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TECHNOPARK NUREMBERG

BUSINESS MEETS THE CITY

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THE PERFECT PLACE FOR URBAN KICK STARTERS AND TRAILBLAZERS

The city of Nuremberg is the heart of what is now the Nuremberg European Metropolitan Region, one of the leading technology regions in Europe. Business and industry, trade, research, purchasing power, and quality of life – in so many things, Nuremberg leads the pack. This makes it the ideal setting for Siemens Technopark Nuremberg – and the perfect place for any business that wants to be in the thick of the action. Siemens Technopark Nuremberg is one of the few industrial and trading locations situated in the center of a major city. Customers and business partners meet up, live, eat, shop, and socialize – all just a few meters away from the Technopark. This close proximity is further enhanced by the excellent travel and transportation connections, including the nearby airport and railway station.

The biggest benefit, however, is the Technopark itself, with some 4,500 employees currently working there, and a large selection of office, production, and storage spaces that can be tailored to individual needs and wishes. A broad range of infrastructure facilities and services are available to all tenants, relieving them of the headaches of maintaining premises – freeing up their time to pursue their actual day-to-day work. And of course there is the management team on site, networking the tenants, opening up opportunities for collaboration, and always at the ready whenever advice and support are needed.

This mix of benefits makes the Siemens Technopark Nuremberg a truly unique address: the heartbeat of business in the center of the city. The city and business – here's where they meet.

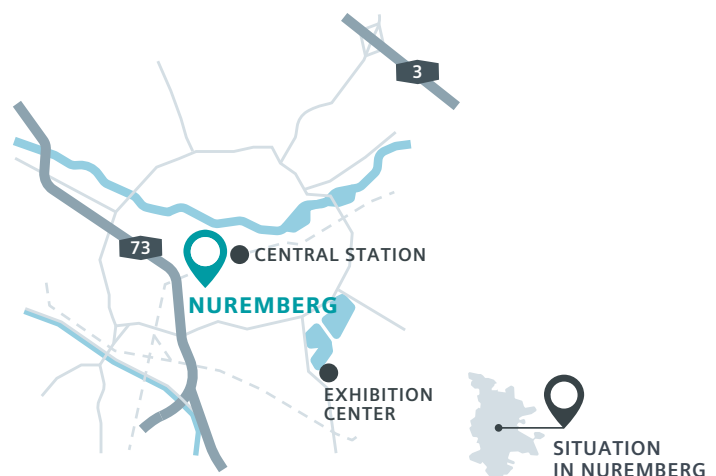
Steffen Rümmler
Technopark Management Nuremberg

LOCATED IN A VIBRANT ECONOMIC AREA

The Technopark Nuremberg is a convincing partner, thanks to its uniquely central location right in the city center, only a five-minute walk from the city's main train station. Businesses and shops, restaurants and cafes, cultural offerings and attractive residential neighborhoods are all right on the doorstep. Your company is therefore based in the center of a vibrant metropolitan area with 3.5 million inhabitants, superior purchasing power, and ideal links for travel and transportation.

As a renowned venue for international trade fairs and conventions, and a gateway to new EU member states, Nuremberg is enjoying dynamic growth in trade with Central and Eastern Europe. Over 25,000 companies are based in the city. What's more, Nuremberg holds a leading position among the technology regions of Europe. Nuremberg is situated in the center of a region of vigorous educational and research activity, with more than 30 universities within a 100-kilometer radius – and an institute of the Friedrich Alexander University of Erlangen-Nuremberg even has a footprint right on the grounds of the Technopark Nuremberg.

Owing to its longstanding tradition in technological fields, Nuremberg is home to a large, highly motivated and qualified workforce. This pool of skilled workers is also drawn by the region's high quality of life. The city has an excellent educational infrastructure of schools and pre-schools, and is known to be one of Germany's safest large cities in which to live. All in all, the best prerequisites for a location that you will want to stick with.



“Technopark Nuremberg – dynamic business in a highly livable metropolitan region.



A REGION OF OPPORTUNITIES

The Siemens Technopark Nuremberg covers an area measuring 230,000 m², with 183,000 m² of building floor space. Located on site are various office, production and storage buildings in diverse designs with a wide range of equipment furnishings.

The buildings and infrastructure all meet the high demands of industrial production and modern office workstations, and can be customized as needed. Well looked-after greenspaces and leisure areas are available to personnel. The location grounds and a parking garage offer over 1,700 parking spaces, and multiple entrances and exits are provided for car and truck access.

183,000 m²

rentable space

77,000 m²



production space
of various types

44,000 m²

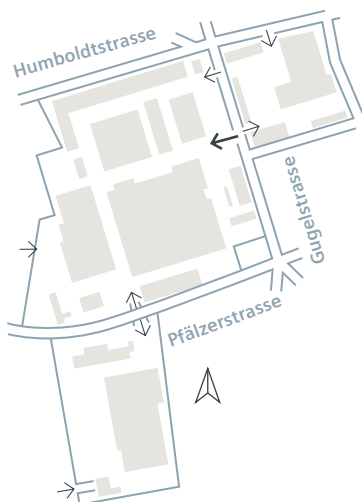


storage, logistics and
other space

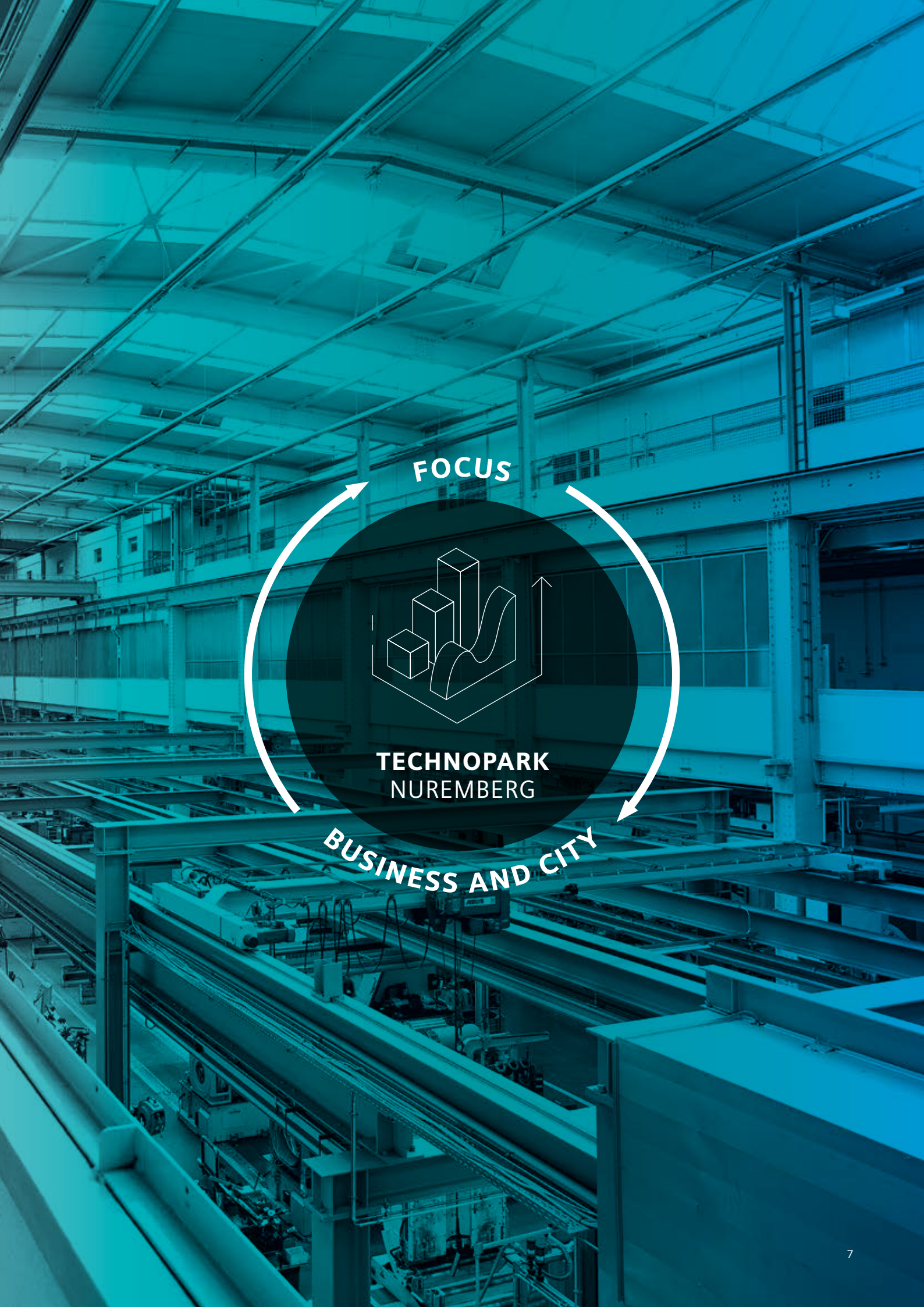
62,000 m²



office space,
partly production-related



Site plan of Siemens Technopark Nuremberg
Humboldtstrasse 59, 90459 Nürnberg



FOCUS



**TECHNOPARK
NUREMBERG**

BUSINESS AND CITY

MORE THAN JUST RENTAL SPACE

With its well-balanced tenant structure comprising future-oriented technology companies mainly in the transport and energy management sectors as well as digitalization, Siemens Technopark Nuremberg offers a multi-faceted, inspiring environment.

Support from the personal Technopark management ensures valuable synergies and creates countless opportunities for collaboration. Proactive community management also plays an important part in this. Examples include joint events, user sessions, and an active site communication.



BENEFITS AT A GLANCE

With an attractive all-inclusive package, your company will find unique opportunities to thrive and grow at Siemens Technopark Nuremberg. It provides you with the best possible environment to develop, and gives you the space to concentrate on what really matters.

1

Custom-fit rented areas for office, trade, production, and storage

2

Comprehensive shared-use infrastructure: everything from reception service to a company restaurant

5

A personal location management that networks companies and helps create and utilize synergies

3

An attractive, inspiring mix of tenants: future-oriented businesses that complement each other perfectly

4

A broad range of services as a standard package relieves tenants



MANAGEMENT WITH AN EYE FOR DETAILS

The rental package at Siemens Technopark Nuremberg is supplemented with a broad range of infrastructure facilities and numerous services shared by all businesses on site. These offerings relieve companies of all the work and headaches involved in running a business property.

The key component of this is the personal location management that is proactively committed to developing the site and creating the best possible conditions for tenants. This ranges from providing rapid support on site to maintaining continuous contact with political representatives and industry stakeholders.



PERSONAL MANAGEMENT

- On-site location management
- Available by telephone around the clock
- Proactive community management
- Promoting opportunities for collaboration and synergies
- Targeted selection of tenants



BROAD RANGE OF LOCATION SERVICES

- 24-hour reception desk
- Site and building security
- Technical building management
- 2 location restaurants with seating for 900
- 2 cafes
- Conference rooms with video-conferencing capabilities
- Cleaning service
- Waste management
- Postal and logistics services
- Electrical systems and installation services
- Daycare center
- Company physician

TECHNICAL INFRASTRUCTURE

- Fiber-optic connections / broadband internet
- Excellent mobile telephone coverage
- Electrical power supplies with high connected load
- Supply of a broad range of consumable media, e.g. natural gas, compressed air
- Production buildings/halls with cranes and hoists
- Parking spaces for electric cars



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