BASEL AREA

MORE TO DISCOVER

Lab Facilities

» Real estate guide

Legend

The Basel Region offers attractive laboratory solutions for all kinds of laboratory needs. Due to the local life sciences cluster and the large number of life sciences companies present, the lab specifications reach from R&D over application to analytic.

Lab Space

Core and shell
Space at bare brickwork level – space may be equipped, finished and furnished according to individual needs.

Outfitted
Equipped lab space

Production Space

The facility is equipped for production.

Office Space

Core and shell
Space at bare brickwork level – space may be equipped, finished and furnished according to individual needs.

Office space
Built-out space – tenants only need to provide their own office furniture.

Furnished offices
The office is furnished, or the center will furnish it according to individual needs.

Shared office
Permanent workstation in a shared office space.

Flex desk
Flexible workstation or desk in a shared office space.

Distances to

Distance to **EuroAirport** Basel Mulhouse Freiburg

Distance to next national **motorway access**

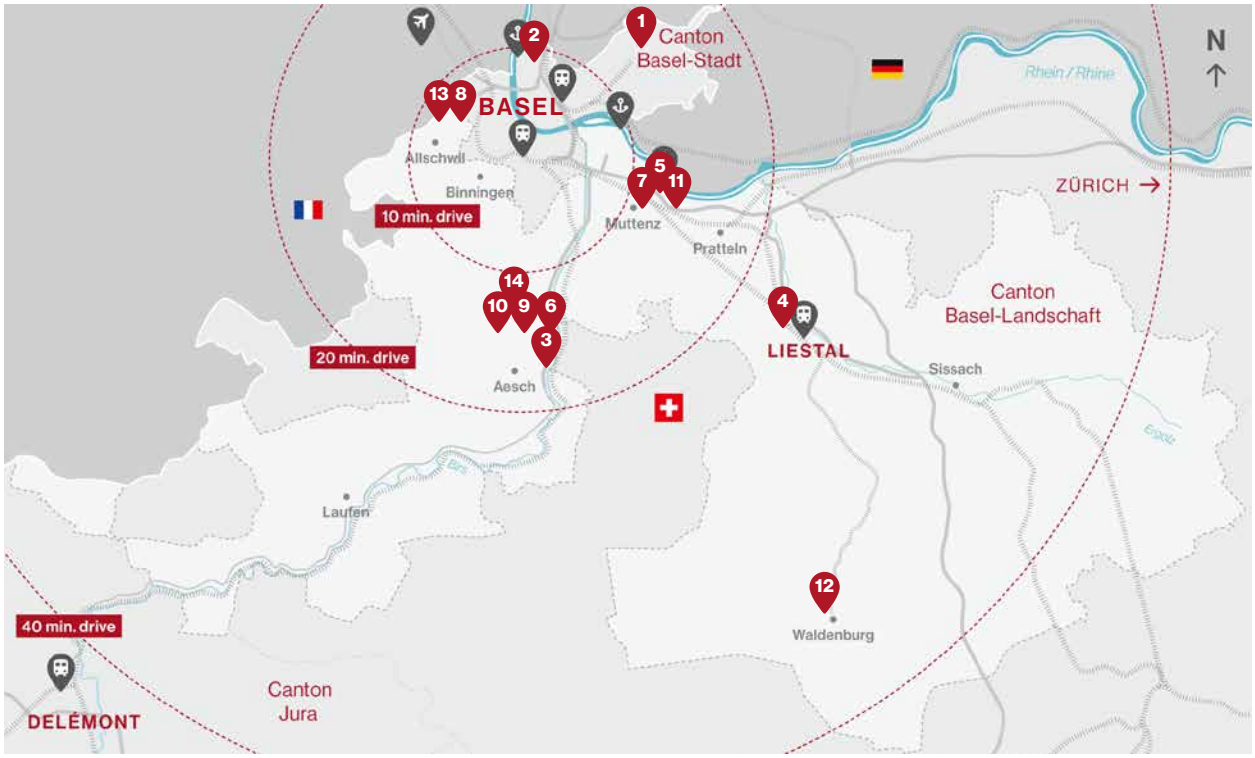
Distance to **next train station** with direct connections to the city of Basel and/or other major Swiss cities

Distance to **downtown Basel** (tram stop "Bankverein")

Prices are indicated in Swiss Francs (CHF). Prices and conditions are subject to change and may fluctuate on a daily basis. Basel Area Business & Innovation does not take any responsibility for the accuracy of the current pricing enclosed herein.

Abbreviations: BS = Canton Basel-Stadt, BL = Canton Basel-Landschaft, JU = Canton Jura

Basel Area overview



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Abbreviations: BS = Canton Basel-Stadt, BL = Canton Basel-Landschaft, JU = Canton Jura

Business Park Riehen / GPV Holding AG

Near the tram station „Weilstrasse“ in Riehen, in the local business park, furnished laboratory (up to 100 m²) and office space (18 m²) is available for rent starting from January 1, 2018. All rooms are equipped with modern IT infrastructure connected to a server room. A common room with –20°C and –80°C freezers as well as the clean water production and the autoclave equipment can be shared.

Facts and figures

Lab specification
- ☒ R&D
- ☒ Application
- ☒ Analytic
- ☐ Physics
- ☐ Cleanroom
- ☐ Quality
- ☐ Production

Lab outfit
Outfitted

Year built/last renovation
Built 1992 / kitchen renovated 2017

Availability
January 2018

Floor space
From 580 m² / 6,243 ft²

Lab space
From 400 m² / 4,305 ft²

Lab certification
- ☐ GMP-approved
- ☐ GLP-approved
- ☐ ISO/IEC 17025

Types of lab stations
- Furnished labs for R&D and analytics (ideal for molecular and micro biology)

Other information
- Access to MALDI-TOF mass spectrometers
- Bioinformatics services possible

Facility infrastructure
- ☒ Offices
- ☒ Meeting rooms
- ☒ Technical room
- ☐ Production space
- ☐ Parking
- ☐ Potential for expansion

Technical Infrastructure

Refrigeration and Cooling	• Partially available
Water	• Centralized clean water production
Chemicals storage	• Available

Rates in CHF

☒ For lease
☐ For sale

Lab space	Office space
CHF 300/m² p.a.	CHF 250/m² p.a.

Location

Canton Basel-Stadt

Lörracherstrasse 50
4125 Riehen

Distances to

9.6 km	6 km	0.8 km	8.2 km

Technologiepark Basel

The Technologiepark Basel (TPB) in the Stücki Science Park is the ideal place for technology start-ups. The TPB gives new innovative companies from various technology sectors the opportunity to conduct research and exchange ideas in a business environment. Located in the up-and-coming Basel Nord Area, the TPB provides offices and laboratories, a shared infrastructure and a variety of different services at attractive prices.

Facts and figures

Lab specification
- ☒ R&D
- ☐ Application
- ☐ Analytic
- ☐ Physics
- ☐ Cleanroom
- ☐ Quality
- ☐ Production

Lab outfit
Outfitted

Year built/last renovation
2011/2014/2017

Availability
On request

Floor space
From 12 m² / 130 ft²

Lab space
From 42 m² / 450 ft²

Lab certification
- ☐ GMP-approved
- ☐ GLP-approved
- ☐ ISO/IEC 17025

Types of lab stations
- Lab stations with workstations for R&D
- Table-standing fume cupboards
- Cabinets for chemicals
- ASECOS safety cabinets
- Lab side rooms
- Equipment/wash rooms
- Shared lab equipment including autoclaves, ice machines, Millipore water purifiers, centrifuges and shakers/incubators

Facility infrastructure
- ☒ Offices
- ☒ Meeting rooms
- ☒ Technical room
- ☐ Production space
- ☒ Parking
- ☐ Potential for expansion

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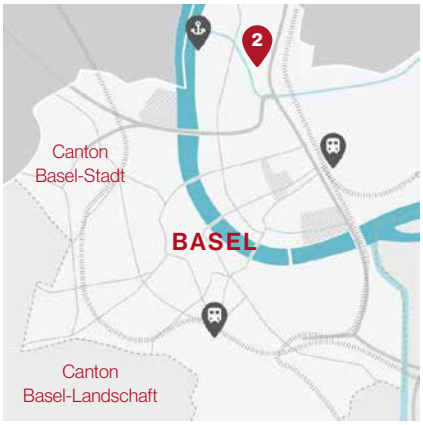
Location

Canton Basel-Stadt

Hochbergerstrasse 60c
4057 Basel
www.technologiepark.ch



Distances to

7.7 km	700 m	1.8 km	3.5 km

Technical Infrastructure

Supply and waste air	· Volume flow control · Continuously adjustable
Refrigeration and Cooling	· Access to district cooling · Active air-conditioning by temperature above 26°C · Possible for temperature between 20°C and 26°C subject to approval
Water	· Clean water hot and cold · Low-ion water cold · Waste water collection container as well as buffer tank and emergency tank basement
Compressed air	· Provided
Technical gases	· In-Lab bottle supply for CO_2 and N_2 · Storage space for gas bottles in delivery zone
Chemicals storage	· In-Lab storage in safety cupboards

Site Location

Technologiepark Basel is located in the Stücki Park, an innovation center in the north of Basel. From 2020, the existing lab and office space at Stücki Park will be increased by 290,625.58 ft². The four finger docks will be rented out as fully equipped office and laboratory premises.

Rates in CHF

	Lab space	**Office space**
☒ For lease	To be negotiated	To be negotiated
☐ For sale		

Business Center Widen

The modern facilities with a high standard of fittings are located in the prestigious Business Center Widen in Aesch. The rooms are bright and have cable ducts installed. All floors are accessible by lift and staircase. Around the building, there are sufficient parking spaces, which can be rented as required. The location is easily accessible by public transport (bus stop on site, close to Dornach railway station) as well as by car (motorway connection Reinach Nord can be reached within a few minutes).

Facts and figures

Lab specification
- ☒ R&D
- ☐ Application
- ☐ Analytic
- ☐ Physics
- ☐ Cleanroom
- ☐ Quality
- ☒ Production

Lab outfit
Core & shell

Availability
asap

Floor space
Approx. 3,000 m² / 32292 ft²

Lab space
Approx. 350–400 m² / 3700–4300 ft²

Lab certification
- ☐ GMP-approved
- ☐ GLP-approved
- ☐ ISO/IEC 17025

Types of lab stations
- Extended core & shell
- Building infrastructure fits lab requirements (e.g. ceiling height, windows, etc.)

Facility infrastructure
- ☒ Offices
- ☒ Meeting rooms
- ☒ Technical room
- ☐ Production space
- ☒ Parking
- ☐ Potential for expansion

Technical Infrastructure

Water	Existing connection
Compressed air	Existing connection

Rates in CHF

- ☒ For lease
- ☐ For sale

Lab space	Office space
150 CHF/m² p.a.	150 CHF/m² p.a.

3

Location

Canton Basel-Landschaft

Gewerbestrasse 7/7a
4147 Aesch

Distances to

19 km	1.3 km	10 km	11 km

Drug'on Life Science Park

The Drug'on Life science park is located in a commercial area nearby the center of Liestal. The laboratories and offices are integrated in a former chemical API production site which offers now the services for the commercial park. The facilities as well as the infrastructure are regulatory maintained and ready to use. The site is easily accessible by public transport (close to Liestal railway station) as well as by car (motorway connection Liestal can be reached within a few minutes).

Facts and figures

Lab specification
- ☒ R&D
- ☐ Application
- ☒ Analytic
- ☒ Physics
- ☒ Cleanroom
- ☒ Quality
- ☒ Production

Lab outfit
Outfitted

Year built/last renovation
1980

Availability
ready for use

Floor space
3 x 200 / 2150 m²

Lab space
3 x 80–100 / 860–1080 m²

Lab certification
- ☐ GMP-approved
- ☐ GLP-approved
- ☐ ISO/IEC 17025

Types of lab stations
- Furnished Labs for R&D and analytics
- Furnished offices
- Measuring side rooms
- Cabinets for chemicals
- Lab equipment wash room
- Stability chambers
- KiloLab with 20–50 l Glass reactors
- GMP class D cleanrooms (100'000)
- Chemical Pilot Plant
- Chemical production area (ex-Zone)
- Facility management

Facility infrastructure
- ☒ Offices
- ☒ Meeting rooms
- ☒ Technical room
- ☒ Production space
- ☒ Parking
- ☒ Potential for expansion

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Location

Canton Basel-Landschaft

Oristalstrasse 65
4410 Liestal

Distances to

25 km	2 km	1,7 km	18 km

Technical Infrastructure

Supply and waste air	· Room air change · Volume flow control · Clean rooms GMP class D / ISO class 5 · Waste air incinerator at the site
Refrigeration and Cooling	· Fridges at 5°C and –20°C · Cold storage room 5°C (6m²) · Liquid nitrogen tank in house
Water	· Tap and de-ionized water · Waste water collection · Purified water system at the site
Compressed air	· Compressed air at 6 bar
Technical gases	· Liquid nitrogen tank at the site · Pressure cylinder station for analytical gases
Chemicals storage	· Storage rooms and in Lab safety cupboards for Lab chemicals · Warehouse for chemicals · Pallet warehouse (300 m²) · Tank farm
Production capacity	· KiloLab (20–50 l); Pilot Plant (100–650 l) and commercial chemical production (1000–10'000 l). · Ex-Zone installations · Free space in production building available

Production space

Floor space	1,191m²/12,819.82 ft²
Ceiling height	3 m
Floor load	350 kg/m² ☒ Freight lift, carrying force 3,000 kg ☐ Crane
Former use	Medtech

Rates in CHF

	Lab space	**Office space**
☒ For lease	To be negotiated	To be negotiated
☐ For sale		

GETEC PARK.SWISS

Infrapark Baselland/Schweizerhalle provides the industry with a comprehensive range of services and 40+ hectares of outstanding developed real estate. They comply with all provisions of the Swiss SEVESO and dangerous goods regulations and therefore provide state-of-the-art requirements for a safe and environmentally sustainable industrial location.

Facts and figures

Lab specification

☒ R&D
☒ Application
☒ Analytic
☐ Physics
☐ Cleanroom
☒ Quality
☒ Production

Site offer

Plots and existing facilities designed for production, lab and office

Services

- Facility Management
- Energies and utilities
- Waste disposal (incineration of waste air, liquid and solid waste, pretreatment of waste water)
- Consultancy in all EHS aspects
- Support in dealing with the authorities (construction and plant permits)
- Fire brigade and chemical emergency response unit, site security
- Logistics (especially transporting and handling of hazardous substances and dangerous goods, open customs warehouse)
- Analytics
- Technical Services, site medical doctor, solvent regeneration

Site infrastructure

☒ Offices
☒ Meeting rooms
☒ Technical room
☒ Production space
☒ Parking
☒ Potential for expansion

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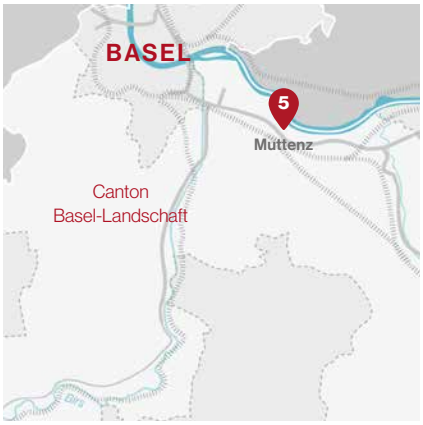
Location

Canton Basel-Landschaft

Rothausstrasse 61
4132 Muttenz
www.infrapark-baselland.com



Distances to

15.4 km	3.8 km	7 km	7.4 km

Analytics

Expertise	· Modern pool of equipment to deal efficiently with a diverse range of requests · Expert know-how of environmental-, consumer goods-and REACh-analytics, in a vast field of chemical compounds · Lean-Sigma methodology to solve very complex problems · ISO 17025 registration
Methods	· Equipment pool allows to employ a whole host of methods · Focal point of techniques in use in the area of trace analytics (HPLC, GC, coupling techniques, elementary spectroscopy) analytical determination of physical-chemical properties of substances (NMR, IR, MS, key indicators, elementary analysis)

Technical Infrastructure

Waste disposal	· Waste incineration plant providing various types of energy required as well as mineralizing industrial waste. · Incineration of 14,000–16,000 t/a of special and industrial waste · Generation of 400–450 TJ of heat in the form of steam, high temperature water and hot water. · Ecological and economical · Residues and emissions are kept at a minimum and virtually free of harmful substances while generating energy in large quantities
Refrigeration and Cooling	· Glycol refrigeration –24°C · Flake ice
Water	· Industrial water, drinking water, softened water · High temperature water 160°C, hot water 55°C
Compressed air	· Control-compressed air 5 bar · Factory-compressed air 2 bar
Technical gases	· Natural gas

Rates in CHF

	Lab space	**Production area**	**Office space**
☒ For lease	To be negotiated	To be negotiated	To be negotiated
☐ For sale			

Laboratories Bio Pur AG, Reinach

The laboratory has a diverse infrastructure On the ground floor of the building there are comfortable ramps from which the goods lift can be accessed directly. In addition to the laboratory rooms, the property has several offices with a pleasant view of Dornach.

Facts and figures

Lab specification
- ☒ R&D
- ☐ Application
- ☒ Analytic
- ☐ Physics
- ☒ Cleanroom
- ☒ Quality
- ☒ Production

Floor space
From 420 m² / 4521 ft²

Lab certification
- ☐ GMP-approved
- ☐ GLP-approved
- ☐ ISO/IEC 17025

Types of lab stations
- Laminar flow cabinets

Facility infrastructure
- ☒ Offices
- ☒ Meeting rooms
- ☒ Technical room
- ☒ Production space
- ☒ Parking
- ☒ Potential for expansion

Technical Infrastructure

Supply and waste air	Ventilation can be modified according to needs
Refrigeration and Cooling	Approx. 80 m² cold room (4°C), ceiling cooling units
Water	Reverse osmosis
Compressed air	Compressed air pipes
Technical gases	Pipes already installed
Chemicals storage	Separated room on the floor below

Rates in CHF

- ☒ For lease
- ☐ For sale

Lab space
220 CHF/m² per year

Office space

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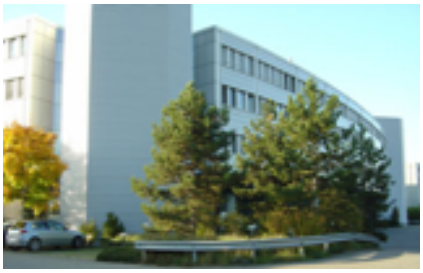
Location

Canton Basel-Landschaft

Christoph Merian-Ring 31a
4153 Reinach
www.labor-basel.info

Distances to

17.6 km	800 m	10.3 km	11 km



Pharma Research & Production Facility Muttenz

The laboratories and offices are located in the former HQ of Skyepharma, a successful Swiss pharmaceutical company. The facilities as well as the infrastructure are regulatory maintained and in good condition.

Facts and figures

Lab specification
- ☒ R&D
- ☒ Application
- ☒ Analytic
- ☐ Physics
- ☒ Cleanroom
- ☒ Quality
- ☒ Production

Lab outfit
Outfitted

Year built/last renovation
1994

Availability
Immediately

Floor space
3,600 m² / 38,750.08 ft²
(total building)

Lab certification
- ☐ GMP-approved
- ☐ GLP-approved
- ☐ ISO/IEC 17025

Types of lab stations
- Lab stations with workstations for R&D
- Application lab stations
- Floor-standing fume cupboards with vertical slide
- Cleanroom (100,000) with integrated ventilation and waste air filtering
- Cabinets for chemicals
- Thermally stabilized room

Facility infrastructure
- ☒ Offices
- ☒ Meeting rooms
- ☒ Technical room
- ☒ Production space
- ☒ Parking
- ☒ Potential for expansion

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Location

Canton Basel-Landschaft

Eptingerstrasse 51
4132 Muttenz

Distances to

12.7 km	3.6 km	5.9 km	6.3 km

Technical Infrastructure

Supply and waste air	Cleanroom ventilation class 100,000
Water	De-ionized and purified
Compressed air	Available
Technical gases	Available
Chemicals storage	Storage room for solvents available

Production space (if applicable)

Floor space	Basement: 875 m² / 9,418 ft² (storage, technical rooms, wardrobe, kitchen) Ground Floor: 857 m² / 9,225 ft² (analytical labs, clean rooms and office space) First Floor: 846 m² / 9,106 ft² (labs, office and technical rooms) Second Floor: 581 m² / 6,254 ft² (analytical labs, clean rooms and office space)
Floor load	1000 kg/m²
	☒ Freight lift ☐ Crane
Former use	Research and production facility for pharmaceutical compounds and granulates
Other information	2 fluid bed dryers/granulators (lab & production capacity)

Other remarks

The second floor is rented at the moment but will also become available.

Rates in CHF

	Second floor	**Basement/ground/first floor**
☒ For lease	314.40 CHF/m² p.a.	192.20 CHF/m² p.a.
☐ For sale		

Polyphor AG

Polyphor was founded in 1996 and is a clinical stage, Swiss biopharmaceutical company leading the research and development of a new mechanism of action in solid tumors, CXCR4 inhibition, for combination treatment in oncology. Polyphor has also a number of lead candidates in the area of antibiotics. We are based in Allschwil, Switzerland, in the south of Basel. We offer chemical labs with a total area of around 200m2. They are fully equipped with modern fume hoods, safety cabinets and media such as nitrogen, compressed air, chilled and purified water. An infrastructure including changing facilities, parking, public transportation and cafeteria is available.

Facts and figures

Lab specification
☒ R&D
☐ Application
☒ Analytic
☐ Physics
☐ Cleanroom
☐ Quality
☐ Production

Lab outfit
Outfitted

Year built/last renovation
2008

Availability
asap

Floor space
From 200 m² / 2155 ft²

Lab certification
☐ GMP-approved
☐ GLP-approved
☐ ISO/IEC 17025

Types of lab stations
- Safety Cabinets (400 l solvents each)
- Deionized water supply
- Pressurized Air
- Nitrogen supply
- Chilled water
- Dish washer
- Freezers (+4°C)
- Vacuum pumps
- All sorts of glass ware
- Fume hood scaffolds
- Dedicated BSL2 lab (25m²)

Facility infrastructure
☐ Offices
☐ Meeting rooms
☐ Technical room
☐ Production space
☒ Parking
☒ Potential for expansion

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Location

Canton Basel-Landschaft

Hegenheimermattweg 125
CH-4123 Allschwil

Distances to

6.5 km	2 km	5.1 km	4 km

Technical Infrastructure

Supply and waste air	· No recirculation · 8-times air exchange · No HEPA filtration
Refrigeration and Cooling	· Fridges +4°C · Dewar flasks possible · Liquid nitrogen inhouse
Water	· Tab water and chilled water · Purified water system · Waste water treatment
Compressed air	· 6.5 bar compressed air
Technical gases	· Stationary nitrogen supply
Chemicals storage	· Under cupboards · Safety cabinets · Shelfs in chemical storage room on request

Rates in CHF

	Lab space	**Office space**
☒ For lease	To be negotiated	On request
☐ For sale		

Contact

Contact	Matthias Richter
Position	Head HSE & Site Management
Phone	+41 78 706 4530 or +41 61 567 16 99
Email	matthias.richter@polyphor.com

Pyradock Labs (former Evotec)

The Labs are located in the office and commercial building "Pyradock" in Reinach. The Pyradock is located in the industrial zone of Reinach and attracts a diverse group of companies and businesses. The offices themselves include a reception area at the entrance, offices throughout the spaces and a separated laboratory space.

Facts and figures

Lab specification
- ☒ R&D
- ☒ Application
- ☒ Analytic
- ☐ Physics
- ☐ Cleanroom
- ☒ Quality
- ☐ Production

Lab outfit
Outfitted

Year built/last renovation
Last renovation March 2013

Availability
Early 2020

Floor space
From 850 m² / 9,250 ft²

Lab space
From 680 m² / 7,400 ft²

Lab certification
- ☐ GMP-approved
- ☐ GLP-approved
- ☐ ISO/IEC 17025
- ☒ BSL 1
- ☐ BSL 2

Types of lab stations
- Shared and single lab space
- Fully furnished labs and offices
- 3 safety cabinets
- Dish washer
- Equipment/wash rooms
- Storage rooms with shelfs

Facility infrastructure
- ☒ Offices
- ☒ Meeting rooms
- ☒ Technical room
- ☐ Production space
- ☒ Parking
- ☐ Potential for expansion

Technical Infrastructure

Supply and waste air	Lab ventilation, temperature controlled
Refrigeration and Cooling	Cold room with 4°C and –20°C compartments
Water	De-ionized water 2 MΩ
Compressed air	Available, to be arranged with other tenant
Technical gases	None, storage space for gas bottles
Chemicals storage	In-lab storage in ventilated cabinets

Rates in CHF

☒ For lease
☐ For sale

Lab space
On request

Office space
On request

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Location

Canton Basel-Landschaft

Kägenstrasse 17
4153 Reinach

Distances to

19 km	500 m	2 km	11 km

React Basel-Süd

The react in Reinach offers high quality lab infrastructure for R&D and application. The infrastructure is regularly maintained and is ready to use.

Facts and figures

Lab specification
- ☒ R&D
- ☒ Application
- ☐ Analytic
- ☐ Physics
- ☐ Cleanroom
- ☐ Quality
- ☐ Production

Lab outfit
Outfitted

Year built/last renovation
2002

Availability
Immediately

Floor space
From 640–3,500 m² / 6,889–37,674 ft²

Lab space
From 729–1,600 m² / 7,847–17,222 ft²

Lab certification
- ☐ GMP-approved
- ☐ GLP-approved
- ☐ ISO/IEC 17025

Types of lab stations
- Lab stations with workstations for R&D
- Application lab stations incl. equipment
- Floor-standing fume cupboards with vertical slide
- Table-standing fume cupboards
- SKAN workstations with integrated ventilation and waste air cleaning
- Cabinets for chemicals
- ASECOS safety cabinets
- Lab anteroom

Facility infrastructure
- ☒ Offices
- ☐ Meeting rooms
- ☒ Technical room
- ☐ Production space
- ☒ Parking
- ☐ Potential for expansion

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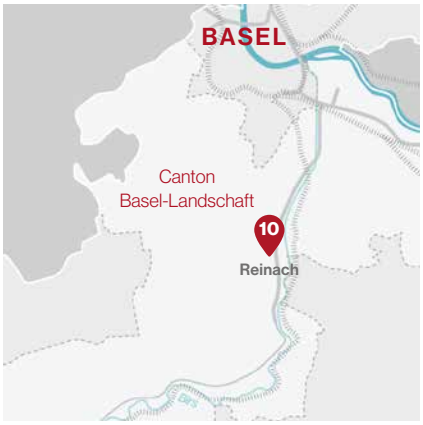
Location

Canton Basel-Landschaft

Neuhofstrasse 11
4153 Reinach



Distances to

19 km	800 m	10 km	11 km

Technical Infrastructure

Supply and waste air	• Systems 4 x 37,000 m²/h • Continuously adjustable with frequency converter • Room air change from 4-fold/h to 35-fold/h • Volume flow control
Refrigeration and Cooling	• Refrigeration with two cooling units, each 560 kW with air/industry cooling unit 8/14°C and recirculating cooler 12/18°C • Freecooling, refrigeration capacity of 200 kW • 2 cold batteries • Heat recovery for preparation of domestic hot water up to 70 kW • Cooling circuit on floor 2 x 30 kW with re-cooling using air-conditioned air • Constant temperature room 1 with 42 m²: 20°C, +/–2K) and 65 % rel. humidity +/–2%, 18-fold/h air change • Constant temperature room 2 with 15 m²: 20°C, +/–2K and 30 % rel. hum., +/–2 %
Water	• Waste water collection container at 12.9 m³/h as well as buffer tank and emergency tank 2 x 12.3 m³ in semi-basement; pH and colour measurement • Low-ion cold water: 1,100 l/h at 0° f and 15 micro Siemens hardness • Clean water buffer tank 1,500 l • Pressure increase by 6 bar and distribution lines into floor • Low-ion hot water: 500 l at 60°C • Steam generation 200 kg/h with 6 bar and distribution lines into floor
Compressed air	• Two systems for generating compressed air • 2 x 1,500 l buffer tank • Dryer with distribution lines
Technical gases	• H_2 and N_2 local with distribution lines into floor, individual bottle supply Ar and He
Chemicals storage	• 27 m² for chemical waste • Solvent storage 11 m², ex-proof • Bottle storage 7 m²

Rates in CHF

☒ For lease	**Lab space**	**Office space**
☐ For sale	To be negotiated	To be negotiated

sitEX Powerhouse (CO.LAB)

The sitEX Powerhouse and the CO.LAB offer research-based start-ups as well as project teams from established businesses direct access to approved and developable laboratories. The basic infrastructure and easy accessibility to machinery and consumables allows start-ups to avoid capital- and time-consuming investments. Complementary to the laboratory, we offer various services for an additional charge, so that you can configure a flexible office and laboratory product tailored to your company's needs.

Facts and figures

Lab specification
☒ R&D
☒ Application
☒ Analytic
☒ Physics
☒ Cleanroom
☒ Quality
☒ Production

Lab outfit
Outfitted & non-outfitted

Year built/last renovation
2020

Availability
ASAP

Floor space
From 4,000 m² / 43,005 ft²

Lab space
From 16–800 m² / 172–8,611 ft²

Lab certification
☐ GMP-approved
☐ GLP-approved
☐ ISO/IEC 17025

Types of lab stations
- Equipped biology and chemistry labs
- Lab stations with workstations for R&D
- Table-standing fume cupboards
- Cabinets for chemicals
- ASECOS safety cabinets
- BSL 1 & 2 approved
- Shared lab equipment including autoclaves, ice machines, Millipore water purifiers, centrifuges and shakers/incubators

Facility infrastructure
☒ Offices
☒ Meeting rooms
☐ Technical room
☐ Production space
☒ Parking
☒ Potential for expansion

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Location

Canton Basel-Landschaft

Hofackerstrasse 40B
4132 Muttenz
www.sitex-powerhouse.ch
www.the5thfloor.ch/colab

Distances to

14.5 km	750 m	1.3 m	4.9 km

Technical Infrastructure

Supply and waste air	• Volume flow control • Table suction with constant outgoing air at 150 m³/h
Refrigeration and Cooling	• Access to district cooling • Active air-conditioning by temperature above 26°C (on request) • Possible for temperature between 20°C and 26°C subject to approval • Combined fridge-freezer +4°C / –20°C • Freezer –20°C, ex-protected • Fridge +4°C, ex-protected
Water	• Clean cold water / hot water (WPC and WPH) • Demineralized water tap (WDC) < 5 s/cm
Compressed air	• Carbon dioxide valves (CO_2 0–2,5 bar) • Nitrogen valves (N_2 0-8 bar) • Compressed air valves (CA 0–8 bar) • Argon valves (Ar 0–8 bar)
Technical gases	• In-Lab bottle supply for CO_2, N_2 and Ar (other gases on request) • Storage space for gas bottles in delivery zone
Chemicals storage	• Substructure for chemicals with constant outgoing air (60 m³/h) • Chemical storage cabinet with constant outgoing air (80 m³/h)

Site Location

Located inside of the sitEX Powerhouse, right next to the University of Applied Sciences and Arts Northwestern Switzerland (FHNW) Campus in Muttenz

Rates in CHF

	Lab space	**Office space**
☒ For lease	To be negotiated	To be negotiated
☐ For sale		

Straumann laboratories and production

The laboratories and offices are located in the former HQ of Institut Straumann, a successful Swiss medtech company. The facilities as well as the infrastructure are regulatory maintained and in good condition.

Facts and figures

Lab specification
- ☐ R&D
- ☒ Chemistry
- ☐ Application
- ☐ Analytic
- ☒ Physics
- ☐ Cleanroom
- ☐ Quality
- ☒ Production

Lab outfit
Outfitted

Year built/last renovation
Unknown/2007

Availability
tbd

Floor space
From 6,820 m² / 73,410 ft²

Lab space
From 315 m² / 3,391 ft²

Lab certification
- ☐ GMP-approved
- ☐ GLP-approved
- ☐ ISO/IEC 17025

Types of lab stations
- Lab stations with work stations
- Floor-standing fume cupboards with vertical slide
- Cabinets for chemicals
- Separate cabinets for bottled gas supply
- 217 m² labs
- 98 m² research labs

Facility infrastructure
- ☒ Offices
- ☒ Meeting rooms
- ☒ Technical room
- ☒ Production space
- ☒ Parking
- ☐ Potential for expansion

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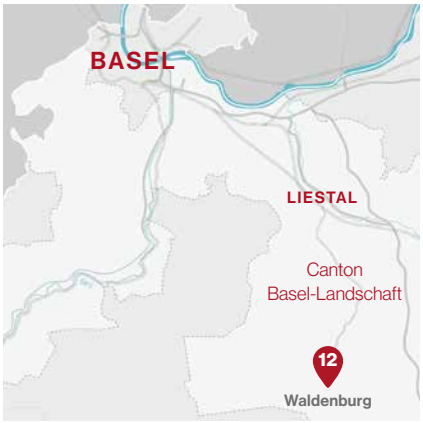
Location

Canton Basel-Landschaft

Hauptstrasse 24/24b/26
4437 Waldenburg



Distances to

32 km	18 km	0.3 km	30 km

Technical Infrastructure

Supply and waste air	· Volume flow control · Adjustable room air change
Refrigeration and Cooling	· None
Water	· Pure water system with HELAMIN HS 190 H · Physical data – pH ≈ 12 · Effective in boiler water and steam phase up to 600°C & 220 bars. · Composition and Effect · Mixture of filming polyamines, alkalizing volatile amines and polycarboxylates dispersants in aqueous solution · Water softening · Counterosmose

Production space

Floor space	1,191m²/12,819.82 ft²
Ceiling height	3 m
Floor load	350 kg/m² ☒ Freight lift, carrying force 3,000 kg ☐ Crane
Former use	Medtech

Rates in CHF

	Lab space	**Production area**	**Office space**
☒ For lease			
☒ For sale	To be negotiated	To be negotiated	To be negotiated

Switzerland Innovation Park Basel Area

Switzerland Innovation Park Basel Area is a newly founded Innovation Park located in the vibrant industry area of Allschwil in close proximity to successful life sciences companies such as Actelion and Polyphor. The park offers private labs and offices as well as co-working lab and office space. It aims at various R&D Life Science projects that do not yet have or are not intended to have commercial value.

Facts and figures

Lab specification
- ☒ R&D
- ☒ Application
- ☒ Analytic
- ☐ Physics
- ☐ Cleanroom
- ☐ Quality
- ☐ Production

Lab outfit
Outfitted

Availability
tbd

Floor space
From 5,000 m² / 53,820 ft²

Lab certification
- ☐ GMP-approved
- ☐ GLP-approved
- ☐ ISO/IEC 17025

Types of lab stations
- Shared and single lab space
- Furnished labs for R&D and Application
- Equipped BSL-2 facilities
- Equipped biology and chemistry labs
- Autoclave

Facility infrastructure
- ☒ Offices
- ☒ Meeting rooms
- ☐ Technical room
- ☐ Production space
- ☒ Parking
- ☒ Potential for expansion

Technical Infrastructure

Supply and waste air	• Room air change • Volume flow control
Refrigeration and Cooling	• –80°C deep freezer • –20°C freezers • +4°C refrigeration • Liquid Nitrogen and dry ice
Water	• De-ionized water
Compressed air	• Available
Technical gases	• CO_2 and N_2
Chemicals storage	• Ventilated storage cabinets • Solvent cabinets, ex-proof

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Location

Canton Basel-Landschaft

Gewerbestrasse 24
4123 Allschwil
www.sip-baselarea.com

Distances to

7 km	3 km	5.5 km	8 km

Site Location

Located at the heart of Europe's leading life sciences cluster, in close proximity to leading biotech companies such as Actelion (now J&J), Idorsia or Polyphor as well as renowned Departments of the University of Basel, Switzerland Innovation Park Basel Area offers the ideal environment for engineers, scientists, research groups, spin-offs and start-ups in the fields of precision medicine, health-oriented life sciences and biomedical engineering.

Rates in CHF

☒ For lease	**Lab space**	**Office space**
☐ For sale	To be negotiated	To be negotiated

TechCenter Reinach

The TechCenter Reinach is located directly next to the react. The space is in core & shell, however the building is designed to host lab infrastructure and thus fulfills all criteria of a laboratory building.

Facts and figures

Lab specification
- ☐ R&D
- ☐ Application
- ☐ Analytic
- ☐ Physics
- ☐ Cleanroom
- ☐ Quality
- ☐ Production

Lab outfit
Core & shell

Availability
Asap (+ 12 to 18 months interior construction time)

Floor space
From 4,000 m² / 53,820 ft²

Lab space
From 500 m² /5,380 ft²

Lab certification
- ☐ GMP-approved
- ☐ GLP-approved
- ☐ ISO/IEC 17025

Production space

Ceiling height	3.5 m
Floor load	1000 kg/m²

- ☒ Freight lift
- ☐ Crane

Types of lab stations
- Core & shell construction, all types of labs possible
- Suitable for small-scale production (medtech, etc.)
- Installation of house technology by tenancy
- Maintenance costs at the expense of the tenant
- Technical equipment can be installed on the roof as part of rental package

The owner of the building is willing to invest significantly in phase 1 of the interior fit-out, depending on size of investment and duration of contract.

Facility infrastructure
- ☐ Offices
- ☐ Meeting rooms
- ☐ Technical room
- ☒ Production space
- ☒ Parking
- ☐ Potential for expansion
- ☒ Freight lift

Rates in CHF

- ☒ For lease
- ☐ For sale

Lab space core & shell
195 CHF/m² per year

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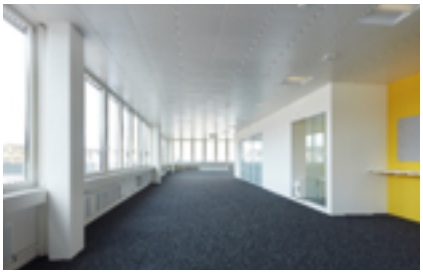
Location

Canton Basel-Landschaft

Duggingerstrasse 21
CH-4153 Reinach
www.techcenter-reinach.ch

Distances to

19 km	200 m	10 km	11 km



BASEL AREA

MORE TO *DISCOVER*

Basel Area Business & Innovation
Dufourstrasse 11
4010 Basel
Switzerland

T +41 61 295 50 00
info@baselarea.swiss

www.baselarea.swiss