First-class life-science facilities in the Basel area, Switzerland

Laboratories to develop and manufacture high-potency chemicals or high-risk biologics, incl. offices, meeting rooms - building located on a life-science campus, distinguished architecture

Laboratory space including HiPo and KiloLabs 446 m^2 / 4,801 sf

Office space including large meeting room and reception desk 101 m^2 / 1,087 sf

Basel area, Switzerland, the largest pharma cluster on the continent, in the heart of Europe

Headquarters and/or European operations for pharmaceutical and biopharmaceutical companies

In our large two-storey building of distinguished architecture we are offering laboratories and offices. The facilities are located on our Campus of Innovation in Bubendorf, 20 minutes from Basel, Switzerland.

Facilities available as of July 2018

Eearlier rent to be discussed. We are looking for a tenant interested in a long-term contract and preferably for the complete offering:

Laboratory space - 446 m^2/4,801 sf
Office space - 101 m^2/1,087 sf

Both our Campus as well as the building are designed to encourage interactions between employees and to foster innovation. The Campus is ideally located within 20 minutes from Basel, 45 minutes from Basel airport and 50 minutes from Zurich airport. Motorway access within 10 minutes, bus station in front of the building, 10 minutes the nearest railway station.

Space for expansion available. Discussions about future development welcome.

Future rental of an additional 40 modern offices including an auditorium and reception desk, in our unique four-storey building of 3,125 m^2 / 33,640 sf. Also, an additional 14 laboratories including a HiPo production plant in the adjacent research facility may become available. In addition, a large lot on our Campus may be developed.

Life-Sciences Cluster in the neighbourhood

Your neighbours are the stock-listed pharmaceutical companies Dishman/Carbogen Amcis AG and Bachem AG. CIS Pharma specialising in drug discovery for ophthalmology and oncology is co-located.

If you are interested, don’t hesitate to contact us for further information and a tour of the facility on our attractive Campus.

Contact: Dr. Doris Schaefer, Co-owner & Board Member
doris.schaefer@cis-pharma.com; +41 61 935 53 23

INTERNATIONAL SCIENCE CENTER
BUBENDORF

Laboratories - 446 m^2/4,801 sf

- High potency lab for oncology & immunology R&D
- Kilo lab facility for small scale production of chemicals and/or biologics
- Cold room
- NMR 400 shared services
- Previous and current activities in the building: analytical laboratories with GLP certified equipment, upscaling and manufacturing of ophthalmic drug compounds according to GMP, HiPo production according to GMP

Offices, meeting room, reception of 101 m^2/1,087 sf

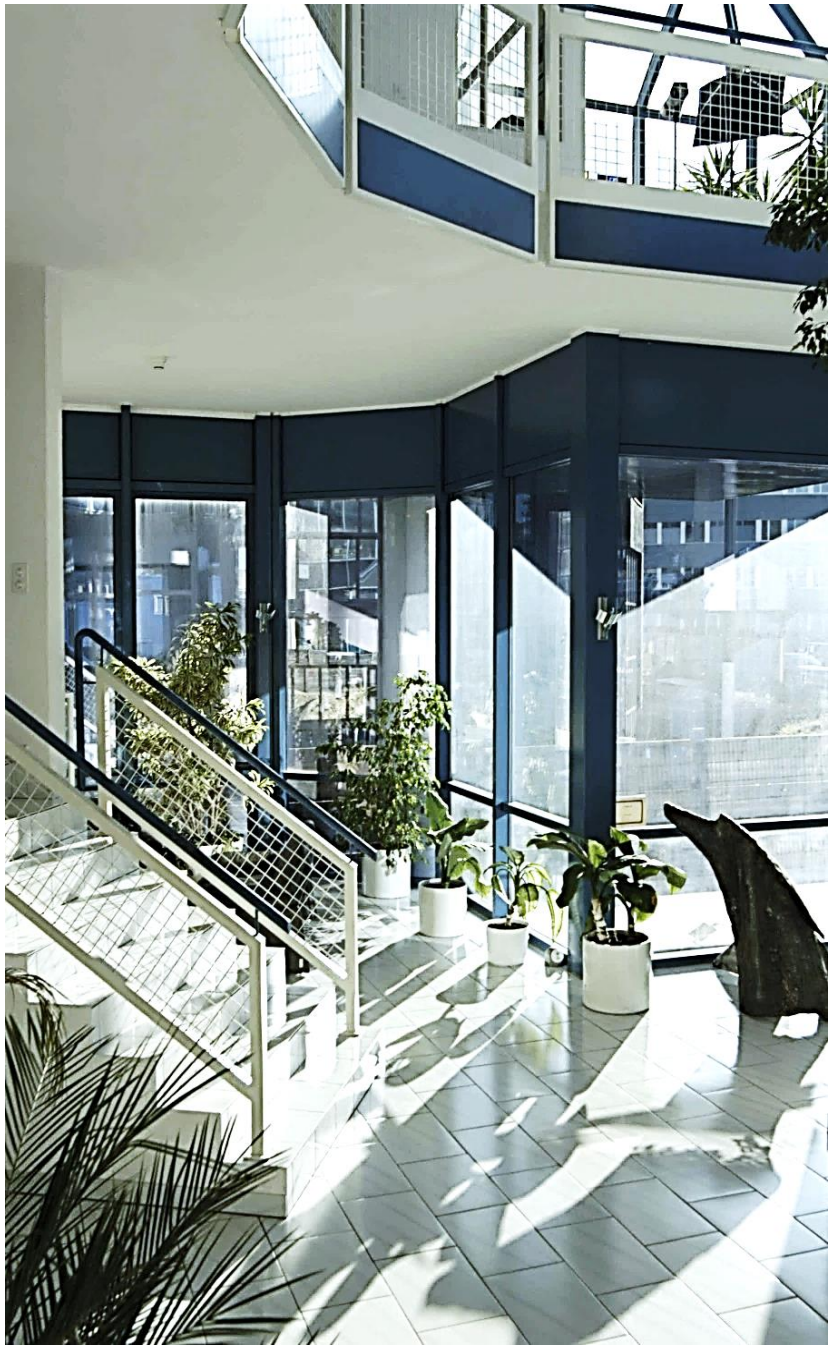
- Reception
- Large conference room
- Meeting lounge, open area for interaction & innovation
- Cafeteria with own chef on Campus

State-of-the-art communication & utilities infrastructure

- High-speed Internet, telephone
- Waste management
- Heating, cooling, air conditioning
- Liquid nitrogen and pressured-gas containers
- Chemicals storage, barrel storage
- Wardrobes, showers

Location - Pharma Cluster Basel, Switzerland

- The facility is ideal for biochemical, pharmaceutical or medtech companies seeking a unique and attractive location in the Pharma Cluster Switzerland
- Two listed companies with their headquarters, research labs and manufacturing facilities are neighbours - Bachem, Carbogen/Amcis
- Excellent hotel and restaurants in close proximity



Rental details, see floorplans on following pages

Ground floor

- 1 Reception desk, office with windows to entrance hall, 25 m^2 / 269 sf red
- 4 Labs, fully equipped with fume hoods, lab sinks and lab benches, 62 m^2, 40 m^2, 30 m^2, 26 m^2 / 667 sf, 430 sf, 326 sf, 279 sf blue
- 1 KiloLab, partially over two floors, suitable for a small pilot plant or a biolab with fermenters, 105 m^2 / 1,130 sf blue
- 1 HiPo, fully functional and equipped with complete infrastructure for working with high-potency substances or cell cultures, 65 m^2 / 700 sf yellow

First floor

- 3 Offices, 33 m^2, 30 m^2, 16 m^2 / 355 sf, 323 sf, 172 sf red
- 1 Lab, fully equipped with fume hoods, lab sinks and lab benches, 62 m^2 / 637 sf blue
- 1 Upper part of KiloLab, 33 m^2 / 355 sf blue
- 1 Workshop or office, 20 m^2 / 215 sf blue

Rental details, see floorplans on following pages

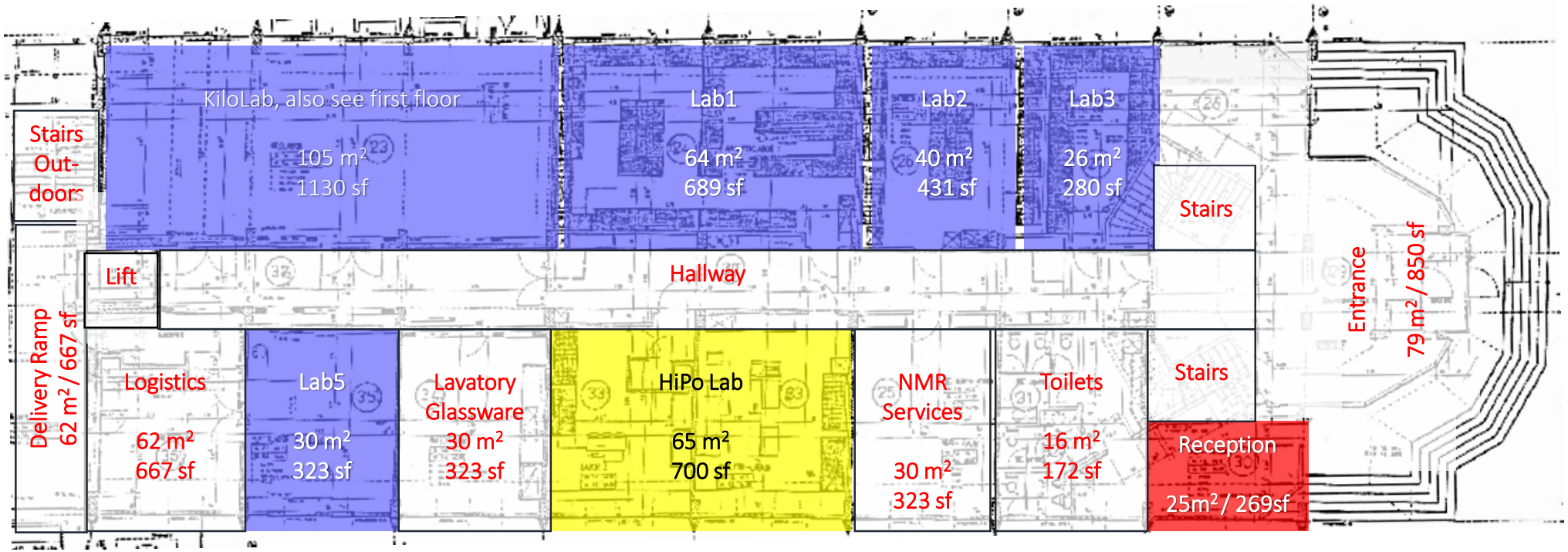
Basement

- 1 Cold room, 21 m^2 / 226 sf blue
- 1 Storage room for solvents, 32 m^2 / 344 sf green
- 1 Storage room for barrels of solvents, 32 m^2 / 344 sf green
- 1 Storage room for chemicals, 33 m^2 / 355 sf green
- 3 Storage rooms, 30 m^2, 18.5 m^2, 18.5 m^2 / 323sf, 199 sf, 199 sf green

Other key Infrastructure

- The building has a freight elevator and a ramp for deliveries with trucks at the back
- Cloakrooms with showers in the basement
- Lunch room with kitchenette on the first floor for use by employees
- Enjoy an attractive innovation and meeting lounge in the gallery
- Parking lots available at the back of the buliding
- Campus is fenced off
- On-site restaurant with own chef and fresh meals daily

CIS Pharma AG, ground floor – total 575 m^2 / 6,189 sf



Load-bearing capacity Offices 200 kg/m^2 or 40 lbs/sf Laboratories 500 kg/m^2 or 100 lbs/sf Kilo lab 1000 kg/m^2 or 200 lbs/sf

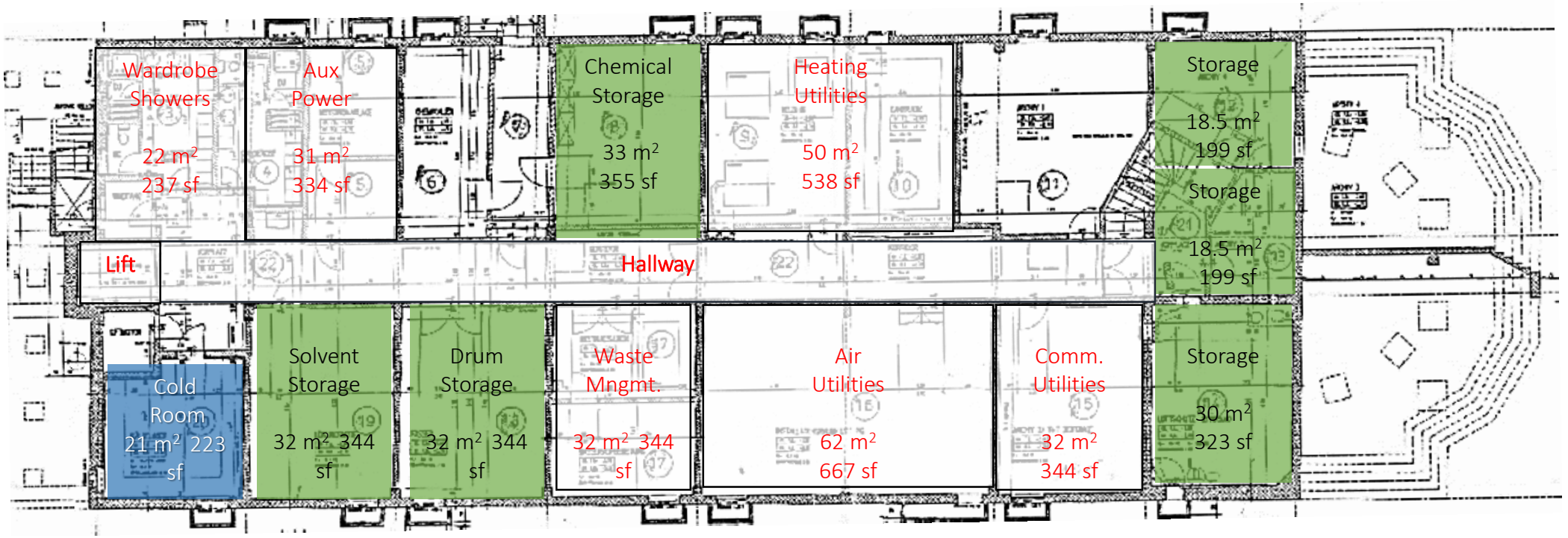
Height Kilo lab 8.7 m or 26 f

CIS Pharma AG, first floor – total 589 m^2 / 6,340 sf

Load-bearing capacity Offices 200 kg/m^2 or 40 lbs/sf Laboratories 500 kg/m^2 or 100 lbs/sf Kilo lab 1000 kg/m^2 or 200 lbs/sf

Height Kilo lab 8.7 m or 26 f

CIS Pharma AG, basement – total 540 m^2 / 5,813 sf



Load-bearing capacity Offices 200 kg/m^2 or 40 lbs/sf Laboratories 500 kg/m^2 or 100 lbs/sf Kilo lab 1000 kg/m^2 or 200 lbs/sf

Height Kilo lab 8.7 m or 26 f

Four-storey Office Building for expansion

Future rental of an additional 40 modern offices including an auditorium and reception desk on 3,125 m2 / 33,640 sf.

Four-storey Laboratory Building for expansion

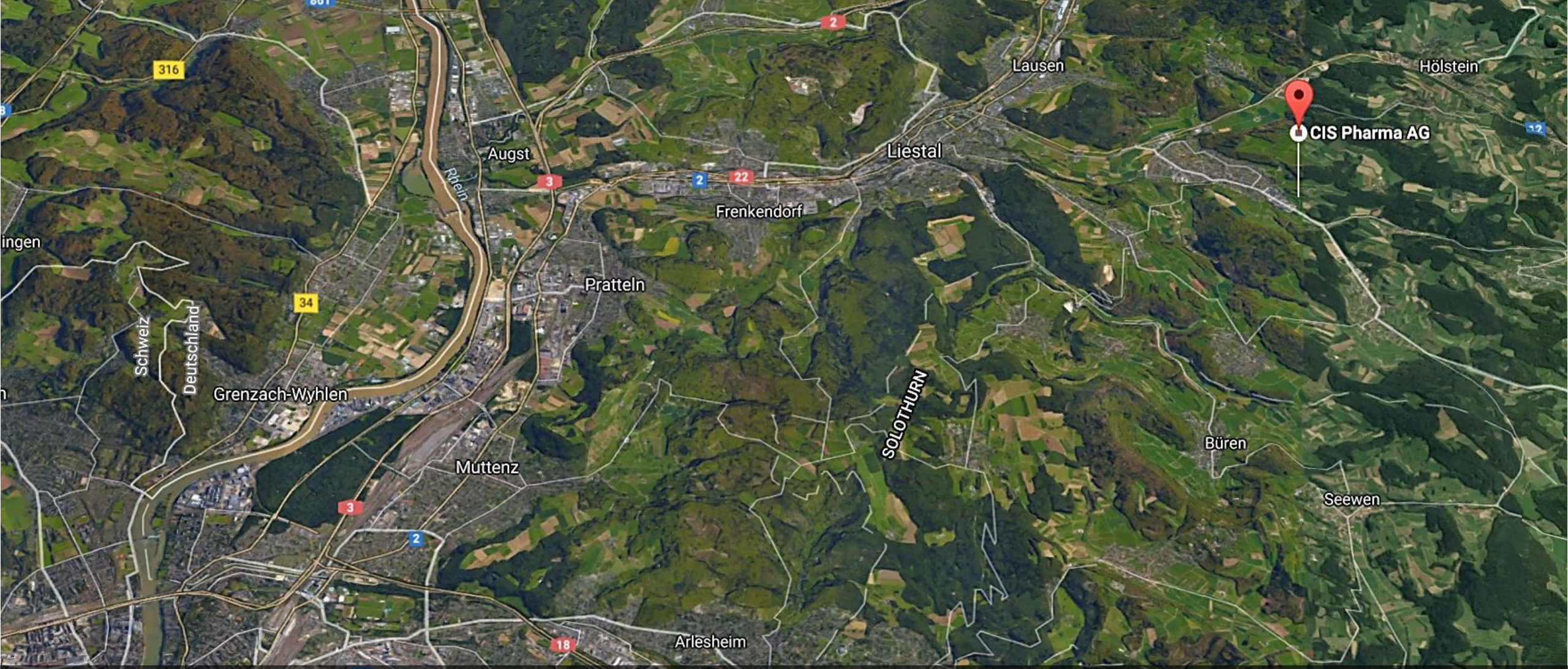
Future rental of an additional 14 laboratories including HiPo production plant on 4.427 m2 / 47.640 sf
Including 9 offices in the research facility may become available. Campus restaurant on top.

View on Campus

View on Campus

Rental Offer Q2.18
Future expansion

CIS Pharma AG, two-storey building 1
Offices 2 Laboratories 3 Lot for development 4

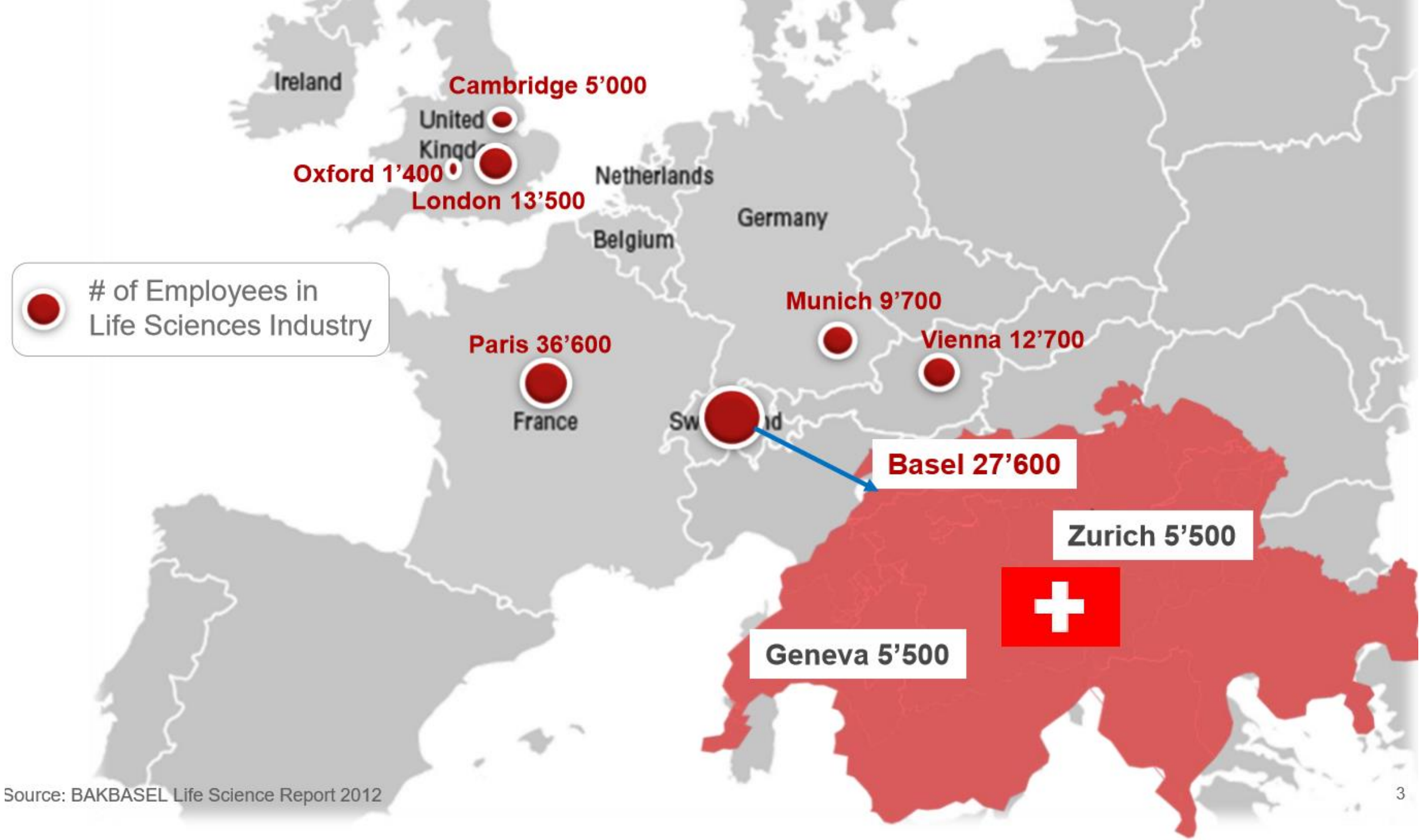


Location

Ideally located within 20 minutes from Basel, 45 minutes from Basel airport and 50 minutes from Zurich airport.
Motorway access within 10 minutes, bus station in front of the building, 10 minutes the nearest railway station.

View on Campus

View on Campus



Source: BAKBASEL Life Science Report 2012