

HORTUS

HORTUS – House of Research, Technology,
Utopia and Sustainability



A radical statement in all-encompassing sustainability. In the heart of BASELINK Innovation District.

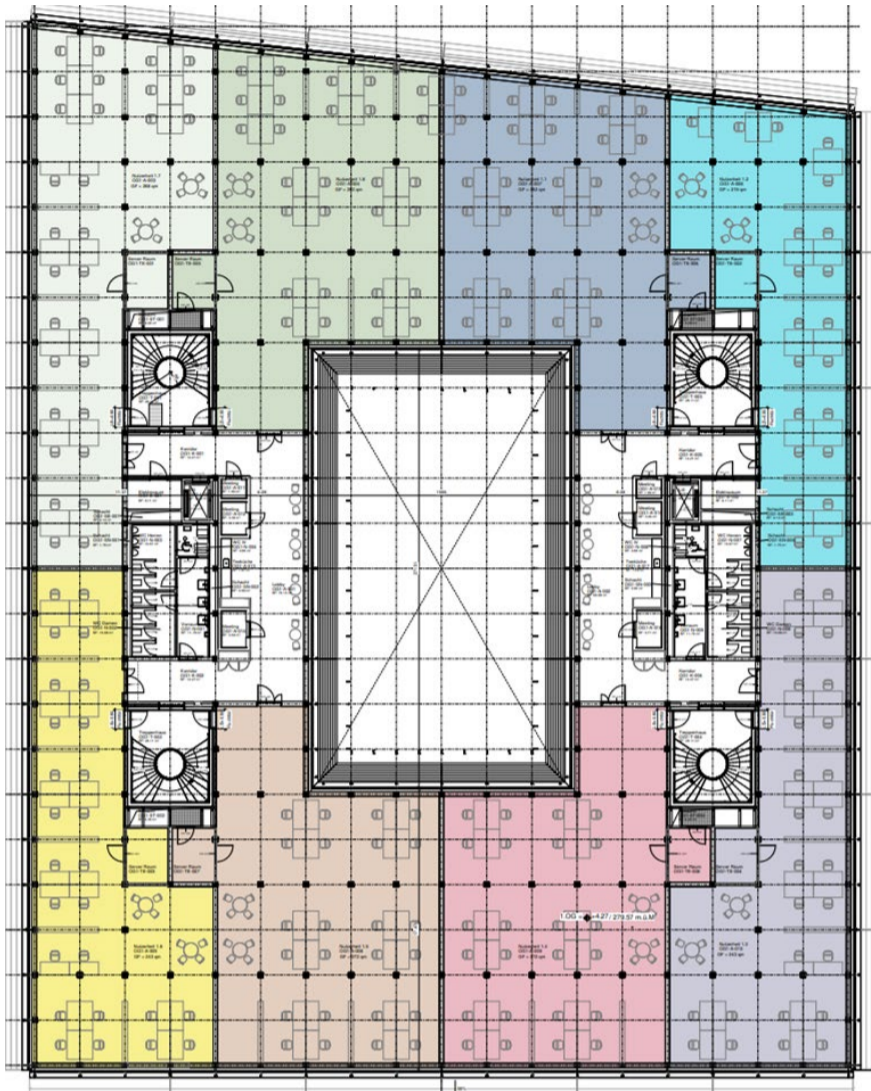
HORTUS takes sustainability and innovation seriously. HORTUS minimizes the environmental impact of construction and brings forward new construction methods based on renewable materials. The project generates more renewable energy than it consumes, maximizing energy efficiency during its operational phase whilst offering high spatial and environmental quality to its users. HORTUS features a green courtyard with a natural biotope that provides a habitat for native species. HORTUS creates a healthy atmosphere for its users that exceeds all building standards.

- HORTUS is embedded in the BASELINK ecosystem and is a direct neighbour of Switzerland Innovation Park Basel Area, Swiss TPH, J&J/Actelion, Basilea, Arcondis, University of Basel, SKAN, Idorsia, Viollier, Merz, Abbott and other renowned companies in the life science and biotech industries.
- HORTUS is a sustainable building developed by SENN, Herzog & de Meuron and ZPF engineers.
- In HORTUS particularly low-CO2 and low-energy materials such as wood, clay and recycled paper are used.
- The Photovoltaic installation maximizes the energy harvest in HORTUS.
- HORTUS is committed to a Circular Economy: from the moment it is installed, every component has a defined future with instructions for reuse.
- HORTUS has an attractive, landscaped courtyard - a biotope for an optimal ecosystem balance.
- **HORTUS rental space is ready for occupancy as of 2025.**
- HORTUS will feature an attractive restaurateur and host service on the ground floor.
- **The rental spaces in HORTUS are fully built:** This means they are ready for occupancy, including wooden floors, main lighting, electrical distribution, and ventilation. All that the tenants need to bring is furniture, specific lighting, and their work equipment. An individualization of the space distribution is of course possible and will be carried out according to the radical sustainability standards of HORTUS.
- **Shared floor space on the same floor:** HORTUS reduces the tenant's need for own space by offering fully equipped and furnished lounges with common areas, kitchens, meeting rooms, working booths, and restroom facilities.
- **Common areas for shared use on the ground floor:** HORTUS offers fully equipped and furnished work areas in the in-house café with no obligation to consume: the caterer and host on the ground floor offers additional workplaces at no extra cost.
- **Pay-Per-Use Meeting rooms:** HORTUS offers tenants added flexibility. Tenants in HORTUS can reduce the exclusively rented space, paying for the attractively priced meeting rooms only when needed.
- **HORTUS reduces costs per employee:** because the "sometimes used" and "rarely used" spaces that are offered within the building can be removed from the exclusive rental space, making them the key to flexibility, interaction, and sustainability. Sufficiency that works.



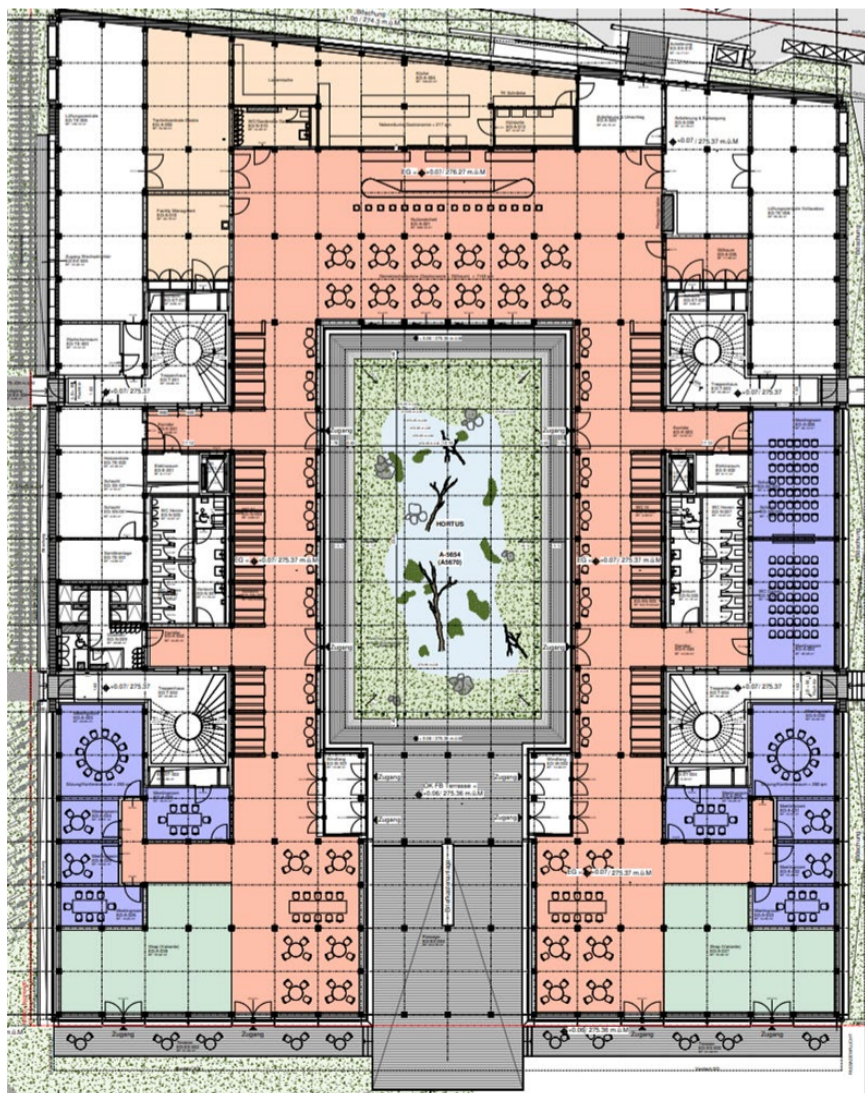
HORTUS

HORTUS – House of Research, Technology, Utopia and Sustainability



Plan of the upper floors 1 – 4

Approx. 2'100m² of exclusive rental space per floor. Up to 8 units between 220 and 280 m² can be rented and combined (subdivision in colours). Common areas for shared use on the floor (in white).



Plan of the ground floor

Various pay-per-use meeting and conference rooms. Working lounge in the in-house café.

Fully built exclusive spaces

These spaces will be rented out directly to tenants. They are fully built, ready for occupancy in the case of an open space office layout. Tenants wishing to divide the Open Space into smaller units have the option to do so, with access to a catalogue of sustainable options.

HORTUS is looking for co-creators

The HORTUS offer is primarily aimed at digital, health, tech, engineering, and consulting companies that want to benefit from the BaseLink ecosystem and the proximity to the life science industry whilst making a statement in terms of sustainability. Could *you* be one of the key tenants that shapes HORTUS?

Rent Structure

The HORTUS concept is simple: companies should only rent the spaces they really need exclusively and, in addition, share common areas with the rest of the HORTUS community (access over ownership).

Sample calculation for a ½ floor with approx. 996 m²:

	Surface in m ²	Price in CHF/m ² /a net
Fully built exclusive rental space	996 m ²	*
Shared common area on the same floor	123 m ²	
Proportional share of common area on the ground floor	~ 128 m ²	
Total space available	~ 1'247 m²	approx. 346.–

* The exclusively rented spaces cost 433 CHF/m²

