

# Lab Facilities in the Basel Region



## Preface

# Lab Facilities in the Basel Region

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



Distance to EuroAirport Basel Mulhouse Freiburg



Distance to next national motorway access

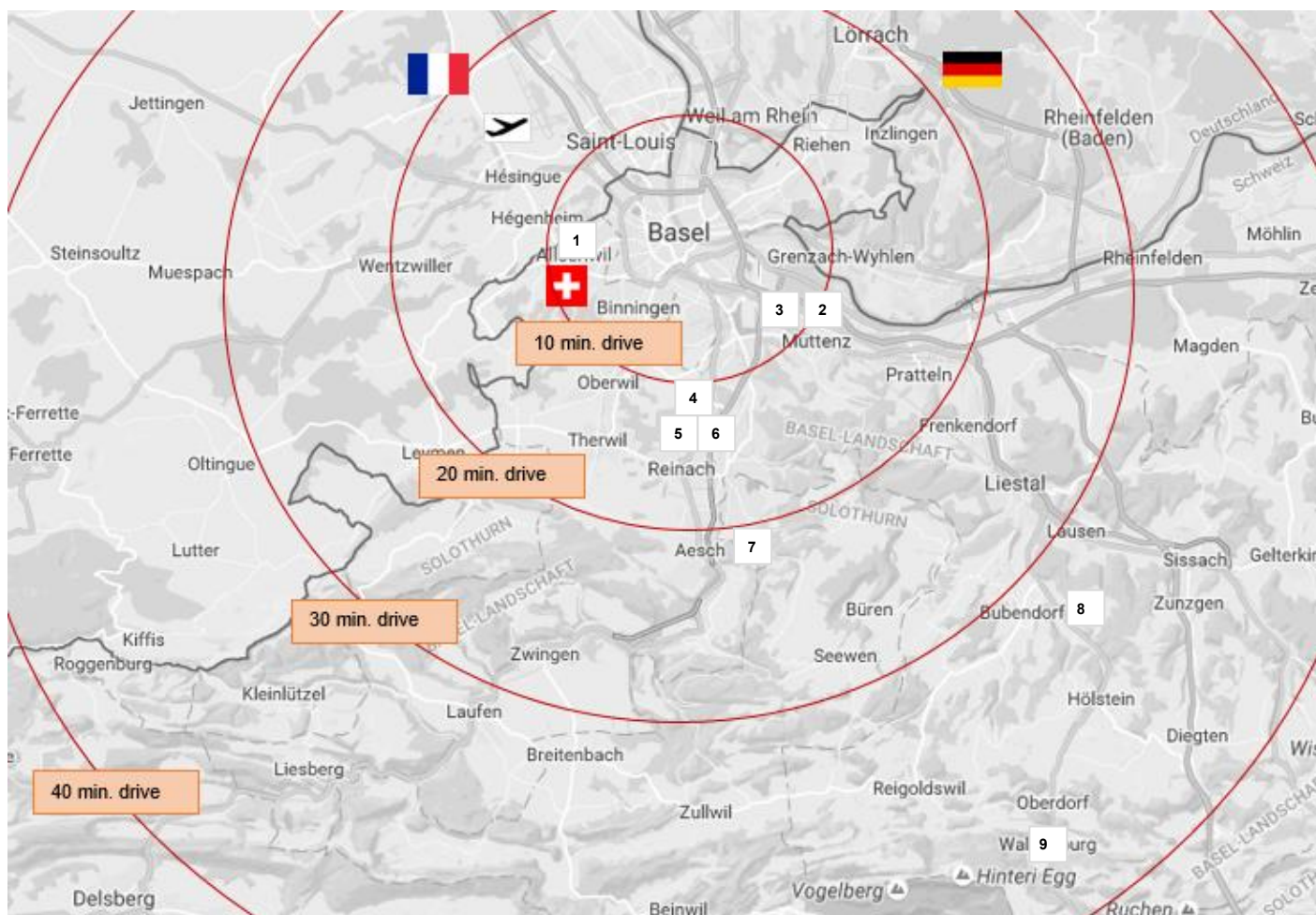


Distance to next train station with direct connections to the city of Basel and/or other major Swiss cities



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. BaselArea.swiss does not take any responsibility for the accuracy of the current pricing enclosed herein.



## Basel Region Overview Map

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# Switzerland Innovation Park Basel Area



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Canton Basel-Landschaft | Laboratories, Offices and Production Space

Gewerbstrasse 24  
4123 Allschwil  
[www.sip-baselarea.com](http://www.sip-baselarea.com)

## Description

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 <input checked="" type="checkbox"/> Application <input checked="" type="checkbox"/> Analytic <input type="checkbox"/> Physics <input type="checkbox"/> Cleanroom <input type="checkbox"/> Quality <input type="checkbox"/> Production <input type="checkbox"/> Other <input type="checkbox"/>		Types of lab stations	<ul style="list-style-type: none"> <li>Shared and single lab space</li> <li>Furnished labs for R&amp;D and Application</li> <li>Equipped biology and chemistry labs</li> </ul>
Lab outfit	Outfitted			
Year built/last renovation				
Availability	tbd			
Floor space in m <sup>2</sup> / ft <sup>2</sup>	5'000 / 53,820		Facility infrastructure	<ul style="list-style-type: none"> <li>Offices <input checked="" type="checkbox"/></li> <li>Meeting rooms <input checked="" type="checkbox"/></li> <li>Technical room <input type="checkbox"/></li> <li>Production space <input type="checkbox"/></li> <li>Parking <input checked="" type="checkbox"/></li> <li>Potential for expansion <input checked="" type="checkbox"/></li> </ul>
Lab certification	GMP-approved <input type="checkbox"/> GLP-approved <input type="checkbox"/> ISO/IEC 17025 <input type="checkbox"/> other <input type="checkbox"/>			

Technical Infrastructure	Supply and waste air	<ul style="list-style-type: none"> <li>Room air change</li> <li>Volume flow control</li> </ul>
	Refrigeration and Cooling	<ul style="list-style-type: none"> <li>- 80° deep freezer</li> <li>Refrigeration</li> </ul>
	Water	<ul style="list-style-type: none"> <li>De-ionised water</li> </ul>
	Compressed air	<ul style="list-style-type: none"> <li>available</li> </ul>
	Technical gases	<ul style="list-style-type: none"> <li>CO2</li> <li>N2</li> </ul>
	Chemicals storage	<ul style="list-style-type: none"> <li>Ventilated storage cabinets</li> <li>Solvent cabinets, ex-proof</li> </ul>
Site	Location	<ul style="list-style-type: none"> <li>Located at the heart of Europe's leading life sciences cluster, in close proximity to leading biotech companies such as Actelion (now J&amp;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.</li> </ul>

## Distances

 7 km	 5.5 km	 3 km	 8 km
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## Prices in CHF

For lease <input checked="" type="checkbox"/>	For sale <input type="checkbox"/>		
Lab space To be negotiated	Office space To be negotiated		



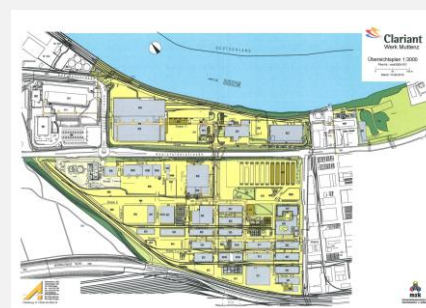
## Infrapark Baselland

Canton Basel-Landschaft | Offices and laboratories

Rothausstrasse 61  
4132 Muttenz 1  
[www.infrapark-baselland.com](http://www.infrapark-baselland.com)

### Description

Infrapark Baselland provides the industry with a comprehensive range of services and 32 hectares of outstanding developed real estate. We 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	<ul style="list-style-type: none"> <li>R&amp;D <input checked="" type="checkbox"/></li> <li>Application <input checked="" type="checkbox"/></li> <li>Analytic <input checked="" type="checkbox"/></li> <li>Physics <input type="checkbox"/></li> <li>Cleanroom <input type="checkbox"/></li> <li>Quality <input checked="" type="checkbox"/></li> <li>Production <input checked="" type="checkbox"/></li> <li>Other <input type="checkbox"/></li> </ul>	<ul style="list-style-type: none"> <li>Services</li> </ul>	<ul style="list-style-type: none"> <li>Facility Management</li> <li>Energies and utilities</li> <li>Waste disposal (incineration of waste air, liquid and solid waste, pretreatment of waste water)</li> <li>Consultancy in all EHS aspects</li> <li>Support in dealing with the authorities (construction and plant permits)</li> <li>Fire brigade and chemical emergency response unit, site security</li> <li>Logistics (especially transporting and handling of hazardous substances and dangerous goods, open customs warehouse)</li> <li>Analytics</li> <li>Technical Services, site medical doctor, solvent regeneration</li> </ul>
Site offer	Plots and existing facilities designed for production, lab and office		
Floor space in m <sup>2</sup> / ft <sup>2</sup> Laboratory space in m <sup>2</sup> / ft <sup>2</sup>	n/a n/a	Site infrastructure	<ul style="list-style-type: none"> <li>Offices <input checked="" type="checkbox"/></li> <li>Meeting rooms <input checked="" type="checkbox"/></li> <li>Technical room <input checked="" type="checkbox"/></li> <li>Production space <input checked="" type="checkbox"/></li> <li>Parking <input checked="" type="checkbox"/></li> <li>Potential for expansion <input checked="" type="checkbox"/></li> </ul>
Lab certification	<ul style="list-style-type: none"> <li>GMP-approved <input type="checkbox"/></li> <li>GLP-approved <input type="checkbox"/></li> <li>ISO/IEC 17025 <input checked="" type="checkbox"/></li> <li>other <input type="checkbox"/></li> </ul>		

Analytics	Expertise	<ul style="list-style-type: none"> <li>Modern pool of equipment to deal efficiently with a diverse range of requests</li> <li>Expert know-how of environmental-, consumer goods-and REACH-analytcs, in a vast field of chemical compounds</li> <li>Lean-Sigma methodology to solve very complex problems</li> <li>ISO 17025 registration</li> </ul>
	Methods	<ul style="list-style-type: none"> <li>Equipment pool allows to employ a whole host of methods</li> <li>Focal point of techniques in use in the area of trace analytcs (HPLC, GC, coupling techniques, elementary spectroscopy)</li> <li>analytical determination of physical-chemical properties of substances (NMR, IR, MS, key indicators, elementary analysis)</li> </ul>
Technical Infrastructure	Waste disposal	<ul style="list-style-type: none"> <li>Waste incineration plant providing various types of energy required as well as mineralizing industrial waste.</li> <li>Incineration of 14,000–16,000 t/a of special and industrial waste</li> <li>Generation of 400–450 TJ of heat in the form of steam, high temperature water and hot water.</li> <li>Ecological and economical</li> <li>Residues and emissions are kept at a minimum and virtually free of harmful substances while generating energy in large quantities</li> </ul>
	Refrigeration and Cooling	<ul style="list-style-type: none"> <li>Glycol refrigeration –24°C</li> <li>Flake ice</li> </ul>
	Water	<ul style="list-style-type: none"> <li>Industrial water, drinking water, softened water</li> <li>High temperature water 160°C, hot water 55°C</li> </ul>
	Compressed air	<ul style="list-style-type: none"> <li>Control-compressed air 5 bar</li> <li>Factory-compressed air 2 bar</li> </ul>
	Technical gases	<ul style="list-style-type: none"> <li>Natural gas</li> </ul>
	Chemicals storage	

## Distances

 15.4 km	 7 km	 3.8 km	 7.4 km
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## Prices in CHF

For lease <input checked="" type="checkbox"/>	For sale <input type="checkbox"/>		
Lab space To be negotiated	Production area To be negotiated	Office space To be negotiated	



# Pharma Research & Production Facility MuttENZ

Canton Basel-Landschaft | Offices and laboratories and clean rooms

Eptingerstrasse 51  
4132 MuttENZ

## Description

The laboratories and offices are located in the former HQ of Skyepharm, 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 Other	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Types of lab stations	<ul style="list-style-type: none"> <li>▪ Lab stations with workstations for R&amp;D</li> <li>▪ Application lab stations</li> <li>▪ Floor-standing fume cupboards with vertical slide</li> <li>▪ Cleanroom (100'000) with integrated ventilation and waste air filtering</li> <li>▪ Cabinets for chemicals</li> <li>▪ Thermally stabilized room</li> </ul>
Lab outfit Year built/last renovation Availability	Outfitted 1994 immediately			
Floor space in m <sup>2</sup> / ft <sup>2</sup>	3,600 / 38,750.08 (total building)		Facility infrastructure	<ul style="list-style-type: none"> <li>Offices <input checked="" type="checkbox"/></li> <li>Meeting rooms <input checked="" type="checkbox"/></li> <li>Technical room <input checked="" type="checkbox"/></li> <li>Production space <input checked="" type="checkbox"/></li> <li>Parking <input checked="" type="checkbox"/></li> <li>Potential for expansion <input checked="" type="checkbox"/></li> </ul>
Lab certification	GMP-approved GLP-approved ISO/IEC 17025 other	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		



Technical Infrastructure	Supply and waste air	▪ Cleanroom ventilation class 100'000
	Refrigeration and Cooling	▪ n/a
	Water	▪ deionized and purified
	Compressed air	▪ available
	Technical gases	▪ available
	Chemicals storage	▪ storage room for solvents available
Production space (if applicable)	Floor space in m <sup>2</sup> / ft <sup>2</sup>	Basement 875 / 9,418 (storage, technical rooms, wardrobe, kitchen) Ground Floor 857 / 9,225 (analytical labs, clean rooms and office space) First Floor 846 / 9,106 (labs, office and technical rooms) Second Floor 581 / 6,254 (analytical labs, clean rooms and office space)
	Ceiling height in m / ft	
	Floor load in kg/m <sup>2</sup>	1000
	Freight lift <input checked="" type="checkbox"/>	Carrying force:
	Crane <input type="checkbox"/>	Carrying force:
	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

**Distances**

 12.7 km	 5.9 km	 3.6 km	 6.3 km
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**Prices in CHF**

For lease <input checked="" type="checkbox"/>	For sale <input type="checkbox"/>		
Second Floor 314.40 CHF/m <sup>2</sup> p.a.	Basement/ground/first floor 192.20 CHF/m <sup>2</sup> p.a.		

# React Basel-Süd



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Canton Basel-Landschaft | Offices and laboratories

Neuhofstrasse 11  
CH-4153 Reinach

## Description

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 <input checked="" type="checkbox"/> Application <input checked="" type="checkbox"/> Analytic <input type="checkbox"/> Physics <input type="checkbox"/> Cleanroom <input type="checkbox"/> Quality <input type="checkbox"/> Production <input type="checkbox"/> Other <input type="checkbox"/>	Types of lab stations	<ul style="list-style-type: none"> <li>▪ Lab stations with workstations for R&amp;D</li> <li>▪ Application lab stations incl. equipment</li> <li>▪ Floor-standing fume cupboards with vertical slide</li> <li>▪ Table-standing fume cupboards</li> <li>▪ SKAN workstations with integrated ventilation and waste air cleaning</li> <li>▪ Cabinets for chemicals</li> <li>▪ ASECOS safety cabinets</li> <li>▪ Lab anteroom</li> </ul>
Lab outfit	Outfitted	Facility infrastructure	Offices <input checked="" type="checkbox"/> Meeting rooms <input type="checkbox"/> Technical room <input checked="" type="checkbox"/> Production space <input type="checkbox"/> Parking <input checked="" type="checkbox"/> Potential for expansion <input type="checkbox"/>
Year built/last renovation	2002		
Availability	Immediately		
Floor space in m <sup>2</sup> / ft <sup>2</sup>	640-3'500 / 6,889-37,674		
Lab space in m <sup>2</sup> / ft <sup>2</sup>	729-1'600 / 7,847-17,222		
Lab certification	GMP-approved <input type="checkbox"/> GLP-approved <input type="checkbox"/> ISO/IEC 17025 <input type="checkbox"/> other <input type="checkbox"/>		

Technical Infrastructure	Supply and waste air	<ul style="list-style-type: none"> <li>Systems 4 x 37'000 m<sup>2</sup>/h</li> <li>Continuously adjustable with frequency converter</li> <li>Room air change from 4-fold/h to 35-fold/h</li> <li>Volume flow control</li> </ul>
	Refrigeration and Cooling	<ul style="list-style-type: none"> <li>Refrigeration with two cooling units, each 560 kW with air/industry cooling unit 8/14°C and recirculating cooler 12/18°C</li> <li>Freecooling, refrigeration capacity of 200 kW</li> <li>2 cold batteries</li> <li>Heat recovery for preparation of domestic hot water up to 70 kW</li> <li>Cooling circuit on floor 2 x 30 kW with re-cooling using air-conditioned air</li> <li>Constant temperature room 1 with 42 m<sup>2</sup>: 20°C, +/-2K) and 65 % rel. humidity +/- 2%, 18-fold/h air change</li> <li>Constant temperature room 2 with 15 m<sup>2</sup>: 20°C, +/-2K and 30 % rel. hum., +/-2 %</li> </ul>
	Water	<ul style="list-style-type: none"> <li>Waste water collection container at 12.9 m<sup>3</sup>/h as well as buffer tank and emergency tank 2 x 12.3 m<sup>3</sup> in semi-basement; pH and colour measurement</li> <li>Low-ion cold water: 1,100 l/h at 0° f and 15 micro Siemens hardness</li> <li>Clean water buffer tank 1,500 l</li> <li>Pressure increase by 6 bar and distribution lines into floor</li> <li>Low-ion hot water: 500 l at 60°C</li> <li>Steam generation 200 kg/h with 6 bar and distribution lines into floor</li> </ul>
	Compressed air	<ul style="list-style-type: none"> <li>Two systems for generating compressed air</li> <li>2 x 1,500 l buffer tank</li> <li>Dryer with distribution lines</li> </ul>
	Technical gases	<ul style="list-style-type: none"> <li>H2 and N2 local with distribution lines into floor, individual bottle supply Ar and He</li> </ul>
	Chemicals storage	<ul style="list-style-type: none"> <li>27 m<sup>2</sup> for chemical waste</li> <li>Solvent storage 11 m<sup>2</sup>, ex-proof</li> <li>Bottle storage 7 m<sup>2</sup></li> </ul>

## Distances

 19 km	 10 km	 800 m	 11 km
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## Prices in CHF

For lease <input checked="" type="checkbox"/>	For sale <input type="checkbox"/>		
Lab space To be negotiated	Office space To be negotiated		



# Laboratories Bio Pur AG, Reinach

Canton Basel-Landschaft | Offices and laboratories

Christoph Merian-Ring 29a  
4153 Reinach  
<http://labor-basel.info/>

## Description

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	<ul style="list-style-type: none"> <li>R&amp;D <input checked="" type="checkbox"/></li> <li>Application <input type="checkbox"/></li> <li>Analytic <input checked="" type="checkbox"/></li> <li>Physics <input type="checkbox"/></li> <li>Cleanroom <input checked="" type="checkbox"/></li> <li>Quality <input checked="" type="checkbox"/></li> <li>Production <input checked="" type="checkbox"/></li> <li>Other <input type="checkbox"/></li> </ul>		Types of lab stations	<ul style="list-style-type: none"> <li>▪ Laminar flow cabinets</li> </ul>
Lab outfit Year built/last renovation Availability				
Floor space in m <sup>2</sup> / ft <sup>2</sup> Lab space in m <sup>2</sup> / ft <sup>2</sup>	approx. 420 / 4521		Facility infrastructure	<ul style="list-style-type: none"> <li>Offices <input checked="" type="checkbox"/></li> <li>Meeting rooms <input checked="" type="checkbox"/></li> <li>Technical room <input checked="" type="checkbox"/></li> <li>Production space <input checked="" type="checkbox"/></li> <li>Parking <input checked="" type="checkbox"/></li> <li>Potential for expansion <input checked="" type="checkbox"/></li> </ul>
Lab certification	<ul style="list-style-type: none"> <li>GMP-approved <input type="checkbox"/></li> <li>GLP-approved <input type="checkbox"/></li> <li>ISO/IEC 17025 <input type="checkbox"/></li> <li>other <input type="checkbox"/></li> </ul>			

Technical Infrastructure	Supply and waste air	<ul style="list-style-type: none"> <li>Ventilation can be modified according to needs</li> </ul>
	Refrigeration and Cooling	<ul style="list-style-type: none"> <li>Cold room, ceiling cooling units</li> </ul>
	Water	<ul style="list-style-type: none"> <li>Reverse osmosis</li> </ul>
	Compressed air	<ul style="list-style-type: none"> <li>Compressed air pipes</li> </ul>
	Technical gases	<ul style="list-style-type: none"> <li>Pipes already installed</li> </ul>
	Chemicals storage	<ul style="list-style-type: none"> <li>Separated room on the floor below</li> </ul>

Distances			
 17.6 km	 10.3 km	 800 m	 11 km

Prices in CHF			
For lease <input checked="" type="checkbox"/>	For sale <input type="checkbox"/>		
Lab space 260.-/m <sup>2</sup> per year	Office space		



# TechCenter Reinach

Canton Basel-Landschaft | Offices and laboratories

Duggingerstrasse 21  
4153 Reinach  
[www.techcenter-reinach.ch](http://www.techcenter-reinach.ch)

## Description

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 <input type="checkbox"/> Application <input type="checkbox"/> Analytic <input type="checkbox"/> Physics <input type="checkbox"/> Cleanroom <input type="checkbox"/> Quality <input type="checkbox"/> Production <input type="checkbox"/> Other <input type="checkbox"/>	Types of lab stations	<ul style="list-style-type: none"> <li>Core &amp; shell construction, <b>all types of labs</b> possible</li> <li>Suitable for small-scale production (medtech, etc.)</li> <li>Installation of house technology by tenancy</li> <li>Maintenance costs at the expense of the tenant</li> <li>Technical equipment can be installed on the roof as part of rental package</li> </ul>
Lab outfit	Core & shell		<i>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.</i>
Year built/last renovation	Asap (+ 12-18 months interior construction time)		
Floor space in m <sup>2</sup> / ft <sup>2</sup>	4,000 / 53,820 500 / 5,380 already outfitted	Facility infrastructure	Offices <input type="checkbox"/> Meeting rooms <input type="checkbox"/> Technical room <input type="checkbox"/> Production space <input checked="" type="checkbox"/> Parking <input checked="" type="checkbox"/> Potential for expansion <input type="checkbox"/> Freight lift <input checked="" type="checkbox"/>
Lab certification	GMP-approved <input type="checkbox"/> GLP-approved <input type="checkbox"/> ISO/IEC 17025 <input type="checkbox"/> other <input type="checkbox"/>		

Production space	Floor space in m <sup>2</sup> /ft <sup>2</sup>		
	Ceiling height in m	3.5	
	Floor load in kg/m <sup>2</sup>	1000	
	Freight lift	<input checked="" type="checkbox"/>	Carrying force:
	Crane	<input type="checkbox"/>	Carrying force:
	Former use		
	Other information		

**Distances**

 19 km	 10 km	 200 m	 11 km
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**Prices in CHF**

For lease	<input checked="" type="checkbox"/>	For sale	<input type="checkbox"/>
Lab space core & shell			
CHF 195.-/m <sup>2</sup> per year			



# Business Center Widen

Canton Basel-Landschaft | Offices and laboratories

Gewerbstrasse 7/7a  
4147 Aesch

## Description

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 <input checked="" type="checkbox"/> Application <input type="checkbox"/> Analytic <input type="checkbox"/> Physics <input type="checkbox"/> Cleanroom <input type="checkbox"/> Quality <input type="checkbox"/> Production <input checked="" type="checkbox"/> Other <input type="checkbox"/>	Types of lab stations	<ul style="list-style-type: none"> <li>Extended core &amp; shell</li> <li>Building infrastructure fits lab requirements (e.g. ceiling height, windows, etc.)</li> </ul>
Lab outfit	core & shell		
Year built/last renovation		Facility infrastructure	<ul style="list-style-type: none"> <li>Offices <input checked="" type="checkbox"/></li> <li>Meeting rooms <input checked="" type="checkbox"/></li> <li>Technical room <input checked="" type="checkbox"/></li> <li>Production space <input type="checkbox"/></li> <li>Parking <input checked="" type="checkbox"/></li> <li>Potential for expansion <input type="checkbox"/></li> </ul>
Availability	asap		
Floor space in m <sup>2</sup> / ft <sup>2</sup>	approx. 3000 / 32292		
Lab space in m <sup>2</sup> / ft <sup>2</sup>	approx. 350-400 / 3700-4300		
Lab certification	GMP-approved <input type="checkbox"/> GLP-approved <input type="checkbox"/> ISO/IEC 17025 <input type="checkbox"/> other <input type="checkbox"/>		



Technical Infrastructure	Supply and waste air	
	Refrigeration and Cooling	
	Water	▪ Existing connection
	Compressed air	▪ Existing connection
	Technical gases	
	Chemicals storage	

Distances			
 19 km	 10 km	 1.3 km	 11 km

Prices in CHF			
For lease	<input checked="" type="checkbox"/>	For sale	<input type="checkbox"/>
Lab space CHF 150/m <sup>2</sup> p.a.		Office space CHF 150/m <sup>2</sup> p.a.	



# CIS Pharma Laboratories

Canton Basel-Landschaft | Offices and laboratories

Hauptstrasse 159  
4416 Bubendorf

## Description

CIS Pharma rents out fully built-out laboratories to develop and manufacture high-potency chemicals or high-risk biologics, incl. offices, meeting rooms. The building is located on a life-science campus in close proximity to the two listed companies Bachem and Carbogen/Amcis.



## Facts and figures

Lab specification	R&D <input checked="" type="checkbox"/> Application <input type="checkbox"/> Analytic <input checked="" type="checkbox"/> Physics <input type="checkbox"/> Cleanroom <input type="checkbox"/> Quality <input type="checkbox"/> Production <input type="checkbox"/> Other <input type="checkbox"/>		Types of lab stations	<ul style="list-style-type: none"> <li>5 labs, fully equipped with fume hoods, lab sinks and lab benches</li> <li>High Potency lab for oncology/immunology R&amp;D, fully functional and equipped with complete infrastructure for working with high-potency substances or cell cultures</li> <li>Cold room</li> <li>Kilo lab facility for small scale production of chemicals and/or biologics, suitable for a small pilot plant or a biolab with fermenters</li> <li>NMR 400 shared services</li> </ul>
Lab outfit	Outfitted			
Year built/last renovation				
Availability	2018			
Floor space in m <sup>2</sup> / ft <sup>2</sup>	Approx. 547 / 5,888		Facility infrastructure	<ul style="list-style-type: none"> <li>Offices <input checked="" type="checkbox"/></li> <li>Meeting rooms <input checked="" type="checkbox"/></li> <li>Technical room <input checked="" type="checkbox"/></li> <li>Production space <input type="checkbox"/></li> <li>Parking <input checked="" type="checkbox"/></li> <li>Potential for expansion <input checked="" type="checkbox"/></li> </ul>
Laboratory space in m <sup>2</sup> / ft <sup>2</sup>	Approx. 446 / 4,801			
Lab certification	GMP-approved <input checked="" type="checkbox"/> GLP-approved <input checked="" type="checkbox"/> ISO/IEC 17025 <input type="checkbox"/> other <input type="checkbox"/>			

Technical Infrastructure	Supply and waste air	▪
	Refrigeration and Cooling	▪ Heating, cooling and air conditioning
	Water	▪ available
	Compressed air	▪
	Technical gases	▪ Liquid nitrogen containers ▪ Pressured-gas containers
	Chemicals storage	▪ Chemical and barrel storage available
Production space	Floor space in m <sup>2</sup> / ft <sup>2</sup>	Kilo lab: 105 / 1130
	Ceiling height in m / ft	Kilo lab: 8.7 / 285,4
	Floor load in kg/m <sup>2</sup>	Kilo lab: 1000
	Freight lift	<input checked="" type="checkbox"/> Carrying force:
	Crane	<input type="checkbox"/> Carrying force:
	Former use	Previous and current activities in the building: analytical laboratories with GLP certified equipment, upscaling and manufacturing of ophthalmic drug compounds according to GMP, HiPo production according to GMP
	Other information	The facility is ideal for biochemical, pharmaceutical or medtech companies seeking a unique and attractive location in the Pharma Cluster Switzerland

## Distances

 30 km	 6.6 km	 4.8 km	 22 km
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## Prices in CHF

For lease	<input checked="" type="checkbox"/>	For sale	<input type="checkbox"/>
Lab space To be negotiated		Kilo Lab To be negotiated	Office space To be negotiated



# Straumann laboratories and production

Canton Basel-Landschaft | Offices and laboratories

Hauptstrasse 24/24b/26  
4437 Waldenburg

## Description

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 Other	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Types of lab stations	<ul style="list-style-type: none"> <li>Lab stations with work stations</li> <li>Floor-standing fume cupboards with vertical slide</li> <li>Cabinets for chemicals</li> <li>Separate cabinets for bottled gas supply</li> </ul>
Lab outfit	Outfitted			
Year built/last renovation	Unknown/2007			
Availability	tbd			
Floor space in m <sup>2</sup>	Approx. 6'820 / 73,410		Facility infrastructure	<ul style="list-style-type: none"> <li>Offices <input checked="" type="checkbox"/></li> <li>Meeting rooms <input checked="" type="checkbox"/></li> <li>Technical room <input checked="" type="checkbox"/></li> <li>Production space <input checked="" type="checkbox"/></li> <li>Parking <input checked="" type="checkbox"/></li> <li>Potential for expansion <input type="checkbox"/></li> </ul>
Laboratory space in m <sup>2</sup>	Approx. 183 / 1,970			
Lab certification	GMP-approved GLP-approved ISO/IEC 17025 other	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		

Technical Infrastructure	Supply and waste air	<ul style="list-style-type: none"> <li>Volume flow control</li> <li>Adjustable room air change</li> </ul>
	Refrigeration and Cooling	<ul style="list-style-type: none"> <li>None</li> </ul>
	Water	<ul style="list-style-type: none"> <li>Pure water system with HELAMIN HS 190 H</li> <li>Physical data - pH ≈ 12</li> <li>Effective in boiler water and steam phase up to 600°C &amp; 220 bars.</li> <li>Composition and Effect Mixture of filming polyamines, alkalizing volatile amines and polycarboxylates dispersants in aqueous solution</li> <li>Water softening</li> <li>Counterosmose</li> </ul>
	Compressed air	<ul style="list-style-type: none"> <li>One system for generating compressed air</li> </ul>
	Technical gases	<ul style="list-style-type: none"> <li>Individual bottle supply. 4 separate outlets</li> </ul>
	Chemicals storage	<ul style="list-style-type: none"> <li>Bottle storage 5 m<sup>2</sup></li> </ul>
	Production space	
	Floor space in m <sup>2</sup> /f <sup>2</sup>	1,191/ 12,819.82
	Ceiling height in m	3
	Floor load in kg/m <sup>2</sup>	350
	Freight lift <input checked="" type="checkbox"/>	Carrying force: 3'000 kg
	Crane <input type="checkbox"/>	Carrying force:
	Former use	Medtech
	Other information	

**Distances**

 32 km	 0.3 km	 18 km	 30 km
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**Prices in CHF**

For lease <input checked="" type="checkbox"/>	For sale <input checked="" type="checkbox"/>		
Lab space To be negotiated	Production area To be negotiated	Office space To be negotiated	