

Life Science Hub Mainz

global gateway for biotech

to Germany and Europe

biomindz

a location development company for life science and biotechnology in Mainz



Backstory:

Founded as a 100 % municipal owned company in 2023, to further develop Mainz into an internationally successful hub for life sciences and biotechnology.



Vision:

"The scientific revolution in life sciences and biotechnology is to be driven forward from Mainz - for people's benefit."



Mission:

"In Mainz, we are creating the best conditions for these pioneering technologies and drive growth and innovation."



Activities:

Local economic development, campus development, network development, location marketing.

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Life Science Hub Mainz

Mainz & Biotech

an internationally successful hub designed for innovation and growth



Strengths:

The hub's primary emphasis and strength lies on immunology and individualized medicine, with a special focus on oncology and mRNA-Technology.



Expertise:

In addition, it offers particularly strong expertise in ageing research, diagnostics and analytics as well as further life sciences and technologies of the future.



Potential:

Combining these strengths with the outstanding AI expertise in the region increases the potential to develop new forms of therapies more quickly.

It fits perfectly!

About

One-stop-shop for Biotech

connecting people, ideas & innovation in Mainz and beyond

Associations & Initiatives

Government & Institutions

Real Estate & Construction Sites

Capital

Regions & Cluster

Academia

Research

Incubator & Accelerator

Industry & Mid-caps

Startups & Small-caps

Mainz Location Development Company Ltd.

Life Science Hub Mainz

4 Key Advantages

01

Location

Central European Hub
Global Connectivity
Financial & Digital Powerhouse
Young Talent Pool

02

Excellence

World-Class Research Hub
Startup Hotspot
Biotech Innovation Cluster
Home of BioNTech SE

03

Growth

High-Growth Biotech Industry
Innovative Life-Science Ecosystem
State-of-the-Art Research Infrastructure

04

Spirit

Outstanding Quality of Life
Open & Diverse Culture
Award-Winning Innovation City
Top Talent for Life Sciences & Biotech

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Life Science Hub Mainz

Welcome

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Life Science Hub Mainz

**a location development company for
life sciences and biotechnology in Mainz**



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a location development company for life science and biotechnology in Mainz

Our...



Story

Founded in 2023
to develop Mainz
into an international
life sciences and
biotech hub.



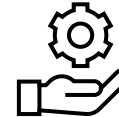
Vision

Driving the life
sciences and biotech
revolution from
Mainz — for the
benefit of people.



Mission

Mainz creates the
conditions for
pioneering growth,
technologies, and
innovation.



Activities

Economic growth
Campus expansion
Network building
Location marketing

Mainz & Biotech

An internationally successful hub designed for innovation and growth

Focus: immunology and personalized medicine — especially oncology and mRNA technology.

Additional strengths: ageing research, diagnostics, analytics, and emerging life science technologies.

AI expertise in the region **accelerates** the **development** of new therapies.



Individual
medicine &
AI

Oncology

Immu-
nology

Ageing
research

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Life Science Hub Mainz

4 Key Advantages

that make life science in Mainz so successful

01 Location

- Central European Hub
- Global Connectivity
- Financial & Digital Powerhouse
- Young Talent Pool

03 Excellence

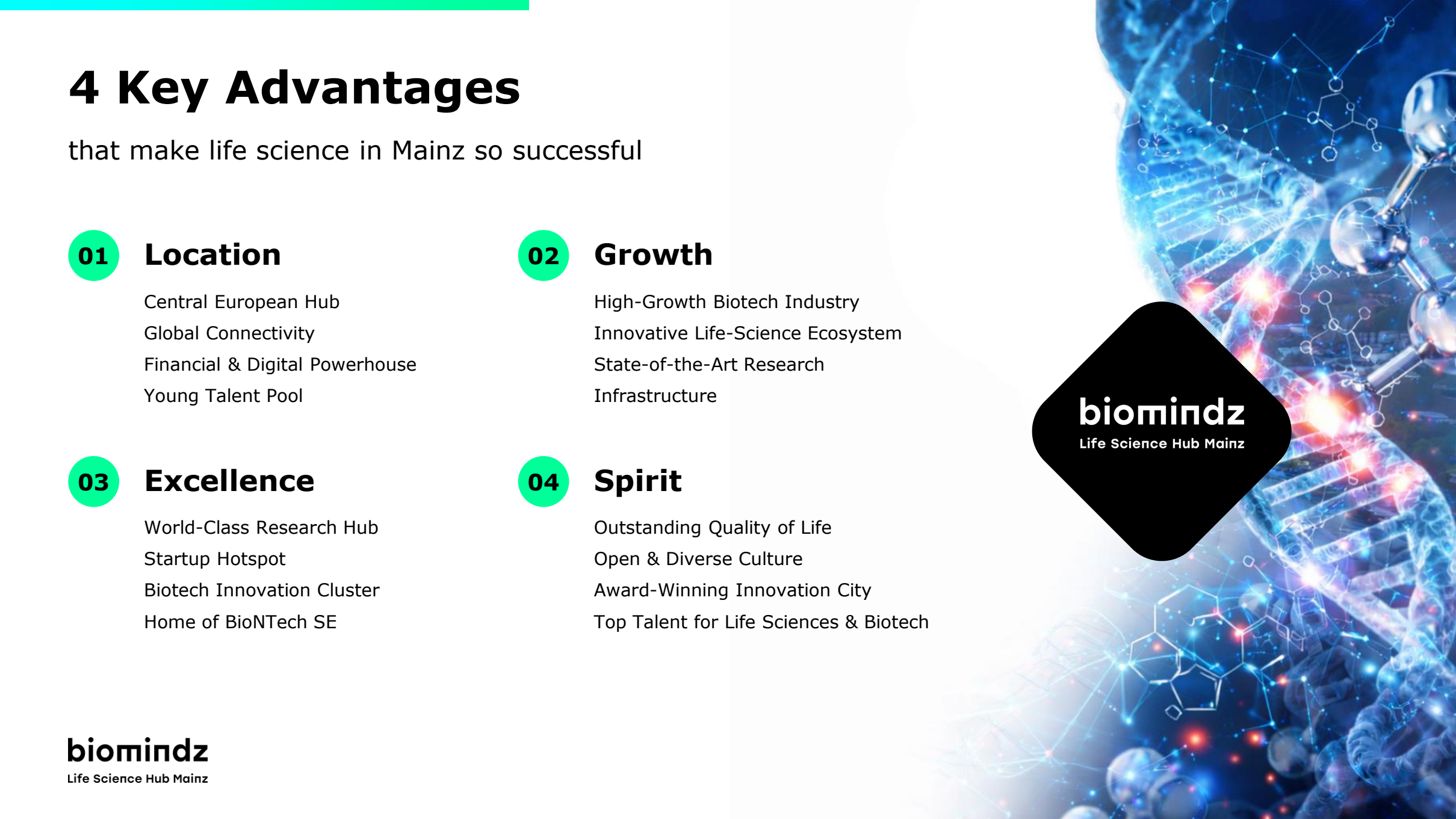
- World-Class Research Hub
- Startup Hotspot
- Biotech Innovation Cluster
- Home of BioNTech SE

02 Growth

- High-Growth Biotech Industry
- Innovative Life-Science Ecosystem
- State-of-the-Art Research
- Infrastructure

04 Spirit

- Outstanding Quality of Life
- Open & Diverse Culture
- Award-Winning Innovation City
- Top Talent for Life Sciences & Biotech



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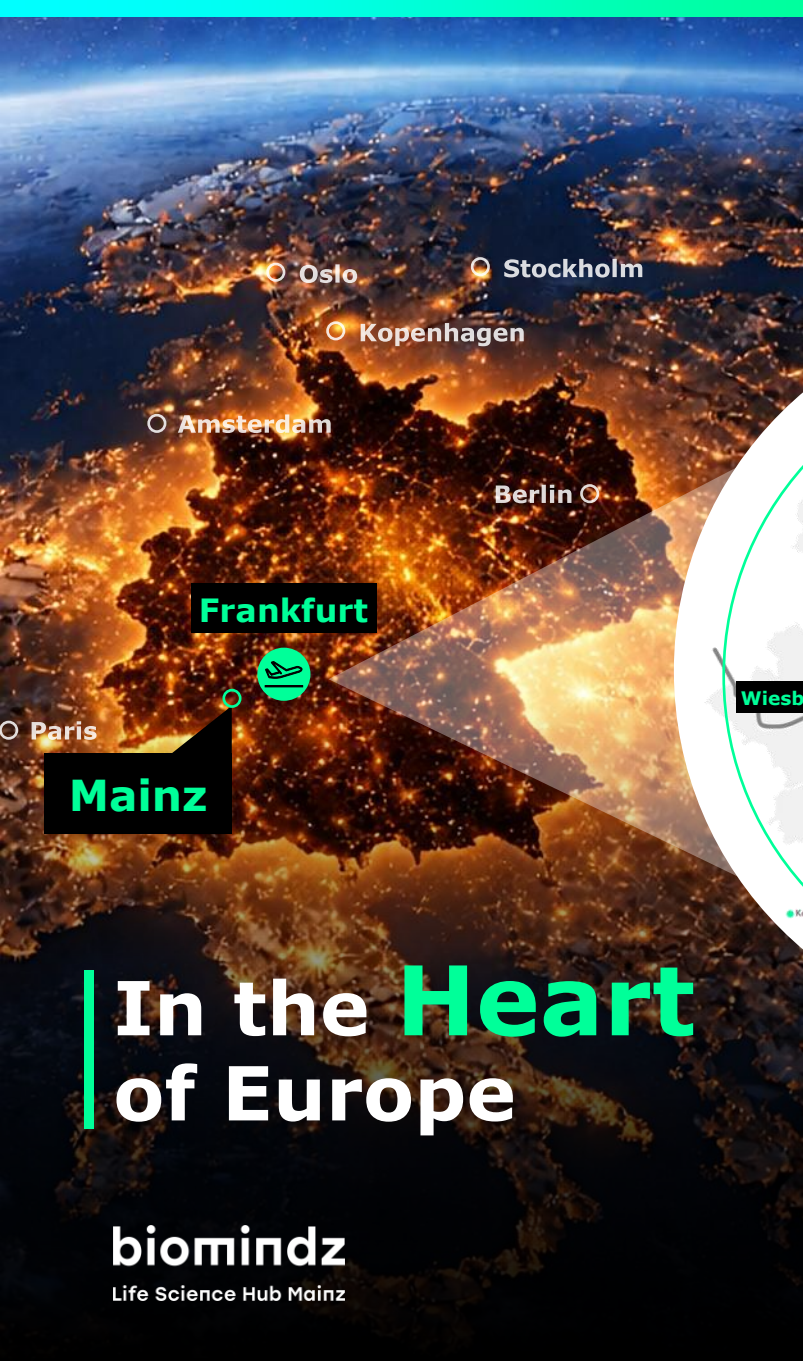
A satellite night view of Europe, showing the continent illuminated by city lights against the dark background of the Earth's night sky. The sun is visible on the horizon in the upper left, creating a bright glow and lens flare effect. The text '01' is overlaid on the left side of the image.

01

Location

Rhine-Main-Region

Germany's financial center with a strong & growing economy



€273b

GDP



>1,800

US companies
have settled

2.6m

employed
persons

>450k

companies

75

cluster & network
initiatives

280

financial
Institutions

5.8m

population

In the **Heart**
of Europe

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*Source economic figures: IHK FfM: FrankfurtRheinMain in figures 2024 / Satista 2022

Business Location Mainz

Economic powerhouse with a young & talented workforce

Key Facts



40k

students at University & University of Applied Sciences



221k

inhabitants in Mainz



41.5

average age of the Mainz population



€58k

average gross salary per year in biotech industry in Rhineland-Palatinate



121k

employees subject to social security contributions



9,2k

companies subject to trade tax

State Capital of Rhineland-Palatinate: Housing the state government and parliament

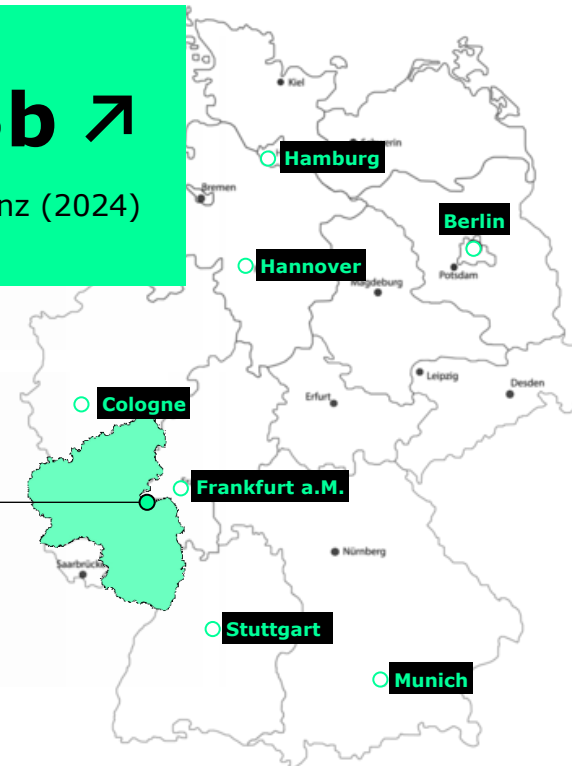
Media Hub: Home to major broadcasting companies (ZDF, SWR, 3Sat etc.)

Economic Center: Major universities, research institutes and international successful companies

€12.5b ↗

GDP City of Mainz (2024)

Mainz



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A person wearing a white lab coat and a white face mask is holding a small glass test tube with a black cap. The test tube contains a blue liquid with many small white bubbles. The person's hands are wearing white gloves. The background is blurred.

02

Excellence

Top-Tier Life Science Hub

Dynamic metropolitan
region and home to leading
**pharma &
biotech industry**

~1.5k

Patents

currently registered
in Mainz &
surrounding region
in healthcare and
biochemistry*

5 of 20

Home

to Germany's
largest chemical &
pharmaceutical
companies

38k

Employees

at universities
forming the basis for
an attractive and
highly skilled labor
market

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Source: *biomindz order analysis by Prof. Block, University of Trier; FrankfurtRheinMain Regional Association; VCI

Life Science Hub Mainz

Numerous innovative and successful companies & research institutions



**„Man of the
Millennium“**

Johannes Gutenberg

Inventor of modern letterpress
printing in Mainz

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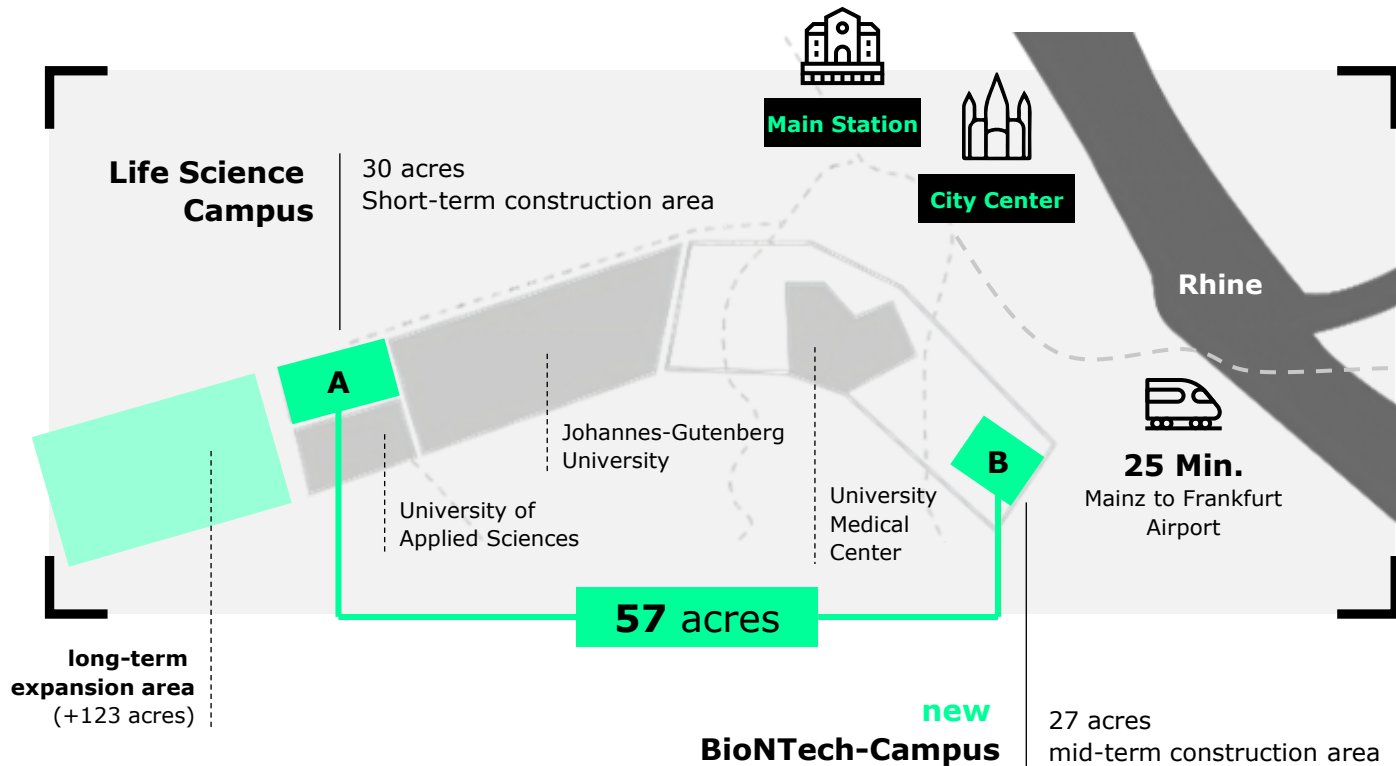
An aerial photograph of Mainz, Germany, showing a large green construction site in the foreground with winding roads and a blue crane. The city of Mainz is visible in the background, with various buildings and green spaces under a clear blue sky.

03

Growth

City for Biotechnology

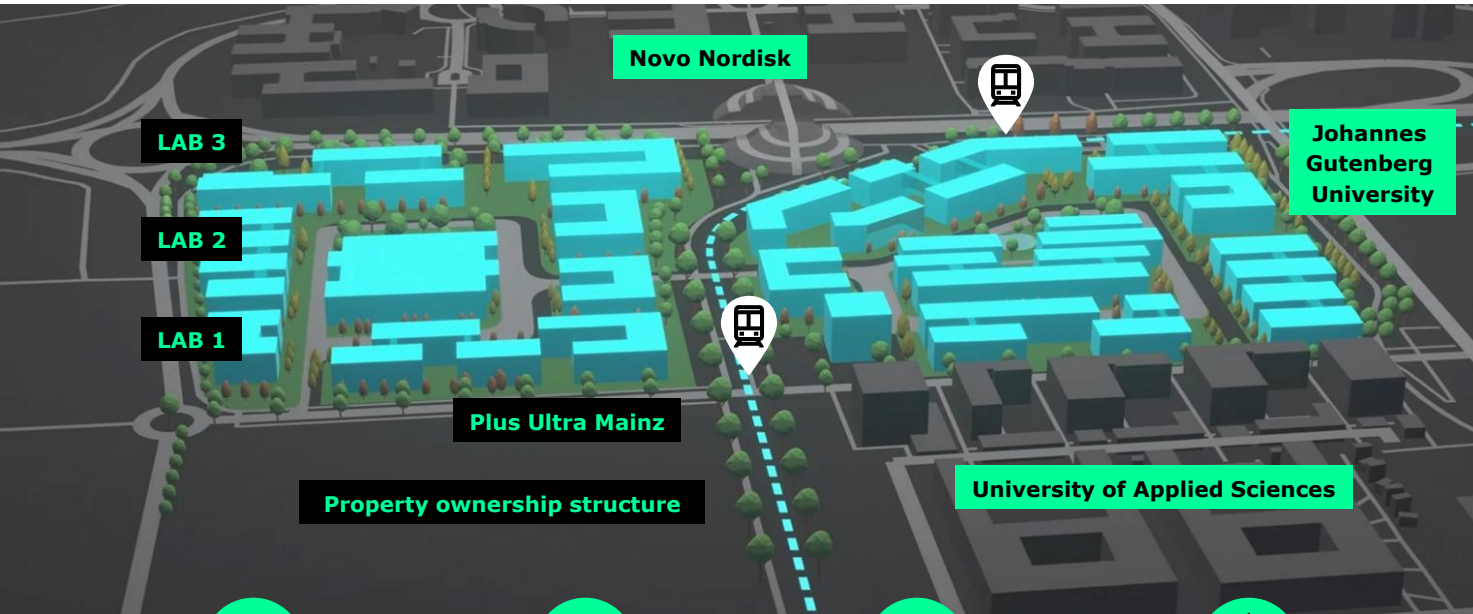
Great opportunities to settle in an innovative & modern ecosystem



**Urban Planning
Strategy in Mainz**

**is focused
on biotech**

Life Science Campus



30 acres
construction area



<5 Min.
freeway access



<30 Min.
Frankfurt Airport



<10 Min.
city center /
main station



Modern and sustainable
campus to successfully
**research,
found & grow**

_03

Growth

InnovationLabz LAB 1

available space for innovation at the
Life Science Campus Mainz



technical specs

- » total area: approx. 3,000 m²
- » flexible space division and design
- » Available areas from approx. 150 m² up to 1.000 m²
- » Completion November 2024



facilities

- » innovative laboratory and office
- » co-Working
- » e-mobility and solar carport systems
- » first tenants: [TRON](#) and [Ligni Labs](#)
- » access to local ecosystem



contacts

- » Tel: +49 6132 995550
- » E: info@molitor-immobilien.de
- » Web: <https://www.molitor-immobilien.de/innovationlabz/en/>



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Growth

mindzspace by biomindz

Lab and Office Space – an ideal starting point to research, found, and grow



Key Facts

- » Address: Dr.-Maria-Hopf-Str. 1, 55128 Mainz
- » Lab Space: 155 m²
- » Office Space: 140 m²
- » Service Space: 175 m²
- » Condition: new / available from Q4 2026
- » Rental Costs: Upon request (in line with market rates)



Quick Overview

- » 500 m² lab and office space on the 1st floor – Lab 1
- » 17 m², 24 m², or 73 m² lab + desk spaces or office
- » Shared areas including kitchenette/meeting room, restrooms, server room, storage room, wash-up kitchen
- » Flexible lease terms available



» Download Exposé:



contacts

- » Tel: +49 6131 126280
- » E: info@biomindz.com
- » Web: <https://biomindz.com/en/mindzspace>

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Growth

InnovationLabz LAB 2

building permit has been granted -
construction has already started



technical specs

- » total area: approx. 9,000 m²
- » available areas from approx. 150 m² up to 2,500 m²
- » flexible space division and design
- » flexible contract terms (non-negotiable)
- » planned completion: Q4/2026



facilities

- » laboratory areas, co-working areas, common areas
- » flexibility, modern facilities
- » close connection to science on site
- » access to local ecosystem



contacts

- » Tel: +49 6132 995550
- » E: info@molitor-immobilien.de
- » Web: <https://www.molitor-immobilien.de/innovationlabz/en/>



_03

Growth

InnovationLabz LAB 3

currently in development and planning;
completion scheduled for early 2028



technical specs

- » total area: approx. 5,000 m²
- » available areas from approx. 150 m² up to 5,000 m²
- » flexible space division and design
- » flexible contract terms (non-negotiable)
- » planned completion: Q1/2028



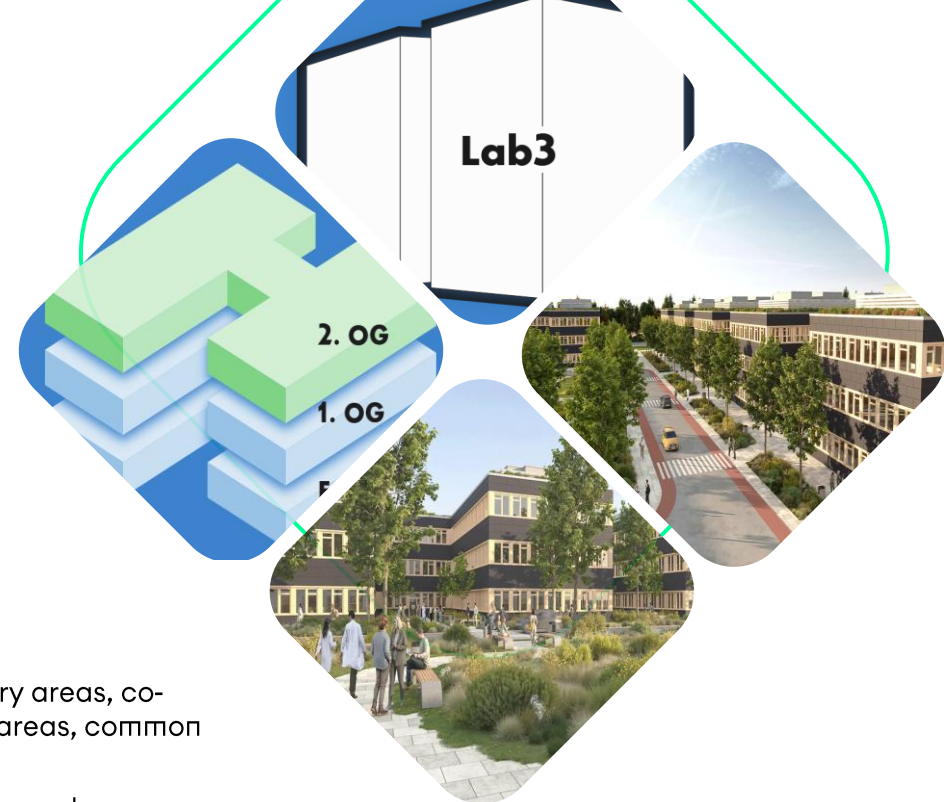
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- » Tel: +49 6132 995550
- » E: info@molitor-immobilien.de
- » Web: <https://www.molitor-immobilien.de/innovationlabz/en/>



_03

Growth

Kadans Plus Ultra Mainz

unique multi-tenant building for biotech and life sciences



technical specs

- » 19,000 m² GFA
- » high quality lab and office spaces
- » units available from 400-600 m²; small-scale units also available to let.
- » completion planned end of 2027.



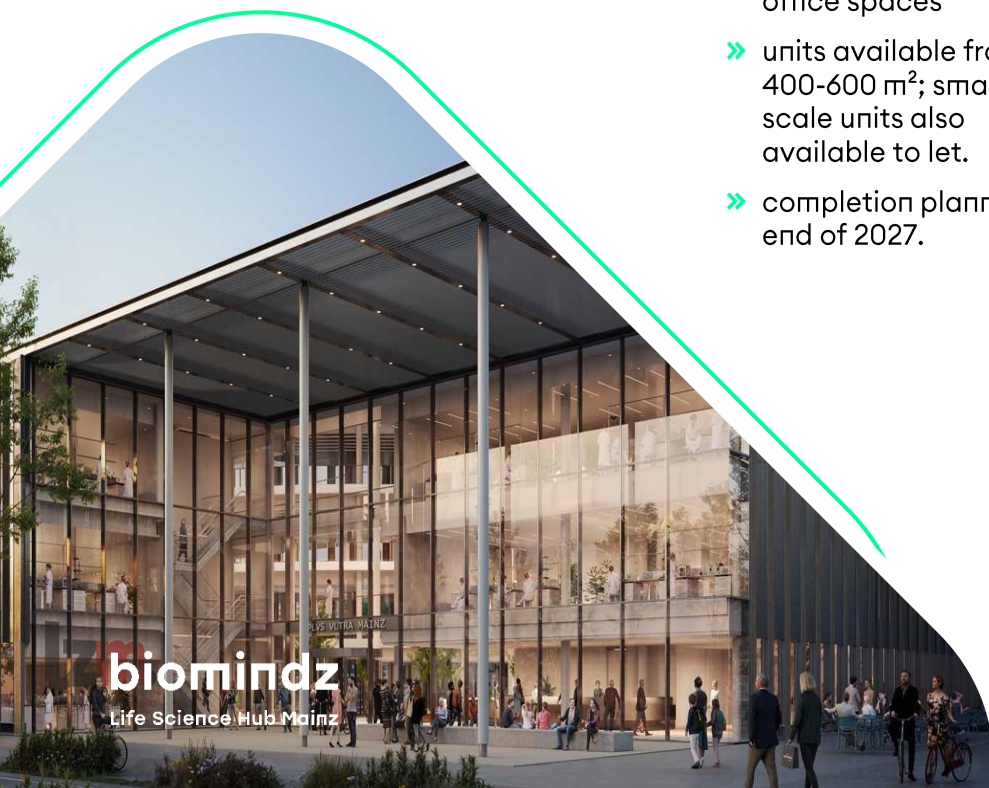
facilities

- » move-in ready: meets essential requirements of life science tenants
- » facility management, meeting rooms, community space
- » access to research, talents & capital via the international Kadans community
- » cooperation with '[Life Science Centre Mainz](#)' and access to local ecosystem
- » network & business events



contacts

- » Tel: +49 211 976 32 830
- » E: germany@kadans.com
- » Web: <https://www.kadans.com/properties/plus-ultra-mainz/>



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The background image shows a scenic view from a riverside terrace. In the foreground, several white folding chairs are arranged on a wooden deck, facing away from the viewer towards a body of water. A metal railing separates the terrace from the water. To the left, a large, ornate stone bridge with multiple arches spans the river. A yellow patio umbrella is partially visible on the far left. In the distance, across the water, a town is visible with a prominent church spire and a large building. A white boat is docked on the right side of the river. The sky is overcast.

04

Spirit



#MainzVibes

Great place to live and work with a welcoming & diverse culture

City of inventors

#open-minded

Great wine capital

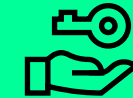
#social

City of culture

#warmly

World heritage site

#grounded



€12-16

base rent* per
square meter



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*Source: <https://de.statista.com/statistik/daten/studie/1885/umfrage/mietpreise-in-den-groessten-staedten-deutschlands/>

International Recognition

Innovative and dynamic city with awarded scientists

THE EUROPEAN
CAPITAL OF
INNOVATION
AWARDS 22

**The European
Capital of
Innovation Awards**

2nd place in 2022

iwCONSULT
Wirtschafts
Woche Immo Scout24

**Most dynamic city
in Germany**

Four times in a row:
2022-2025



**Life Science Hub
of the Year 2025
& 2026**

Global Health & Pharma
Excellence Award



Mainz in top 10

Best future prospects
in Germany



**Top 10 Investable
Projects for Life
Sciences**

Real FDI Award 2026

2022

2023

2024

2025

2026



**Nobel Prize in
Medicine**

BioNTech researcher Katalin
Karikó awarded in 2023



**German
National Prize**

BioNTech founders
awarded in 2025



Mainz in top 3

High dynamics for real
estate investments
in GER

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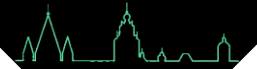
Source: RQI AG, Deutsche Nationalstiftung, THE NOBEL PRIZE GHP, European Innovation Council, Prognos, iw consult

A Top-Tier Life Science & Biotech Hub

Designed for growth & innovation!

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Life Science Hub Mainz



01

Location

Located in an international economic powerhouse in the heart of Europe

02

Excellence

A worldwide recognized center for science and research

03

Growth

Excellent growth prospects for biotech industry and space for development

04

Spirit

A great place to live and work, paired with the special "MainzVibes"

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Life Science Hub Mainz

Meet team biomindz:



Felix Wälder
Managing
Director



Mike Schweitzer
Authorized officer |
Marketing & PR



Jan Uphoff
Network
Management



Evelyn Rossmann
Network
Development



Tim Roos
Project Manager |
Lead-Management



Amélie Lorena Meier
Project Manager |
Communications



Olaf Heinrich
Campus
Development



Sara Drakidis
Team assistance &
Office management

Life Science Hub Mainz

global gateway for biotech

to Germany and Europe

Thank you!