

INNOVATION HUB MARBURG

Independent research, development and networking
at one of the largest pharma and life science parks





Where the future begins: the new Innovation Hub in Marburg offers laboratories, offices and storage space for growing companies to rent on flexible terms. ***Shape the future of your research and development in Marburg*** – with Pharmaserv as your strong partner.

— **Our vision:** to create a leading innovation ecosystem for biotech, pharma and life science that provides the perfect environment for innovation and growth.



— With the **Innovation Hub** at the Pharma and Life Science Park in Marburg, a new building block is being created that enables growth for the existing companies at the site. It creates space for cooperation and offers start-ups and small and medium-sized companies the opportunity for scaling and development.



— Clear focus creates **synergies**

With a clear focus on research and development in the pharma, biotech and life sciences sector as well as complementary technologies (e.g. big data, AI, laboratory services), the Innovation Hub Marburg is a perfect addition to the international network of companies at the Pharma and Life Science Park.

The main focus is on the design of customised and highly functional laboratories. To this end, we offer state-of-the-art office and support spaces that are closely linked to the laboratories.

In addition to the provision of optimised buildings, infrastructure and services, users have direct access to the existing

community at the Pharma and Life Science Park with many global pharmaceutical companies. They will become part of a co-creation platform and benefit from close networking with global players with bio-tech expertise, e.g. through in-house events, conferences, collaboration and mentoring programmes.

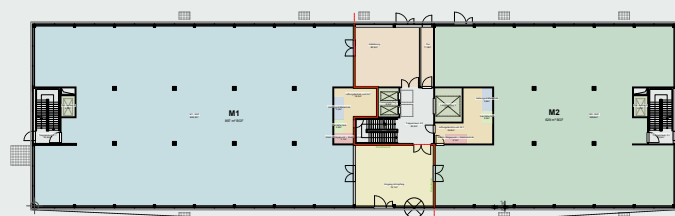
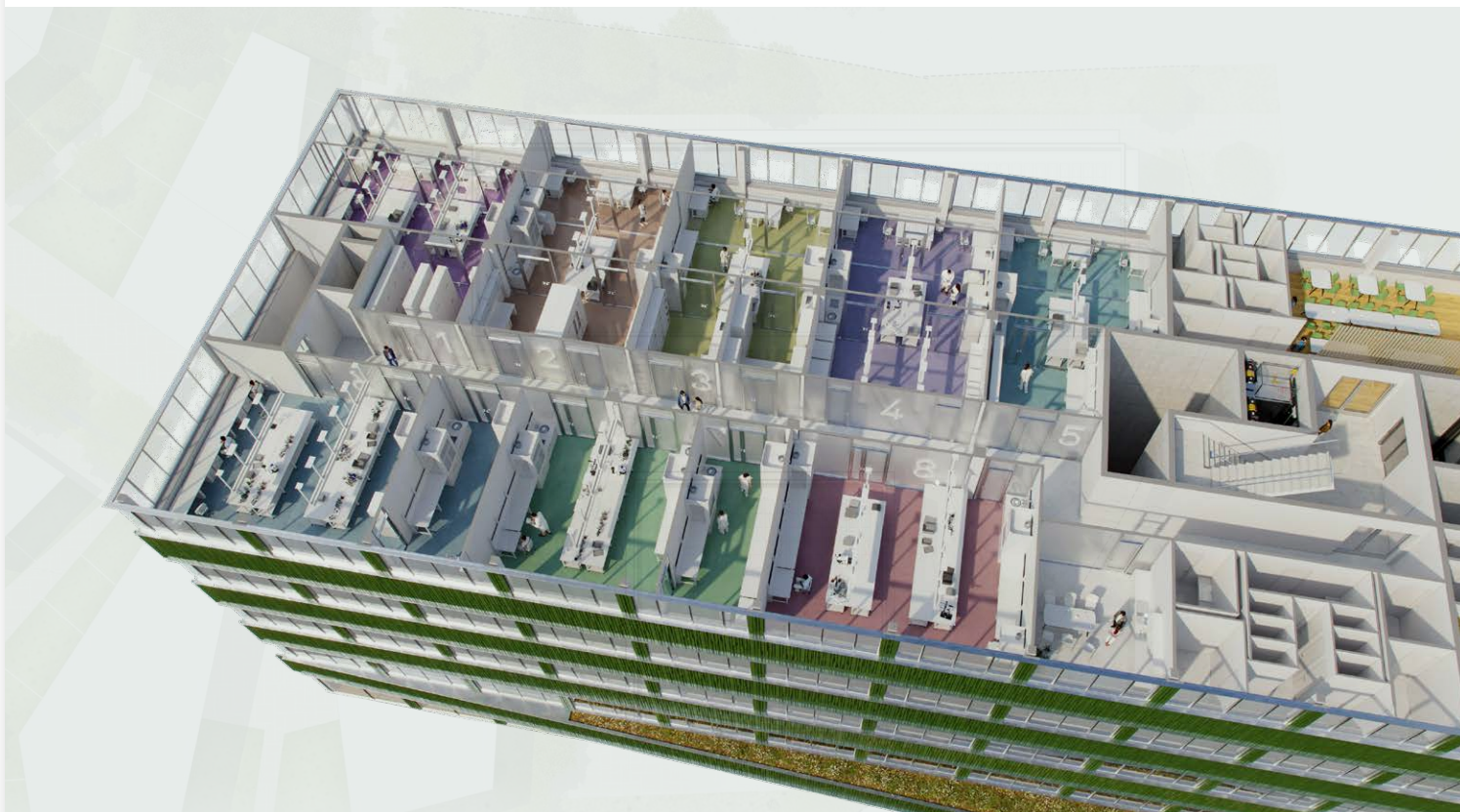
With the Innovation Hub, a high-profile driver for the future and growth of the Pharma and Life Science Park is being created with an impact beyond the entire Central Hesse region. It goes without saying that the Innovation Hub will be built in accordance with the highest energy efficiency classes and operated in a CO₂-neutral manner.



CUSTOMISED RENTAL CONCEPTS

— Research and development

The Innovation Hub offers various rental concepts with laboratory space from 74 m² (BSL 1 and 2) on a total area of over 10,000 m². Two concepts are available.



RENTAL CONCEPT A)

Customised, needs-based expansion of minimum space from approx. 580 m² with a focus on companies of a corresponding size or with an imminent scaling phase.



RENTAL CONCEPT B)

Turnkey solutions in the form of small-scale, exclusive-use-laboratory and storage space.

The laboratory units have an area of 74 m² or more and offer integrated analysis areas or airlocks with lockers for each BSL standard. Adjacent to this are divided social areas, such as a break room with a fitted kitchen as well as a barrier-free WC and unisex toilets.

Office workstations can be booked permanently or as required in the Community Center opposite. These solutions are aimed in particular at young companies and laboratory service providers in the pharmaceutical, biotech and life science industries with processes in chemical, analytical and IT laboratories and in early growth phases.



BECOME PART OF OUR COMMUNITY

— With a strong **network** to support you

Numerous global players in the industry have established themselves at the Pharma and Life Science Park Marburg. They are among the absolute world leaders in their respective product and research specialisations, for example in plasma-based therapies or mRNA vaccine production.

In addition to research-based companies, supporting service providers in particular can also find a home here in more compact space solutions. This means that modern co-working spaces with meeting and presentation facilities will also be created in the Community Center. A local supermarket, cafés, restaurants and the company canteen will be located

on the ground floor and basement, so that users of the Innovation Hub can benefit directly from them.

The structured combination of these versatile space solutions is intended to create a flexible and dynamic community, promote a creative and innovative working environment, facilitate growth and offer close networking with leading players in the industry.

As a user in the Innovation Hub at the Pharma and Life Science Park in Marburg, you will be part of one of the largest biotech and life science hubs in Germany.



The Philipps University of Marburg, the Justus Liebig University and the Technical University of Central Hesse in Giessen provide a strong academic base in the immediate vicinity. A large number of specialised biotech degree courses are offered here, practical research and cooperation with industry are made possible and a continuous supply of highly qualified specialists is ensured. Philipps University is home to Germany's largest pharmacy faculty, with more than 1,000 students enrolled here. Research at this location focuses primarily on the development of drugs to combat infectious diseases as well as on cellular and molecular mechanisms of pharmaceutical effects.

The close co-operation between the city, universities and companies actively promotes innovation and the transfer of knowledge. The establishment and development of start-ups and the establishment of new companies in the region is specifically supported through targeted business development and the provision of resources and structures, while the high availability of all relevant service providers allows users in the Innovation Hub to concentrate fully on their core business.



— With **Pharmaserv** at your side

Pharmaserv acts as a coordinator between all network partners and as the first point of contact for all Innovation Hub users. In this way, all user support requirements can be met efficiently and in a targeted manner and, among other things, additional services can be offered via the network.

Thanks to its central geographical location in the middle of Germany, its proximity to Frankfurt Airport and a well-developed road and rail network, Marburg offers a very good transport infrastructure.

SUPPLEMENTARY NETWORK SERVICES

- Comprehensive range of Pharmaserv site, technical and logistics services available
- Advice, acquisition and financing of equipment and machines
- Daily delivery of all necessary consumables with simple ordering via the Pharmaserv app
- Business development
- Advice, support and procurement of necessary licences and certifications, both public and customer-specific
- Personnel consulting, recruitment and training
- Legal, patent and IP consulting
- Marketing, advertising and sales
- Financing (venture - capital, business angels, etc.)

THE INNOHUB AT THE PHARMA AND LIFE SCIENCE PARK MARBURG



— Embedded in a **dynamic ecosystem** in the centre of Germany

The Pharma and Life Science Park in Marburg will continue to grow. A Community Center will provide additional facilities such as training centres and office space as well as an event centre for our pharma and life science community.

We are creating space for research and services around pharma, biotech and life science. **Become part of our international network in Marburg**, one of the most renowned locations for pharmaceutical research and production. **The Innovation Hub Marburg.**

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- Customised solutions available for a wide range of needs – from start-ups to established companies.
 - Creating a dynamic ecosystem by combining science, research and innovative entrepreneurship.
 - Building a community for the joint development, application and scaling of existing and future technological solutions.
 - Establishment of start-ups, flexible and cross-company working also possible in small plots. **Global Player meets Newcomers.**
 - And much more!

Timeline

JANUARY 2026:

Start of construction

MAY 2027:

User-specific expansion

JULY 2027:

First occupancy

Contact person

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REAL
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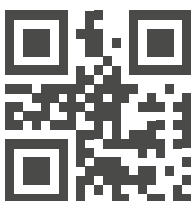
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