

SIEMENS

Ingenuity for life

TECHNOPARKS

LOCATIONS RETHOUGHT

siemens.com/realestate

TECHNOPARKS



WHERE COMPANIES CAN GROW

Business enterprises are subject to dynamic processes. Megatrends such as globalization, urbanization, climate change, demographic developments, and digitalization all pose new challenges for companies and society as a whole. As a result, needs are changing, and demand is breaking new ground. This also has an impact on real estate: industrially used properties have to be newly developed or economically restructured. Siemens Real Estate is pro-actively shaping this transformation. With the Siemens Technopark concept that we have developed, we are reinventing long-established business locations, creating new workplaces, and reinvigorating whole regions.

Personal on-site location management not only ensures the development of these Technoparks as such, but also supports the companies located here with advice and a helping hand. Businesses can choose from a wide variety of available spaces that come with an extensive range of services and shared-use infrastructure facilities.

Siemens Technoparks provide fertile ground for new economic growth to flourish by further developing the infrastructure and buildings on site, and also by bringing in and linking up innovative businesses and startups. Since 1995 the concept has proven a success, transforming locations and making them fit for the future based on this model. To date, around 300 companies have been established and benefiting from the support they received.

Discover the recipe for success behind the Siemens Technoparks. Be inspired by our ongoing projects in Erlangen, Nuremberg, Ruhstorf, and Tübingen!

Steffen Rümmler
Head of Technoparks

STRUCTURAL CHANGE ACTIVELY MANAGED

Our Siemens Technoparks offer businesses a complete package that is enhanced by an attractive range of services. One key component is each Technopark's personal on-site management, there to promote the location as a whole, network the individual tenants, open up collaborative opportunities, and provide help and advice. Our site managers' engagement ranges from resolving individual challenges to maintaining a continuous dialog with politics and local business development agencies with an eye to proactively expanding location benefits.

To generate synergies among residing businesses, our location management ensures that the nature of tenants' business is a good fit and brings a positive impetus to the Technopark. Where location management sees promising points of contact, it initiates the dialog between companies and helps them clear any hurdles in their way. In a nutshell, our motto is this: we consider structural change to be an opportunity, and proactively shape the transformation.



NEW PERSPECTIVES

Siemens aspires to guide and shape structural change and inject new drive into impacted regions. Doing so is part of fulfilling our social responsibility, and at the same time keeps the company young – by networking with dynamic companies and startups who contribute valuable new ideas and impetus to digitalization and technology.



1

Future-oriented technology companies are proactively recruited for location to Siemens Technoparks

2

Existing jobs are retained and new jobs created

3

Locations are developed into regional powerhouses

4

Synergies are generated and promoted between Siemens units, other companies, and start-ups

RENTING WITH ADDED VALUE

Siemens Technoparks offer future oriented companies an attractive working environment with excellent accessibility and a complete package of benefits comprising space, infrastructure and services. This relieves tenants of the distractions of running a facility, allowing them to concentrate fully on pursuing their core business. The typical risk associated with choosing a location and leasing commercial space is minimized by flexible leasing and growth options. Another advantage is access to highly qualified specialists: All Siemens Technoparks are located close to internationally renowned universities and research institutes.



Rental space



Infrastructure



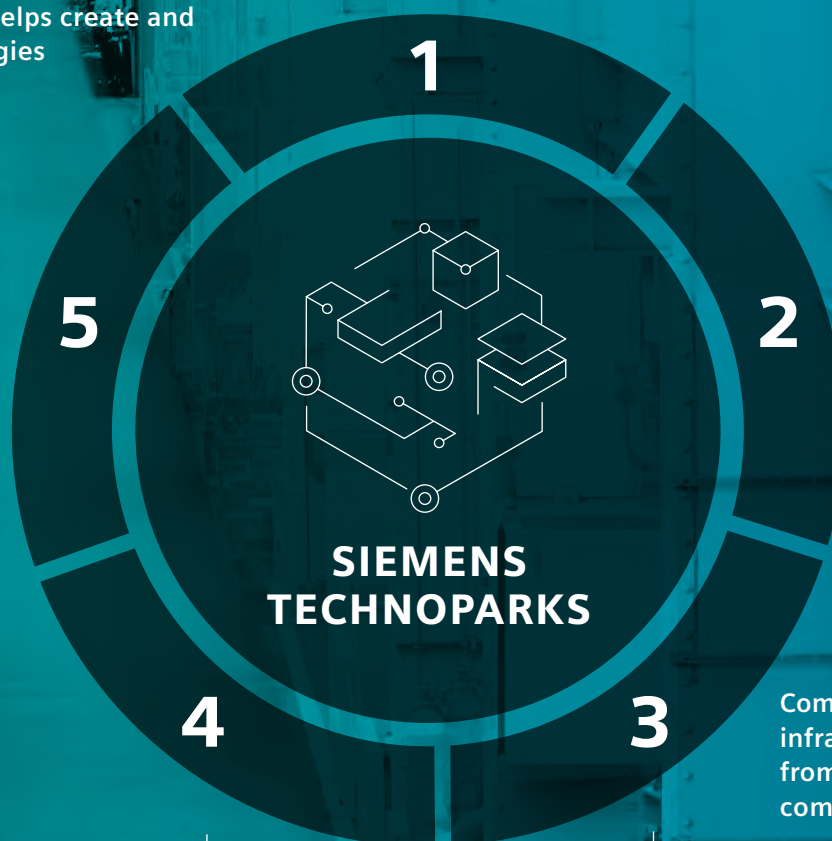
Services

BENEFITS AT A GLANCE

At Siemens Technoparks, companies find unique opportunities for development in an attractive complete package. This gives them an optimal environment for their development and allows them to concentrate on what really matters – their business.

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

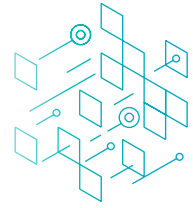
Custom-fit rental space for office, trade, production, and storage



A broad range of services as a standard package relieves tenants

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

ROOM FOR DEVELOPMENT



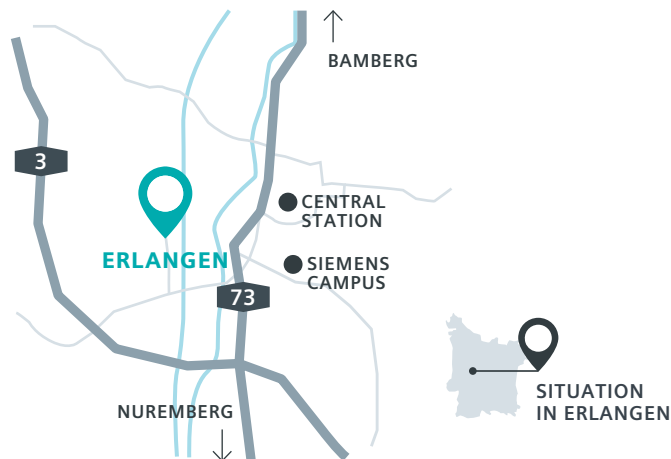
Erlangen is on the move. The city with a long history and tradition within the Nuremberg Metropolitan Region is reinventing itself – and the Siemens Technopark Erlangen is the new prime address for technology and innovation in areas such as electromobility. With its manifold opportunities to develop new office and production spaces, the Technopark is the perfect place for anyone who wants to put something special into motion.

Frauenauracher Strasse 85, 91056 Erlangen
Contact: Steffen Rümmler



63,000 m²

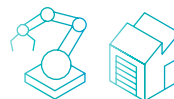
property area in development



23,000 m²

rentable space
in total

4,000 m²



production, storage
and logistics space

19,000 m²



office space,
partly production-related

BUSINESS MEETS CITY



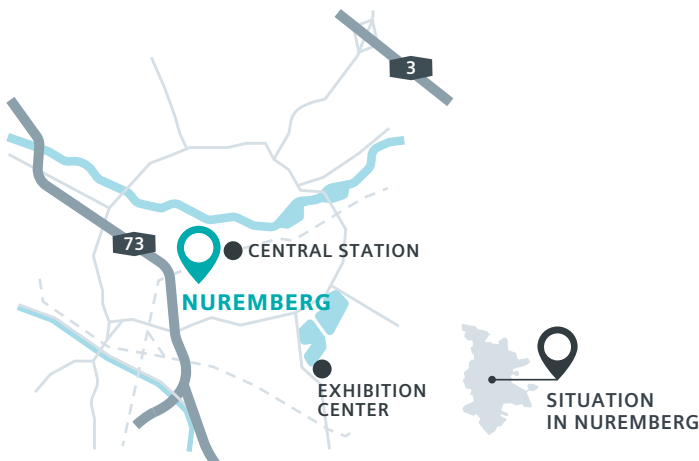
It doesn't get any closer than this: Siemens Technopark Nuremberg is the only industrial location situated in the center of the city. Customers and business partners meet up, live, eat, shop, and socialize – all just a few meters away from the Technopark. The proximity to Nuremberg's airport and main train station and the unique mix of space, service, and infrastructure offered by Siemens' Technopark are additional benefits.

Humboldtstrasse 59, 90459 Nuremberg
Contact: Steffen Rümmler



183,000 m²

rentable space



77,000 m²



production space
of various types

44,000 m²



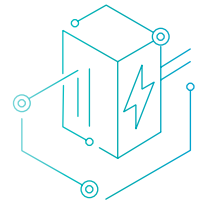
storage, logistics and
other space

62,000 m²



office space,
partly production-related

ENERGY FLOWS HERE



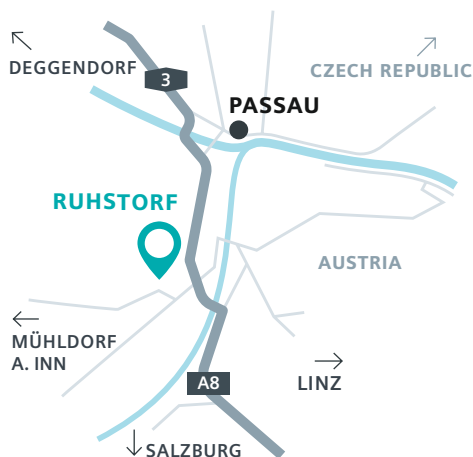
Ruhstorf is energized. For decades now everything here has revolved around electrical drive technology and power generation and distribution, with Siemens as the key driving force. The town's (success) story is now poised to open a new chapter: the Siemens location is being transformed into the Siemens Technopark Ruhstorf and into an innovation center focused on energy and future technologies. Open to everyone who wants to shape the future and is looking for a setting that combines economic potential with a high quality of life.

Hans-Loher-Strasse 32, 94099 Ruhstorf an der Rott
Contact: Stefan Florenz



60,000 m²

rentable space



50,000 m²



production space
of various types

3,000 m²



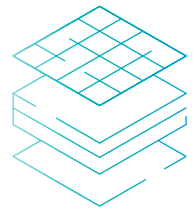
storage, logistics and
other space

7,000 m²



office space,
partly production-related

EXPERIENCE DIGITALIZATION



Driving things forward – Siemens Technopark Tübingen is rooted in that spirit. Geared motors have been manufactured here for more than half a century, destined for applications ranging from wind turbines to conveyor belts. Whereas up to now conventional production was the main focus, digitalization and technical progress are now setting new trends. Tübingen is going digital – and the Technopark Tübingen is once again one of the driving engines in the region.

Bahnhofstrasse 40, 72072 Tübingen
Contact: Stefan Florenz



32,000 m²

rentable space



26,000 m²



production space
of various types

2,000 m²



storage, logistics and
other space

4,000 m²



office space,
partly production-related



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