

POTSDAM
SCIENCE PARK



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INHALTSVERZEICHNIS

QUADRATUM POTSDAM

QUADRATUM POTSDAM is located in the heart of the Potsdam Science Park, southwest of Berlin and connects people, research, technology and business.

It offers space for modern office and laboratory, as well as new living and working environments. In the Potsdam Science Park, research is carried out at the highest international level, scientists from all over the world create the basis for a future you want to work and live with. Given the fact of these framework conditions, the expectations of flexible architecture and attractive urban planning are particularly high.

The QUADRATUM POTSDAM offers the opportunity to become a part of this extraordinary environment and atmosphere. It provides the commercial space that secures future-oriented research. The flexible design of the four structured buildings open up options for companies in the fields of biotechnology, environmental protection and health, for scientific laboratories and service providers. Additional usage concepts are planned to support work processes and personal well-being. This includes guest apartments, a gym, local amenities, co-working spaces and facilities for everyday needs.



KEYFACTS



AM MÜHLENBERG 5A-D
14476 POTSDAM



ARCHITECTS
RKW ARCHITEKTUR +



HEGEMANN-REINERS
GRUPPE

2026

PLANNED PROJECT
COMPLETION
1st BUILDING SITE (5A+5B)



OFFICE & LABORATORY
SPACE
CONFERENCE AREAS, FOOD
& BEVERAGE, CO-LIVING &
CO-WORKING



19.000 m²
TOTAL AREA



15.300 m²
PLOT AREA



ROOF TERRACES AND
ATTRACTIVE OUTDOOR
FACILITIES

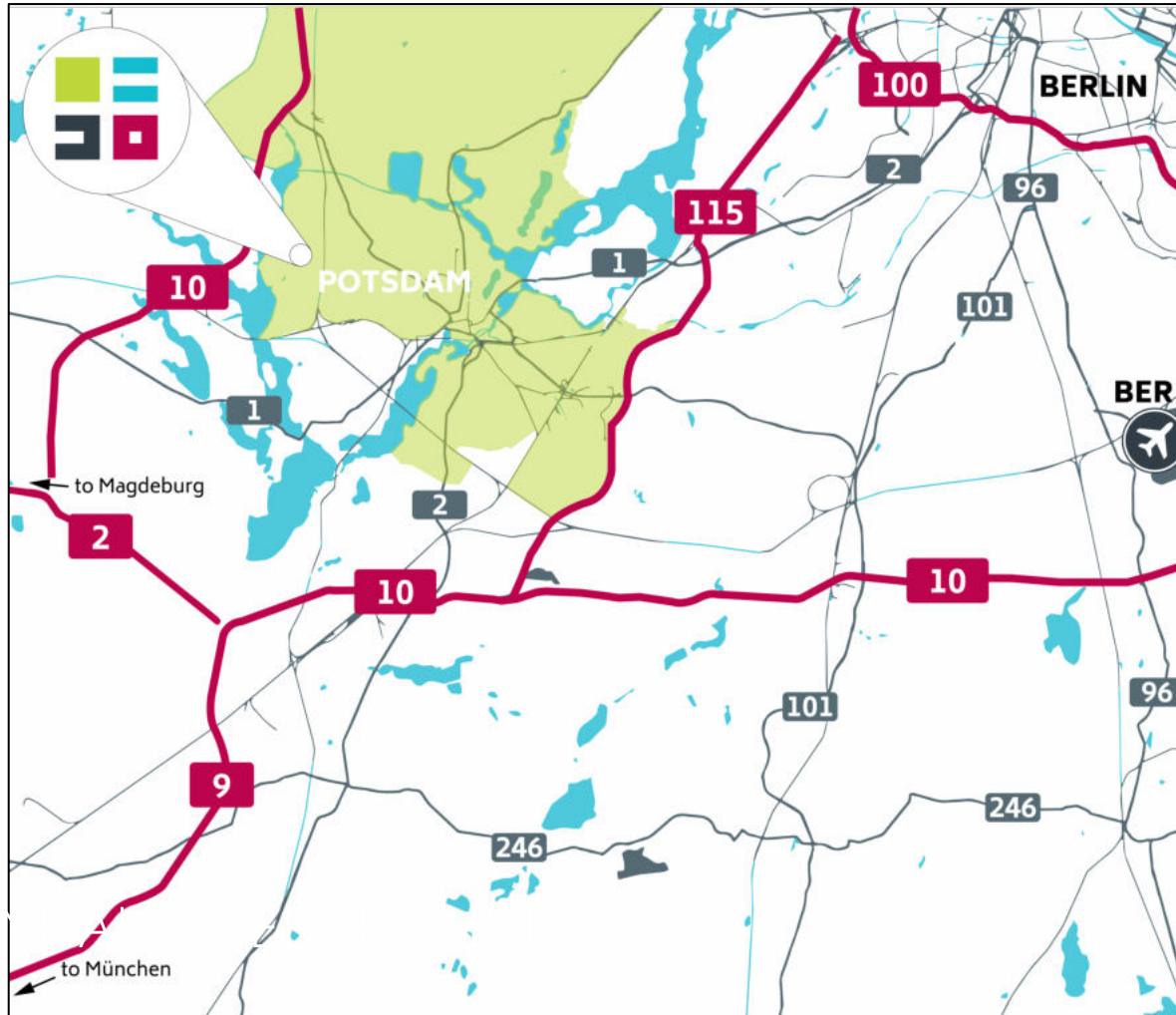


200+ BIKE PARKING SPACES
119 CAR PARKING SPACES



DGBN-CERTIFICATED
GOLD certification targeted

TRANSPORT CONNECTION



9 min Potsdam central station

30 min Berlin city center

30 min BER airport



7 min to access A10

20 min to Potsdam city center



PROPERTY

The QUADRATUM POTSDAM found in the middle of the Potsdam Science Park is centrally located at the Potsdam-Golm regional train station. More than 12,500 people, research, work and study here in the fields of biotechnology, medical technology, optics, geosciences, astrophysics and gravitational physics.

The innovative research landscape is surrounded by nature, embedded in the diverse cultural and lake landscape of Brandenburg. Berlin and BER Airport. It can be easily reached by public transport in just 30 minutes.

The four buildings of the QUADRATUM POTSDAM, located in the middle of the Potsdam Science Park, create together with non-university research institutions, companies and start-ups, a campus of the future.

Research, educational, innovation, nature, contemporary architecture and a pioneering spirit merge here into a unique energy you won't find easily.



BUILDING 5A | OFFICE SPACE



VISUALIZATION

FURNISHING STANDARD & AVAILABILITY

The "Am Mühlenberg 5A" building which is aiming for DGNB Gold certification, is being designed as a modern office and administration building with four floors including a canteen and conference area on the ground floor.

The basement extends under the buildings 5A and 5B. It offers parking spaces for cars and bicycles as well as ancillary rooms for building services.

You'll find functional areas such as changing rooms and showers for cyclists located on the ground floor. Part of the roof top area is available to tenants as a roof terrace. On top you'll find the attractive inner courtyard and access to the green areas the rear of the property, which provides a natural atmosphere.

The building is accessed via two staircases and an elevator.

The furnishing standard can be chosen by the tenant as well as the flexible floorplans.

FURNISHING STANDARD

The facade of the building shows modern aluminium elements. The clean lines as well as a simple design, are perfectly matched to the innovative character of the location. Inside the building, a modern ventilation system based on fresh air ensures a pleasant room climate and invests in the well-being of its tenants.

BUILDING 5A | OFFICES STANDARD FLOORPLAN

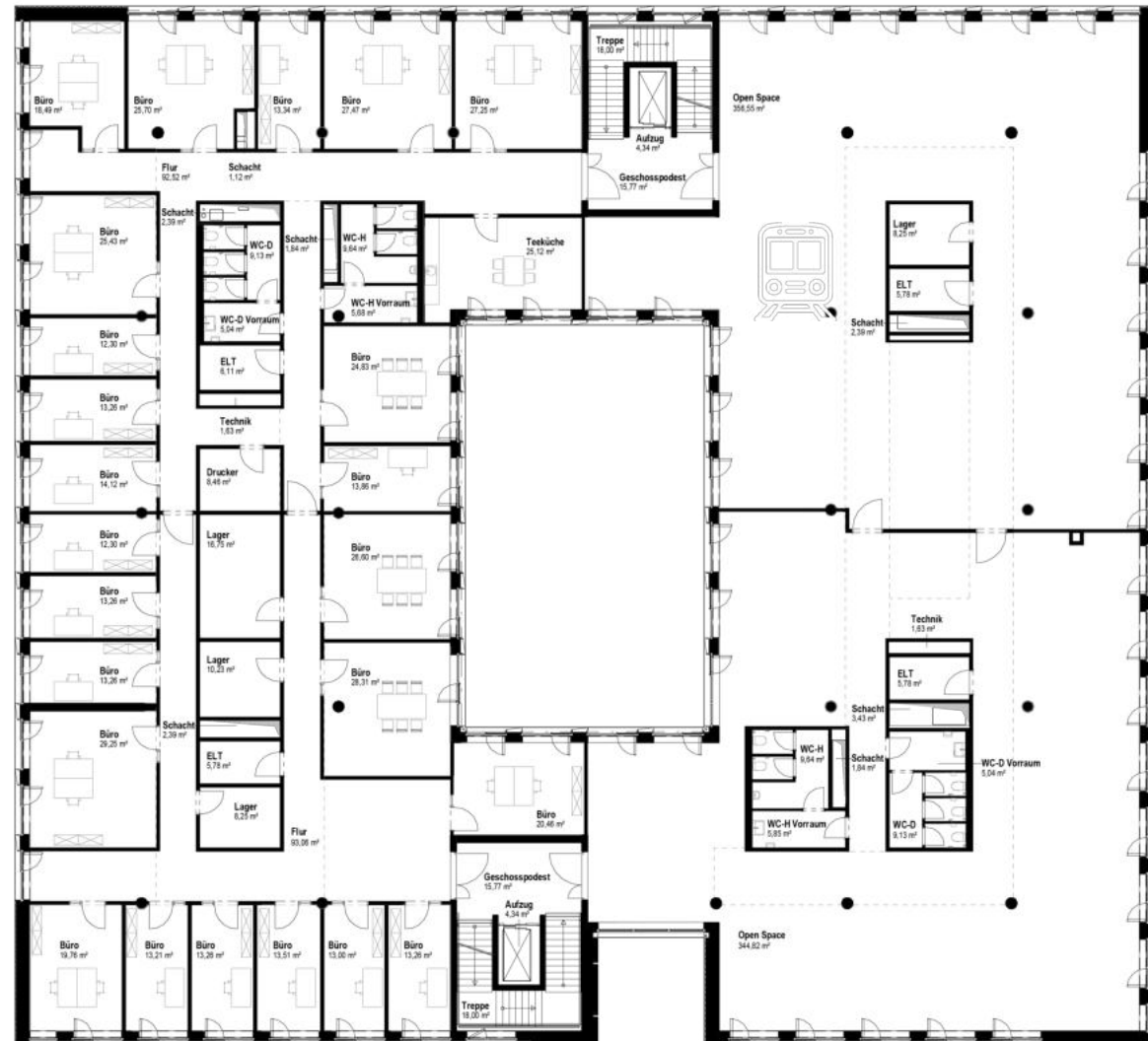
Single - or multiple offices

2 rental units per floor | up to 740m²
storage- and server rooms located in the
middle part of the floorplan

2 rooftop terraces (each up to 96m²)
top floor spaces includes extensive
greenery

3F (up to 1490m²) offices + common areas
2F (up to 1490m²) offices + common areas
1F (up to 1470m²) offices + common areas

The office units can be designed flexible and each tenant
can also decide on the division of the rooms. Furnishing
standard to be discussed with each tenant.



Building 5A FLOORPLAN - STANDARD FLOORPLAN



BUILDING 5B | LABORATORY



VISUALIZATION

FURNISHING STANDARD & AVAILABILITY

The "Am Mühlenberg 5B" building is also aiming for a DGNB Gold certification. It will be designed as an innovative laboratory and office building with four levels and an underground car park. Each upper floor got four flexibly configurable units. Integrated and within the building connected bridges serve the users for communication and exchange.

A spacious conference area as well as laboratory and office units are planned on the ground floor. Functional areas such as changing rooms and showers for cyclists will be also located on the ground floor.

The technical systems are mostly based on the rooftop and partly in the basement. Delivery and disposal take place via an access road from "Am Mühlenberg".

FURNISHING STANDARD

The office building 5B has been designed with a modern aluminium curtain wall and external sun protection for a pleasant indoor climate. Particularly noteworthy are the terrace bridges which can be used as a meeting place for employees and to extend their communication.

BUILDING 5B - LABORATORY STANDARD FLOORPLAN

Single or multi-space laboratories & offices

4 rental units per floor, each approx. 280m²
Server rooms and storage spaces on the
perimeter of each unit

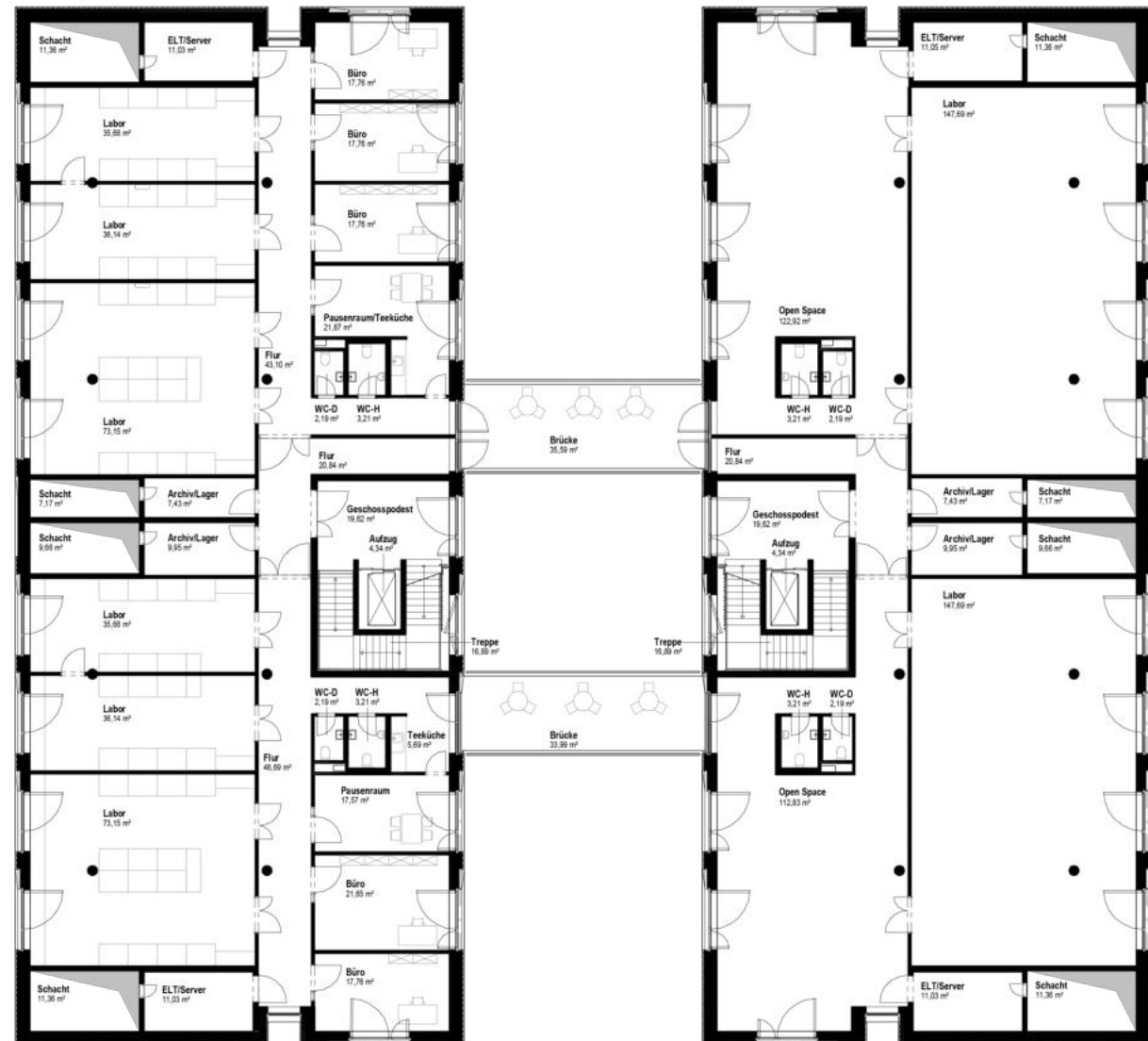
Top floor areas with extensive greenery for
technology and installation

3F (approx. 1,140m²) office + common
areas

2F (approx. 1,140m²) office + common
areas

1F (approx. 1,140m²) office + common
areas

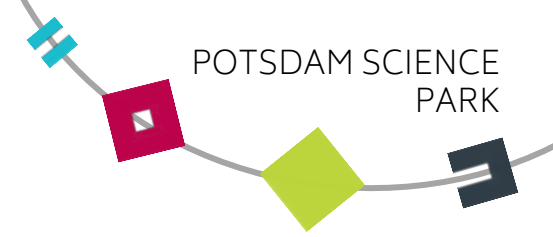
The office units can be designed flexible and each tenant
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Building 5B FLOORPLAN - STANDARD FLOORPLAN



HIGHLIGHTS



**Excellent
research**

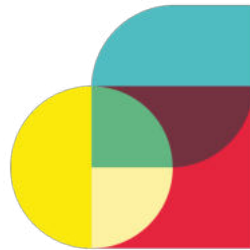
**International
science**



Networking



Inspiration



**POTSDAM
SCIENCE
PARK**



Infrastructure

**Outdoor spaces
close to nature**



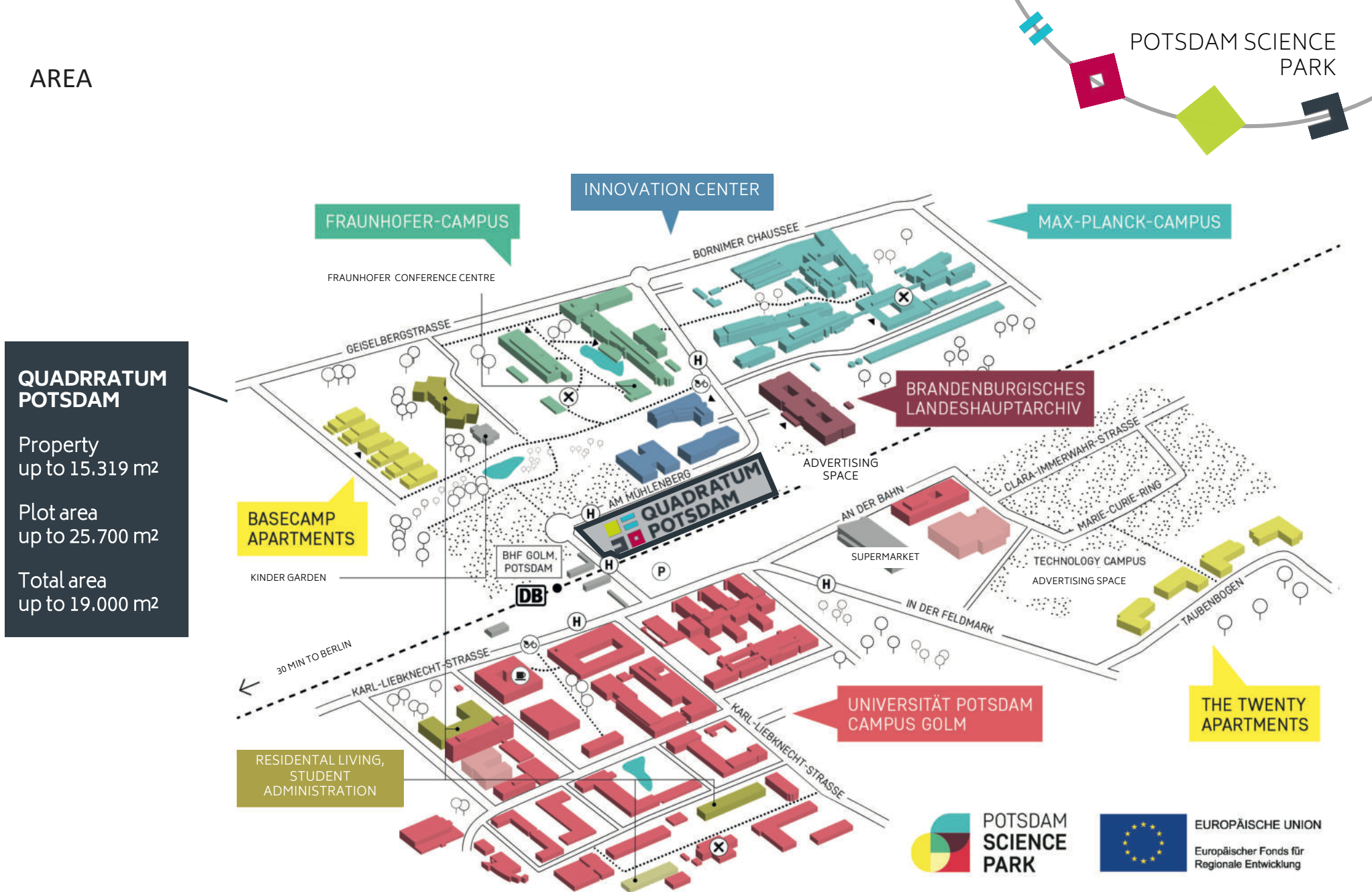
Innovation



**Communication &
transfer**



AREA



AREA AROUND POTSDAM

Berlin and Potsdam are two of the most important cities in the metropolitan area. They yearly attract thousands of visitors from all over the world. Potsdam, the state capital of Brandenburg, is known for its diverse architecture, extensive parks and gardens, and historic castles and palaces. Potsdam combines both. The metropolis of Berlin offers an impressive mix of culture, history and modernity. The city is known for its museums, galleries, theatres and music scene, as well as for its extraordinary atmosphere and vibrant nightlife.

The QUADRATUM POTSDAM located in the middle of the Potsdam Science Park provides an ideal location for companies and organizations that want to benefit from the outstanding surroundings of both cities.

In addition to university research institutions such as the Max Planck and Fraunhofer Institute, the University of Potsdam, the Brandenburg Main Archive and over 30 companies and start-ups are jointly shaping a campus of the future in Potsdam Golm.

The fast connection to public transport offers a convenient and time-saving way to get to Potsdam and Berlin quickly.



The address Am Mühlenberg 5 A-D, 14476 Potsdam.

Museum Barberini

Art museum including international exhibitions and a wide collection of impressionist paintings.



John Reed Fitness

Modern fitness including live classes, group-workouts, and live DJ sessions. Different training areas, fitness equipment, free weights and a functional area.



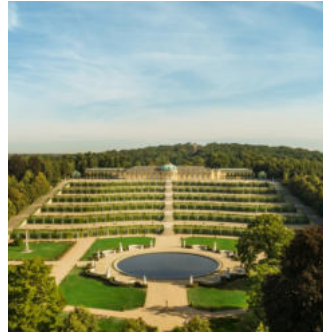
Café No. 15 – the garden café

A beautiful green café with a backyard located in the old town of Potsdam including breakfast and regional lunch menu.



Castle & park Sanssouci

Royal summer palace equipped with 18th century furniture and famous vineyard terraces, surrounded by beautiful gardens.



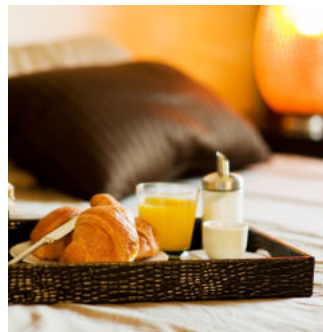
Le Petit in the Dutch area of Potsdam

You can expect a very fine selection of wines, a creative and modern Mediterranean cuisine await you the picturesque Dutch Quarter.



Hotel Villa Monte Vino

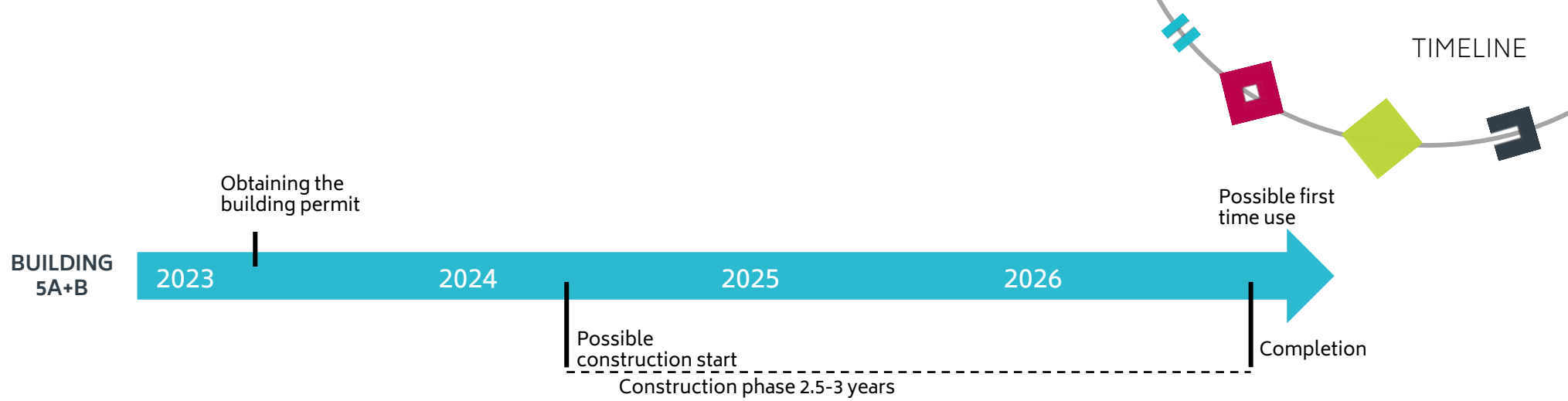
Traditional hotel located in a 19th century building. Rooms include superior furnishing. It is just a 7-minute walk from Sanssouci Palace.



WORK & PLAY

Potsdam is very rich on culture and history with historic sights such as Sanssouci Palace and its diverse cultural scene. The city is surrounded by picturesque countryside and is located close to beautiful lakes and rivers. It also got a lot to offer when it comes to science. As a university caught between tradition and modernity, the University of Potsdam is dynamic and ambitious. It contributes to Potsdam being perceived as an attractive location for education and research. It was founded in 1991, making it the third youngest German newcomer university. The QUADRATUM POTSDAM combines a holistic approach to living and working in an inspiring environment for intellect and senses, which means that it fits perfectly into Potsdam's cityscape.

	5A OFFICES	5B LABORATORIES
Total usable area without the basement	approx. 6250 m ² (incl. common areas)	approx. 5400 m ² (incl. common areas)
Levels	4F (GF-3F) + basement Single or multi-space offices	4F (GF-3F) + basement Laboratories and offices
Division	Conference rooms and canteen area based on the ground floor Sanitary units and changing rooms based on the ground floor	Conference rooms based on the ground floor Sanitary units and changing rooms based on the ground floor
Underground parking spaces	60 car parking spaces 6 e-charging stations 62 bicycle parking spaces + 26 outdoor spaces	59 car parking spaces 6 e-charging stations 32 bicycle parking spaces + 32 outdoor spaces
Ready for occupancy planned in 2026	approx. 250/590 m ² on the ground floor approx. 800 m ² on the upper floors extended shell construction / ready-for-use	approx. 250 m ² on the ground floor approx. 320 m ² based on the upper floors S1 / S2
Sustainability I certification	DGBN Gold certification targeted	DGBN Gold certification targeted
Rental prices (NET) *depending on the final furnishing standard	20,00€/m ² - 24,00€/m ² *	26,00€/m ² -29,00€/m ² * (laboratory furnishing not included) * June 2023
Furnishing standard	The office units can be designed flexible and each tenant can also decide on the division of the rooms. Furnishing standard to be discussed with each tenant.	





The Potsdam Science Park is a unique location for unique science and research in Germany.

Innovative companies and research institutes are launching new and future orientated projects here.

The Potsdam Science Park not only has excellent potential for skilled workers, but also excellent transport connections. Berlin and its BER airport can be reached easily by public transportation.

At the same time, the beautiful parks surrounding the area, offer a broad social infrastructure that supports project development.

Another unique highlight is given through the natural and landscape setting. QUADRATUM POTSDAM is not only for working but also to recharge your batteries.

The QUADRATUM POTSDAM located directly in the Potsdam Science Park is therefore an ideal location for founding and scaling companies in one of the most dynamic regions in Germany.

www.quadratum-potsdam.de



Disclaimer

The information in this brochure and any attachments are of an informative nature. They are intended to familiarise the reader with the present project and as an invitation to enter into negotiations.

All data has been carefully compiled in good faith and comes from a reliable source. However, we cannot accept liability in case of incorrect information. No rights can be derived from this information.

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