

**TECH
BASE
LINZ**

Campus for Innovation and Technology

Techbase Linz

Wolfgang-Pauli-Straße
4020 Linz, Upper Austria
techbase-linz.at



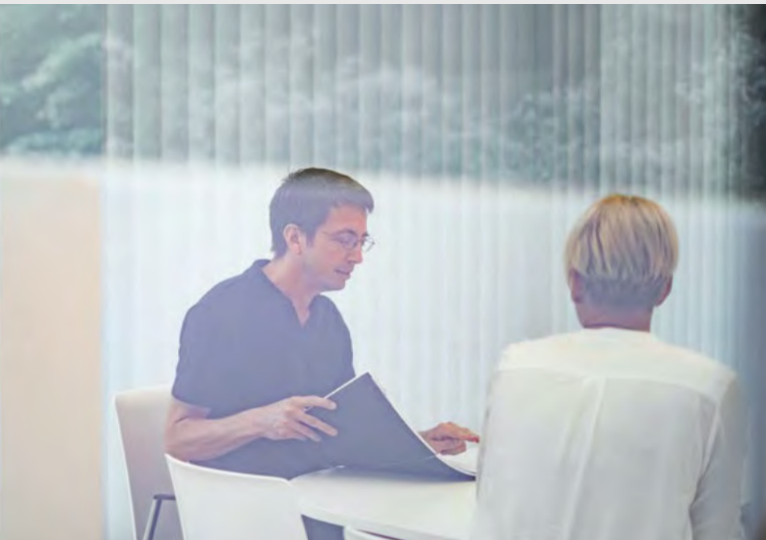


Welcome to Techbase Linz.

■ Modern architecture, state-of-the-art technology, optimum access to infrastructure, inviting green zones and living and working areas designed for the future on a site with wide open spaces: Techbase Linz offers a world of innovation 4.0 to technology companies and provides the ideal home for established players and young, dynamic companies looking for a place to develop and evolve.

Site	22,800 m ²
Usable area	34,800 m ²
Underground parking spaces	1,040

The offices are light-flooded and equipped with modern furnishings and cutting-edge technology – ideal conditions for a productive working environment.



Techbase Linz is a real campus: diverse companies operating in different sectors and with different business models employ their own experts. Chance encounters are routine and it is often these that spark inspiration and lead to new ideas!



Architecture, tailor-made with innovation in mind



The campus fulfils the highest technical standards and caters to the dynamics of our time. The modular and flexible design of the Techbase buildings allows you to respond quickly to changing requirements and to use resources efficiently.

■ In order to create the perfect set-up for the world of work 4.0, the NEUSON REAL Group collaborated with the architectural firms of Kneidinger and Klinglmüller to analyse the entire spectrum of requirements of innovative technology companies, and poured their findings into a unique campus concept: Techbase Linz!

The campus seamlessly blends the highest technical standards of the tech industry with plenty of space for creativity, communication and relaxation.

■ Smart infrastructure

Our innovative building technology excels through its high-end equipment: using the latest control technology, we ensure a perfect working environment in every respect. Sensor-controlled ventilation and lighting systems enhance well-being and reduce energy costs.

■ District heating for warming. District cooling for chilling.

In addition, modern thermal insulation and special solar glass façades with integral heat extraction in the interior ensure that heat is used as efficiently as possible. Humidification systems prevent the humidity from dropping during the heating period and safeguard health.



Catering, shops and recreational areas:
A generous range of facilities create open spaces for companies and their employees to meet and relax.

Future-proof

■ The new forms of our digital working world demand innovative approaches. At Techbase Linz, contemporary office concepts can be implemented flexibly with state-of-the-art architecture and a sustainable mobility concept.

Techbase Linz adapts to the individual requirements of companies and their tenants – and anything is possible: whether the premises are to be used as separate office units or as workshops, laboratories ... or simply as open space!



■ Room sharing

For larger meetings, seminars, presentations and conferences, rooms are available for hire on request – complete with state-of-the-art technology, seating and catering.



■ A model of mobility

Cyclists who want to do a spot of sport on their way to work combined with a little training can safely park their bikes in the spacious bike room – and then use the showers and changing rooms provided for them on campus.



■ Sustainable when it comes to energy

In addition to having optimum tram and bus links to the public transport network, Techbase Linz promotes the future of mobility with its own e-charging stations for cars and e-bikes.



■ Meetings & conferences

The multifunctional meeting rooms can be used flexibly and are equipped with state-of-the-art technical equipment – perfect for making conferences and meetings a success.

Construction progressing successfully

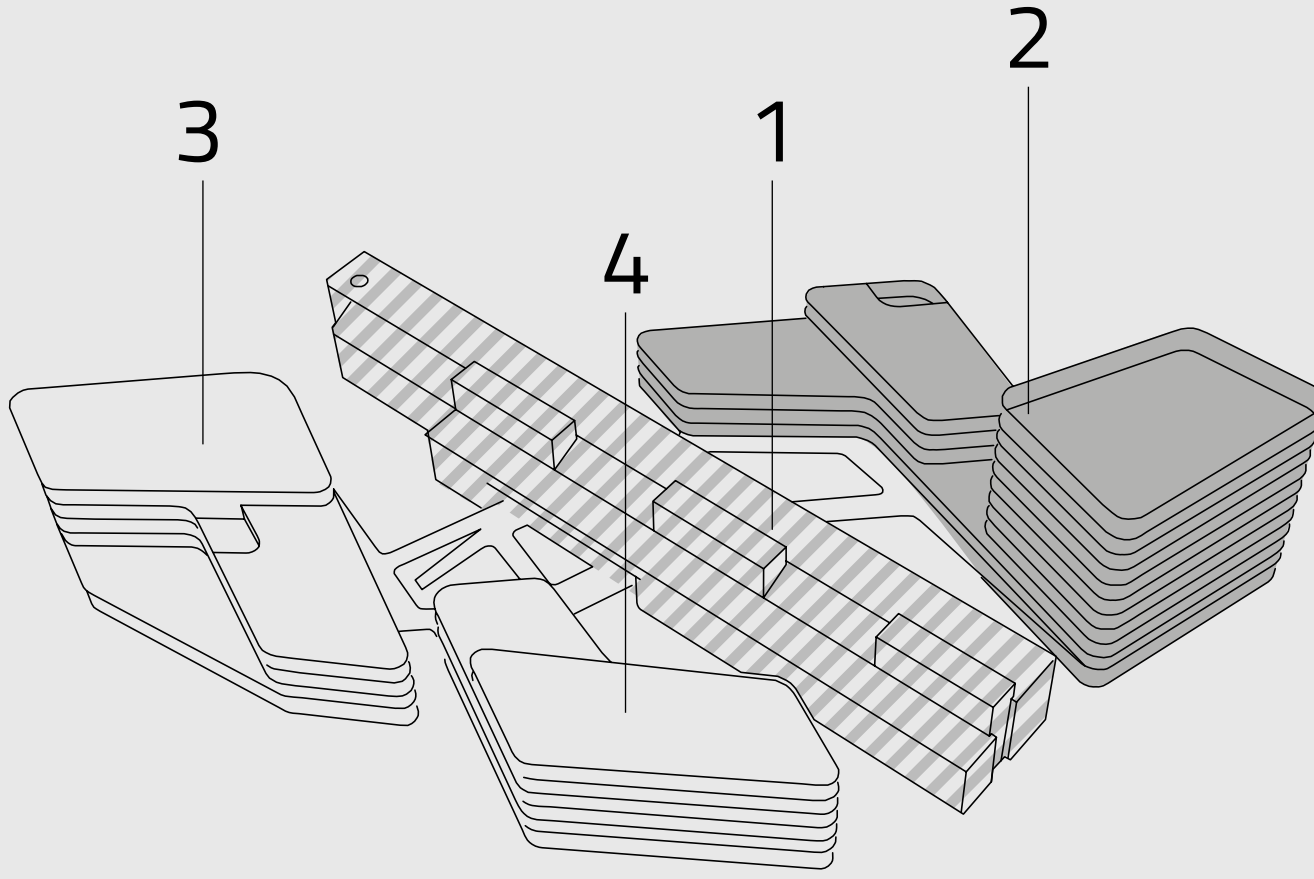
■ The investment project, worth more than 100 million euros, on the former Siemens site in Wolfgang-Pauli-Straße in Linz is well underway.

Building section 2 has already been completed: With modern, flexible, open-plan offices, welcoming communal areas and chill-out zones – this is the perfect infrastructure for more than 750 employees!

Completion of building section 1 is planned for 2023. The entire project including building sections 3 and 4 will be completed in 2024.



Lessees building section 2: Agilox, BDO Upper Austria, Siemens Upper Austria, Siemens Healthineers, Wiesner Hager
 Lessees building section 1: Apleona, Humanetics, Industrie Informatik, Yunex Traffic



Building section 2	13,600 m ²	■ Already completed	100 % let
Building section 1	8,060 m ²	▨ Completion 2023	90 % let
Building section 3	7,380 m ²	□ Completion 2024	25 % let
Building section 4	5,760 m ²	□ Completion 2024	

More space for a better quality of life

- **Enjoyment**

- Innovation and good ideas cannot be squeezed into an office. This is why Techbase Linz offers plenty of scope to combine life, work and leisure.

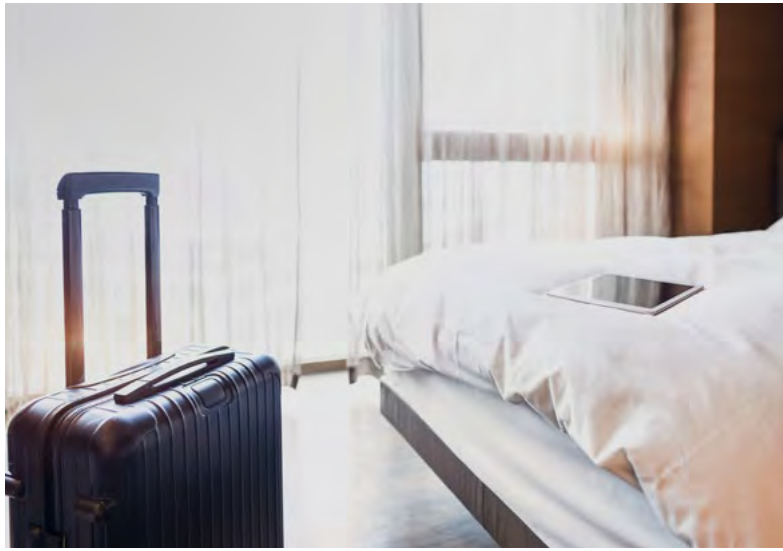
How about brainstorming together in a café? Taking a walk through the park to relieve stress and organising your thoughts? Or simply doing the grocery shopping in between? Techbase Linz offers space for a perfect work-life balance.

What would life be without pleasure? This is why Techbase Linz is launching the "Office Park Restaurant", which will serve fresh fare on a daily basis. A café will provide a stimulating atmosphere for chatting with colleagues and invite you to round off the evening in a cosy atmosphere.



- **Shopping**

Whether it's a small snack in between meals or buying the weekly groceries for the family in the evening. Employees can do their shopping without any fuss at the grocery store directly on campus.



- **Sleeping**

The convenience of short distances: Sometimes business meetings simply take longer. That's why the guests of companies leasing space here have the option of staying overnight in the immediate vicinity.



- **Relax**

Quiet zones outside in the fresh air surrounded by trees and shrubs offer space for chilling out and informal conversations on the Techbase Linz premises.

- **Family and career – is that possible?**

Working parents know that their offspring are taken good care of at the kindergarten and crèche in the neighbouring building of the campus, and can concentrate on their day-to-day work at Techbase Linz without having to worry.



Austria – in the heart of Europe

Austria’s geographical location in the centre of Europe makes it an economically well-placed hub between East and West, North and South. Once known as a country of abundant culture and brisk tourism, the “Land of Mountains” has also become an attractive location for innovative technology companies due to its high standard of living and excellent quality of life.



LNZ	Linz/Hörsching	11 km
SZG	Salzburg	135 km
VIE	Vienna	206 km
MUC	Munich	233 km
FRA	Frankfurt	533 km
ZRH	Zurich	560 km
MLX	Milan	658 km
PRG	Prague	268 km
BUD	Budapest	462 km

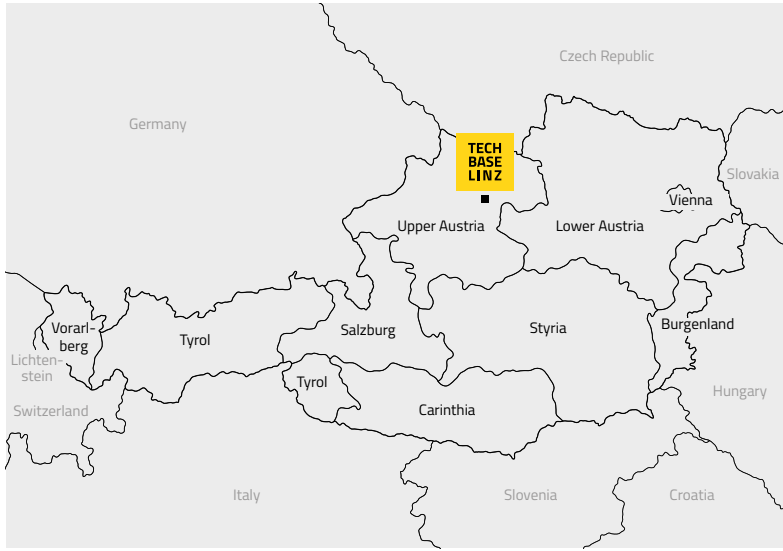


TECH
BASE
LINZ



Techbase Linz has ideal access to infrastructure at all levels.

Linz/Hörsching Airport is just a few kilometres outside the provincial capital.



Linz and the Central Region of Upper Austria

Upper Austria – and especially the central region around the provincial capital of Linz – is one of the most economically robust regions in Austria. This is where innovation has always been prioritised and promoted: The technologies of the future are researched and developed at the internationally renowned Johannes Kepler University – JKU for short – and at the Software Park Hagenberg. In addition, these institutions ensure a continuous supply of excellently trained and motivated specialists, especially for technology companies driven by innovation!



The main railway station in Linz is only four tram stops away from Techbase Linz.

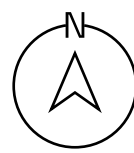
All roads lead to Techbase Linz

Techbase Linz is located in the southern part of the provincial capital and boasts an ideal location and infrastructure. It can be reached quickly and easily by car via the A7 motorway. The campus site also enjoys excellent tram and bus links to the public transport network. The road network in Linz has also been well extended with cycle paths. Similarly, the ÖBB main railway station in Linz is only four tram stops away from Techbase Linz.

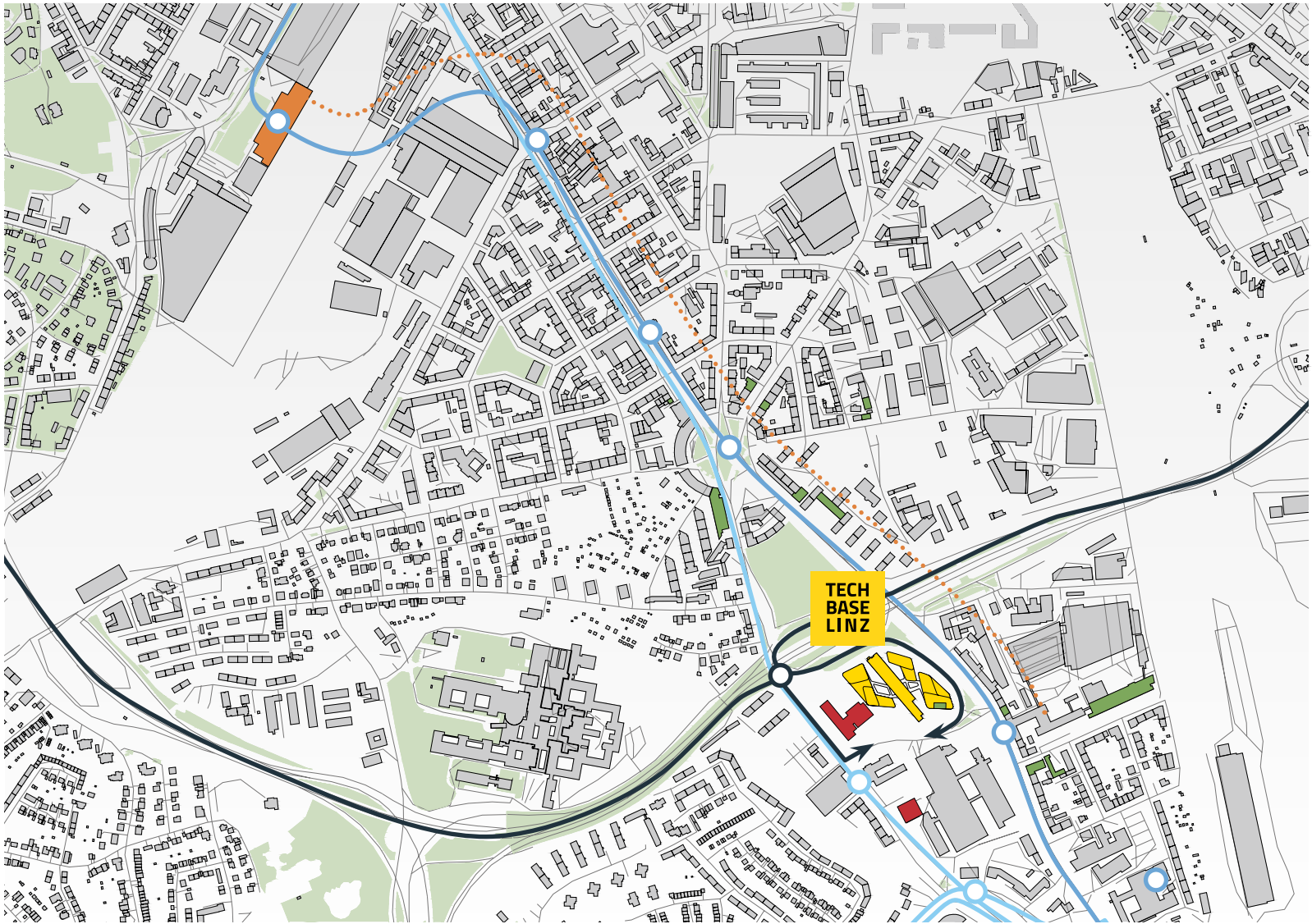
Linz can be reached by direct flights from Frankfurt, Düsseldorf, Zurich or Vienna to Linz/Hörsching airport.

From Techbase Linz you can reach the city centre quickly:

By bike	3.5 km	approx. 12 min
By tram	3.5 km	approx. 13 min
By taxi	4.0 km	approx. 10 min



- A7 motorway
- Tram 1 & 2
- Bus (line 25)
- A7 exit
- Tram stop
- Bus stop
- Station
- Hotel
- Restaurant



You can be directly at the campus in just a few moments after leaving the A7 motorway at the "Wiener Straße" exit.



The Linz city centre can be reached quickly from all directions by bus and tram.



More than a steel city: Linz has evolved into a liveable and lovable city with a diverse range of leisure, cultural and culinary offerings.



TECH BASE LINZ

Campus for Innovation
and Technology

Wolfgang-Pauli-Straße
4020 Linz, Upper Austria
techbase-linz.at

Project information

Christian Richter
+43 732 673500 125
office@techbase-linz.at

A project initiated by the
NEUSON REAL Group
neuson-real.com

