

# NEW VISIONS NEW WORK

CSTBi

Welcome to the CSTBi Campus for Science and Technology Bielefeld.

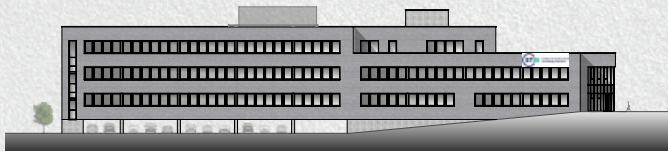




# Architecture, Design & Function

## The Place to be

The newly constructed Campus for Science and Technology Bielefeld (CSTBi) combines tradition and innovation on the historic site of Bielefeld's Möller Real Estate. Even before construction began, young, emerging companies were convinced by our campus concept and secured as tenants. They benefit from a contemporary, state-of-the-art working environment tailored to today's work models and environments, with a focus on laboratories and technology.



A large rooftop terrace, along with shared meeting and seminar rooms, promotes interdisciplinary exchange among the tenants. **In addition to the focus on communication, sustainability is of high importance.** All environmentally friendly and resource-saving measures have been consistently implemented, including heat pumps, heat recovery systems, photovoltaic systems, drainage via a retention green roof, and the use of recyclable building materials and „cradle-to-cradle“ products.

# Highlights

## Places for the Community

- S1 – S2 Laboratories
- Centralised supply of nitrogen and compressed air
- 8-fold air exchange, deionised water, and other facilities
- Optional: Bulk order of laboratory furniture possible (with significant discounts)
- Laboratory and office layouts can be planned and determined together



# Highlights

## Places for the Community

- **Conference rooms** in various sizes, equipped with all technical facilities and a kitchen
- Representative, inviting **foyer**



# Highlights

## Places for the Community

— **Rooftop terrace** for a small break and relaxation.





# Available Rental Spaces & Rental Conditions

Campus for Science and Technology Bielefeld

2nd Floor: approx. 432 m<sup>2</sup> GFA as laboratory and office spaces

Ground Floor: Laboratory spaces approx. 110 m<sup>2</sup>

Ground Floor: 4 office rooms approx. 110 m<sup>2</sup> — Co-working also possible

## The property is ideal for

- Companies that have been in the market for several years
- Companies in the fields of science and technology
- Start-up companies

Office:	€ 15,50
Laboratory:	€ 18,65
Basement:	€ 9,95
Surcharge: on laboratory/office/direct common areas of tenants	€ 4,60
Outdoor parking space:	€ 25,00
Underground parking space:	€ 40,00

plus operating and ancillary costs as well as statutory value added tax

# Key Data Building

Campus for Science and Technology Bielefeld



## Building Data

<b>Size</b>	91 x 16 m
<b>Plot</b>	4,100 m <sup>2</sup>
<b>Rental area</b>	approx. 3,720 m <sup>2</sup>
<b>Height</b>	20.2 m
<b>Floor space</b>	approx. 1,400 m <sup>2</sup>
<b>Total usable area</b>	approx. 1,750 m <sup>2</sup>
<b>Floors</b>	4-storey building
<b>Certification</b>	DGNB- Gold / KFW40- NH
<b>Facade</b>	Curtain wall facade with Trespa elements, featuring large glazed areas including sun protection for bright, naturally lit workplaces
<b>Construction Materials</b>	Partial use of recycled materials and „cradle-to-cradle“ certified products
<b>Office Sizes</b>	Various office layouts from individual offices to open space
<b>Renewable Energy</b>	Over 300 m <sup>2</sup> of PV panels on the roof
<b>Drainage</b>	Retention roof and infiltration systems for rainwater
<b>Energy System</b>	Modern air-water heat pumps

## Further Features

- Connection to the fibre optic network
- Laboratories of safety levels 1 (Genetic engineering facilities without risk to humans/environment) or S2 (low risk) -> § 7 GenTG
- Electrical 400V/25A per laboratory room
- Central supply with drinking water, utility water, cooling water, wastewater, compressed air, emergency shower, hand washbasin, eightfold air exchange in the laboratory, exhaust air
- Central supply: Compressed air, nitrogen 5.0
- Decentralised supply: Deionised water, cooling water, and other special media such as oxygen, helium, argon, etc.
- Heating and cooling via acoustically effective ceiling panels
- Ergonomic workplace lighting (LED)
- External sun protection
- Optional: Air conditioning possible

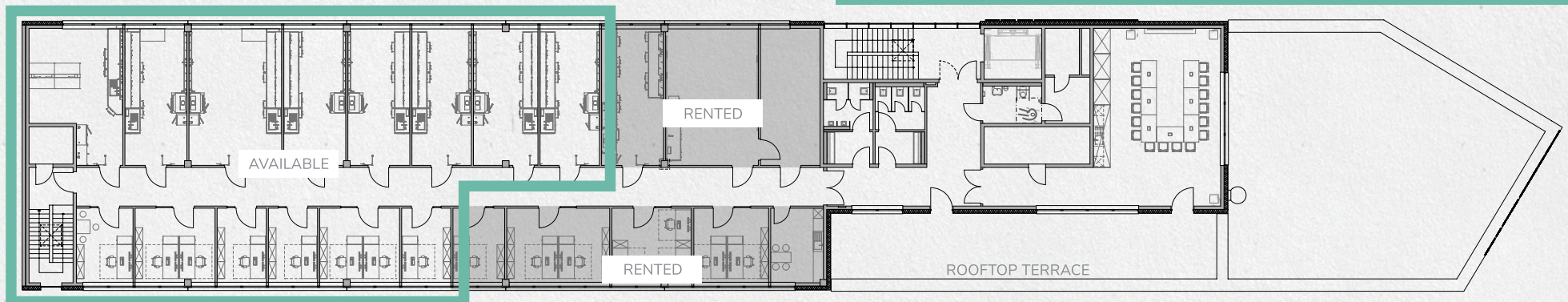
# Campus for Science and Technology

Networking / Co-Working / Research & Work

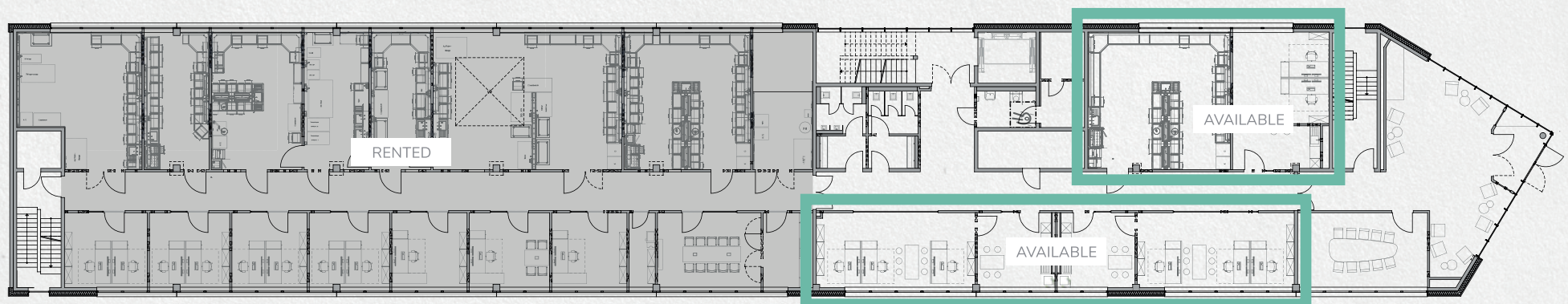
Completion  
June 2024

—  
Start of rental  
01/07/2024

2nd Floor | approx. 432 m<sup>2</sup>



Ground Floor | Laboratory spaces approx. 110 m<sup>2</sup>



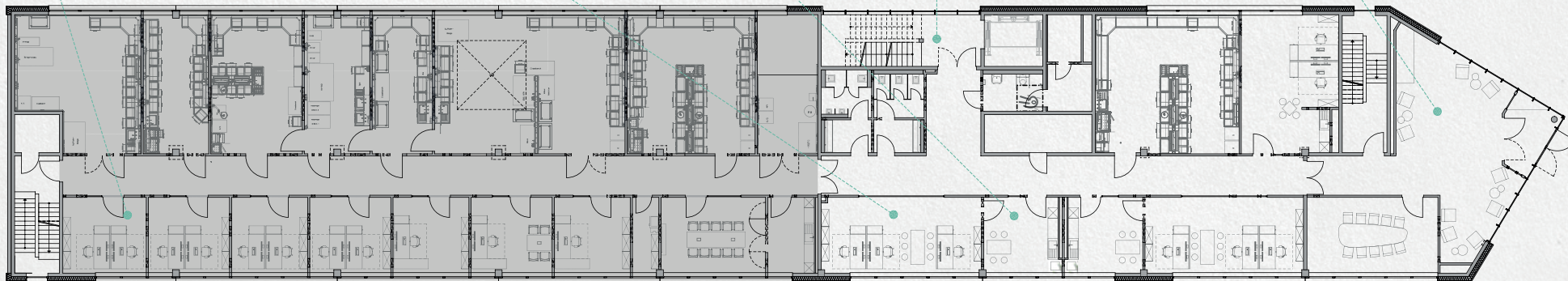
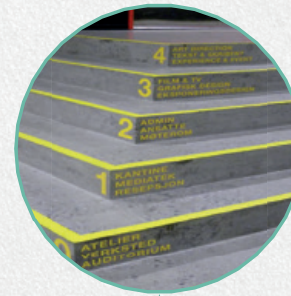
Ground Floor | 4 office rooms approx. 110 m<sup>2</sup> — Co-Working possible



# Campus for Science and Technology

Networking / Co-Working / Research & Work

Ground Floor





### Located here

Gütersloher Straße 54  
33649 Bielefeld  
Germany  
Brackwede District

### Driving Minutes

To University	15 mins
To Main Train Station	10 mins
To Brackwede Train Station	5 mins
To A33	7 mins



# Place of Science

Ideally located



The property boasts excellent transport links to motorways, airports, universities, and public transportation. Particularly notable are the nearby University and the University of Applied Sciences Bielefeld with their diverse range of scientific and technological courses.

## UNIVERSITIES

The University of Bielefeld and the University of Applied Sciences Bielefeld are approximately 8 km away. Bielefeld's diverse offering of scientific and technological courses such as biotechnology and chemistry makes it a sought-after university city regionally and internationally.

## AIRPORTS

Paderborn Airport is accessible within 60 km, and Münster-Osnabrück Airport is 85 km away.

## MOTORWAY CONNECTIONS

The dual carriageway „Ostwestfalendamm“ B61 provides uninterrupted access to the A33 between Paderborn and Osnabrück and connects via the Bielefeld interchange to the A2 Dortmund-Hannover.

## PUBLIC TRANSPORTATION

Bus stop „Kupferhammer“	<b>approx. 25 m</b>
Brackwede Train Station	<b>approx. 1 km</b>
Bielefeld Main Train Station	<b>approx. 6 km</b>



**A project of**

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CURRENT CONSTRUCTION PROGRESS

Images on floor plans are preliminary drafts showing non-binding exemplary illustrations.  
They do not represent final building materials, designs, or qualities.