 10 kilometers away: BASF - The Chemical Company. BASF Schwarzheide GmbH offers its customers reliable partner intelligent system solutions and high quality products.*

*The company's portfolio consists of basic products and systems, plant protection products, water based coatings, engineering plastics, foams, dispersions and Laromer® brands amongst others.*

## Transport Connections

*The Innovation Centre conveniently situated close to the A 13, has an excellent transport connection. One reaches the motorway within 10 minutes via the motorway entrances Klettwitz, Großräschen or Schwarzheide and the region is connected to the economic centres Berlin and Dresden with their respective airports as well as the neighboring Czech Republic. It is 57 km to Dresden airport and 120 km to Berlin's international airport. In addition there is a convenient route to Poland via the A15.*

*There is a direct connection to Cottbus, Dresden and Berlin from Senftenberg's railway station. The station is reachable from the Bahnhofstrasse in Senftenberg.*

*Work in the cell culture laboratory in the biotechnology field in the Senftenberg campus of BTU Cottbus-Senftenberg  
(photo: Steffen Rasche)*



## Architecture and Building Description

*The harmonious blending of the Innovation Centre with the BTU campus in Senftenberg reflects the care taken to deliver quality. It consists of a clearly structured two storey building block, with three entrances facing the outdoor open areas.*

*The complex consists of two building shells; an inner facade with large window units set in closed insulated wall panel, with a translucent cladding of brass coloured anodized aluminium panels. They can be opened panel by panel. The intriguing appearance of the exterior façade is due to the alternating open and closed elements.*

*On the top storey there is a widened extension to the corridor with a kitchen as well as a balcony, ideal places to chat and exchange ideas. The entrance area consists of a gathering zone and a multifunctional room with associated areas.*

*The interior of the Innovation Centre has a laboratory zone on the western side of the building and is divided into an office zone on the eastern side, a classical two part complex. The cluster style offices can be combined to form larger units. Different utilization modules can be arranged according to the specific space and layout requirements the tenant may have. In addition the classical laboratory-office- variation can be offered. The laboratories will be separated from the offices with dry walling, whereby these can be subdivided.*

*The technical room is in the roof where the ventilation system is located with air supply and extraction that can be extended according to specific utilization requirements.*

*The outdoor facilities of the innovation centre are available for further functional and barrier-free enhancements.*

## Building and Technical Systems

### **Water and Waste Water Installations**

*The innovation centre has central changing rooms with sanitary facilities with rest rooms, wash basins and shower.*

*There is also a toilet and shower available for handicapped person. There are also tea kitchens on the ground and upper floor.*

*The laboratories are supplied with laboratory water and have eye-wash and emergency shower area installed. They also have a wash place with the connections for an instantaneous water heater that the tenant may want to install.*

## **Heat supply system**

*The building will be heated using the municipal heating system of Stadtwerke Senftenberg GmbH.*

## **Ventilation System**

*The laboratories will be served over a partial air conditioning system and supplied with the following air flow functions:*

- *Filter class. Air supply 7*
- *Heat recovery*
- *Cooling*
- *Air heating*

*The design of the laboratory ventilation system is safety standard S2 conform. The laboratories are equipped with a 25 m<sup>3</sup>/m<sup>2</sup>h air exchange system and are operated with a low under pressure. The feed air is transported via a variable air volume controller and so the room is (under) pressure controlled.*

*The laboratories are equipped with the following connections:*

- *Air vents to enable the tenant to install a bench mounted fume cupboard (tenant's responsibility)*
- *(600 m<sup>3</sup>/h exhaust air volume flow)*
- *Exhaust air vents connection (tenant's responsibility) to the safety cabinet (24h-exhaust air)*
- *All laboratories are equipped with a floor-level vacuum extraction.*

*All laboratories have a separate fan to extract the exhaust air which is mounted on the roof. Every fan has a motorized shut-off damper on the suction side. Using an operating mode switch the air-conditioning can be set individually between phases 0-1-2 from inside the laboratory.*

*Generously proportioned installation shafts and reserve roof space provide possibilities for additional installations (tenant's responsibility)*

## **Power Systems**

*The laboratories and offices are equipped with their own sub-distribution board. The distribution units are equipped with all switchgear and protective devices. Simultaneously 20 percent reserve installation space has been kept free (tenant's responsibility).*

*The laboratories and office area are also equipped three band fluorescent lamps with electronic ballast mounted lengthwise.*

## **Telecommunications and Information Systems**

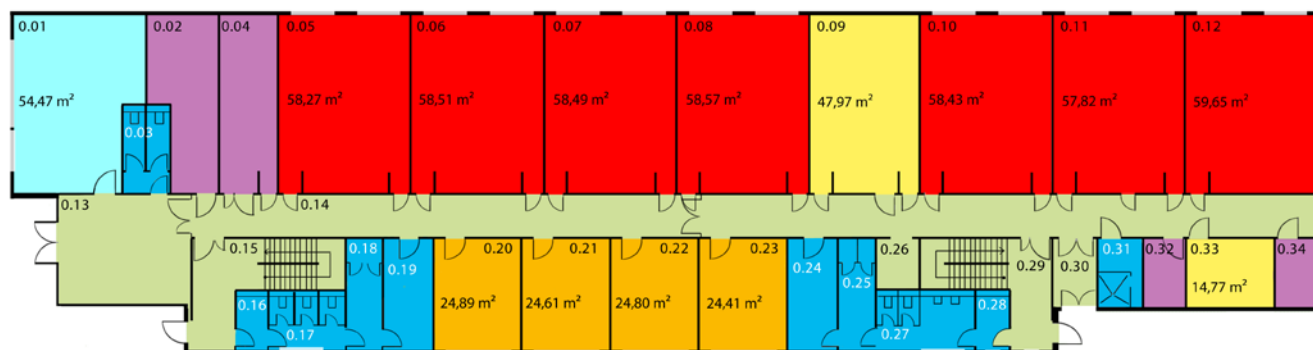
*The building has a structured Cat 7 data processing network. The 19 inch data cabinets are in the lockable IT rooms on the ground floor and in the top storey. Office and the laboratory area devices can be interconnected to network structures together or individually via patch panels. There is a central connection to the public telecommunication network and the data cabinets.*

## **Elevator**

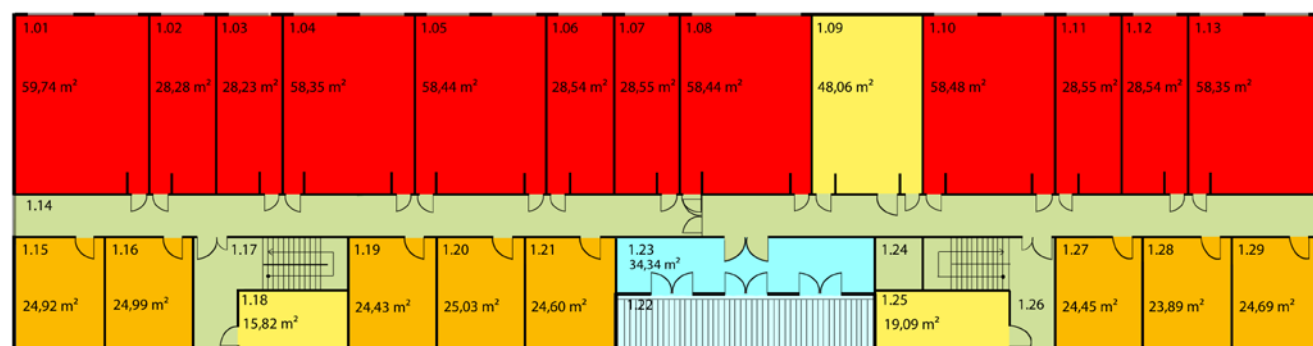
*The building has a 1000 kg (nominal load) or 13 persons machine room-less passenger elevator suitable for disabled persons with access on the ground and top storey.*



### Rudolf-Harbig-Straße 12, Senftenberg, ground floor



### Rudolf-Harbig-Straße 12, Senftenberg, first floor



	common areas/ functional spaces		laboratories		offices		hallway/corridors/ paths and stairways
	technical rooms		storage rooms		wash and changing rooms		

Please find more up-to-date  
Information on renting on  
the homepage of the opera-  
tor of the Innovation Centre  
at: [www.senftenberg.de](http://www.senftenberg.de).

#### Available to rent:

- Laboratories: 928 m<sup>2</sup> a 8.00 €/m<sup>2</sup> basic rent excl. heating
- Offices: 296 m<sup>2</sup> a 6.00 €/m<sup>2</sup> basic rent excl. heating
- Storage: 146 m<sup>2</sup> a 4.00 €/m<sup>2</sup> basic rent excl. heating

#### How do you profit as tenant:

- No commission – rental and operating costs only
- Rent calculated according to the net area – entrance, corridors, stairways and other collectively useable areas are not invoiced for separately
- The use of the multifunction room is free-of-charge
- Well trained and highly motivated staff in the region
- Advisory service while founding or locating to the region
- Uncomplicated support while securing company financing or acquisition of funding/subsidies.
- Synergies with strong network structures –eg. Netzwerk Diagnostik Berlin-Brandenburg e. V., BioResponse
- Targeted collaboration with the „Zukunfts Agentur Brandenburg“ (ZAB) and the clusters
- Speedy connection to the sächsischen Forschungs- und Wissenschaftseinrichtungen
- Well-developed social infrastructure, a high quality of life
- 25 parking places on the property included free-of-charge further places on the adjoining public areas
- Deliveries with unhindered access from the entrance on the northern side of the building

**Innovation Centre  
Rudolf-Harbig-Str. 12**

1.



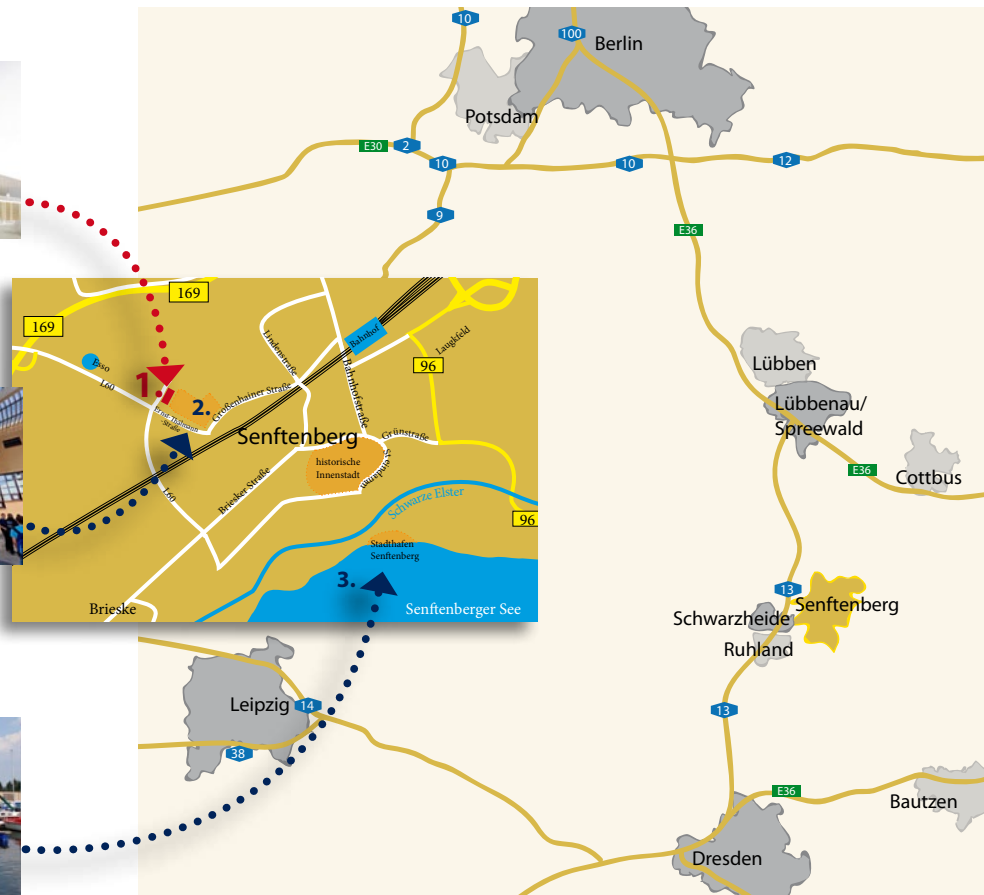
**Brandenburgische  
Technische Universität  
Cottbus-Senftenberg**

2.



**Stadthafen Senftenberg**

3.



Are you interested in a site tour or a  
consultation meeting?  
We would be pleased to be at your service!

**Contact:**

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photo front page: Steffen Rasche  
Layout: [www.textgrafikwerkstatt.de](http://www.textgrafikwerkstatt.de)



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**INNOVATION CENTRE**  
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