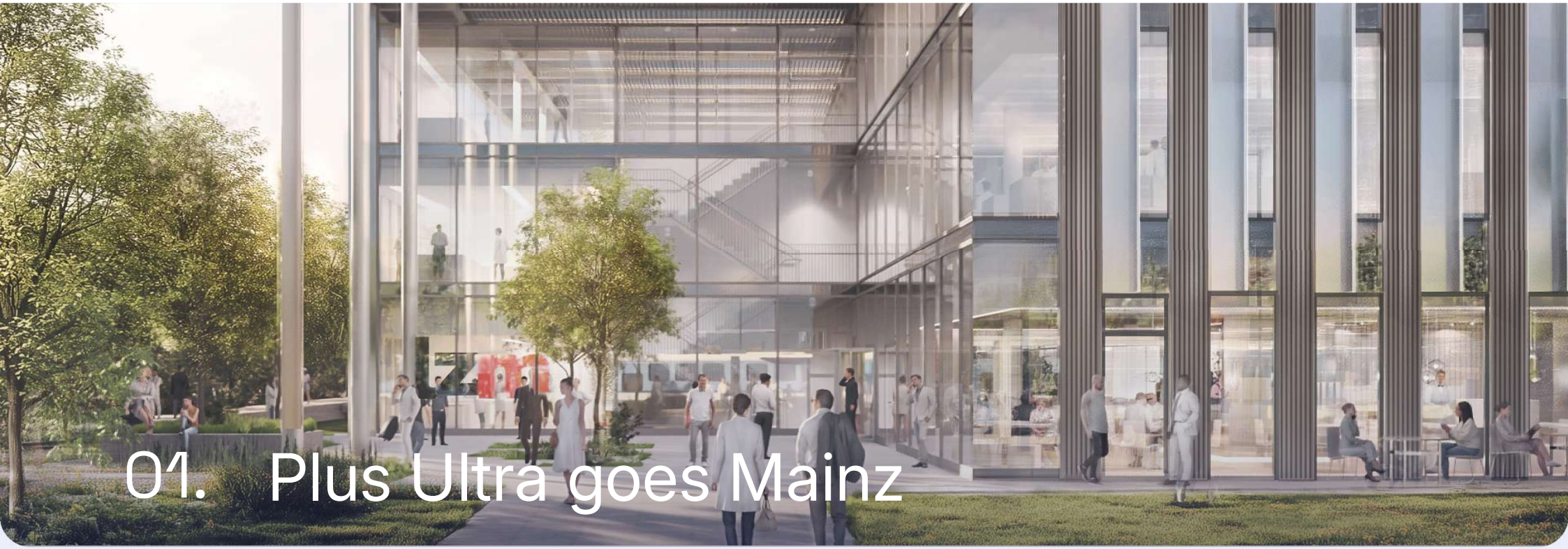

Plus Ultra Mainz
At Life Science Campus
KADANS
Science Partner

Plus Ultra Mainz

Getting ready to go beyond

01. Plus Ultra goes Mainz
02. Building & Environment
03. Campus Embedded Location
04. Spaces & Key Facts





01. Plus Ultra goes Mainz

At the heart of the rapidly evolving Life Science Campus, Plus Ultra Mainz is introducing a **new generation of flexible lab** and office spaces.

Life Science Hotspot: Rhine-Main-Neckar

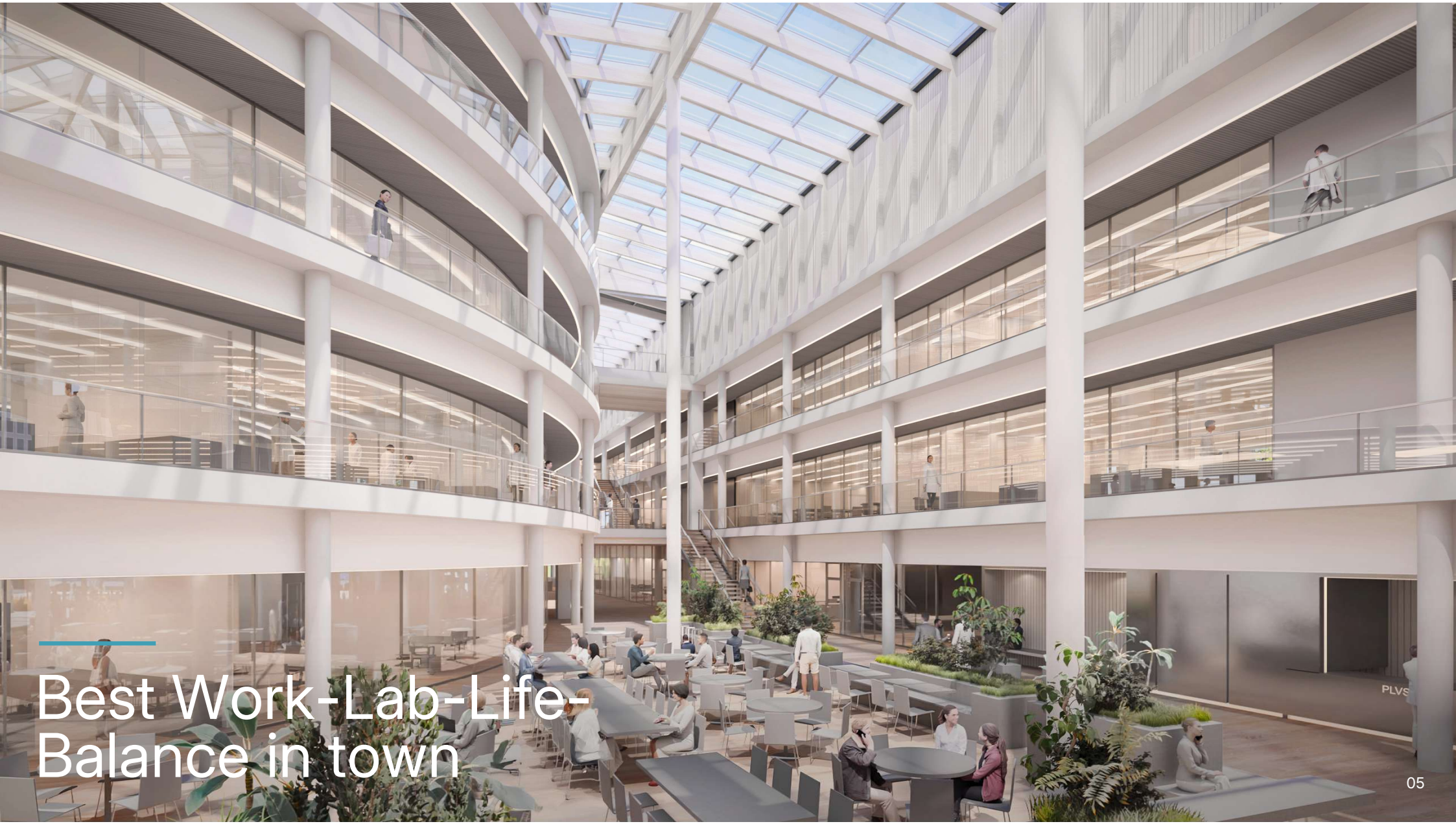
The region is one of **Europe's leading life science hubs**, combining global pharma, biotech, research and academic excellence in a highly connected innovation ecosystem.



29 universities
28 research institutions

250,000 students
€6.7bn funding in R&D
38,000 employees in R&D

5.7% of Germany's territory
11.5% of Germany's GDP



Best Work-Lab-Life-Balance in town

We bring Lab Work to the Next Level

Designed for performance: spacious, efficient & safe lab-office environments, expertly designed by renowned laboratory architecture specialists

Time-to-lab: save months and massive costs to move-in, thanks to lab-ready infrastructure

Built to adapt: flexible infrastructure for evolving teams with changing workflows and lab ratios – ready for start-ups, scale-ups & established corporates

Bespoke facilities available with fit-out to your requirements, with support from planning to operation

24/7 full service: reception and concierge services, facility, community & event management, with conference room booking even across Europe

Dedicated lab manager: ensuring the technical and operational coordination of tenants' lab equipment, maintenance and regulatory compliance & efficient building-wide operations

Vibrant entrance area: representative address, connecting the building with the campus, with inviting restaurant & café options and meeting zones

Access to Kadans' pan-European life sciences network, including the Kadans App as digital platform to connect tenants



Plus Ultra Mainz Will Be Part of:



A powerhouse region

Greater Rhine-Main-Neckar is one of Europe's TOP 5 life sciences regions. Embedded in this economic stronghold of science clusters and pharma & chemistry giants, Mainz is emerging as THE **hub for next-gen biotech pioneers**.



Life Science Campus Mainz

A new 12-acre campus for science and innovation companies with Plus Ultra Mainz at its core creates a dedicated environment for collaboration, research and future growth with multiple university and corporate partners next door.



A thriving ecosystem

Intense cross-sector collaboration has given Mainz a **tightly connected ecosystem** of biotech and life sciences innovators, top researchers, universities and industry partners.



The Kadans Network

Kadans offers **access to 30+ European science clusters** with leading institutions and innovation partners, supporting 500+ clients and partners in key research sectors.



02. Building & Environment

Kadans creates more than premium research buildings. It builds the environment where mission-driven teams can **thrive and go beyond**.

Plus Ultra Mainz Brings Life To The Lab World

Built-In Technical Excellence

Pre-dimensioned, vertical shafts, as well as pre-equipped ceilings for utility lines, gases, and high-volume ventilation systems (S1/S2 standard).

Highly Sustainable

A fossil-fuel-free building, constructed using recyclable materials and designed according to cradle-to-cradle design principles, with green roofs and on-site solar PV system.

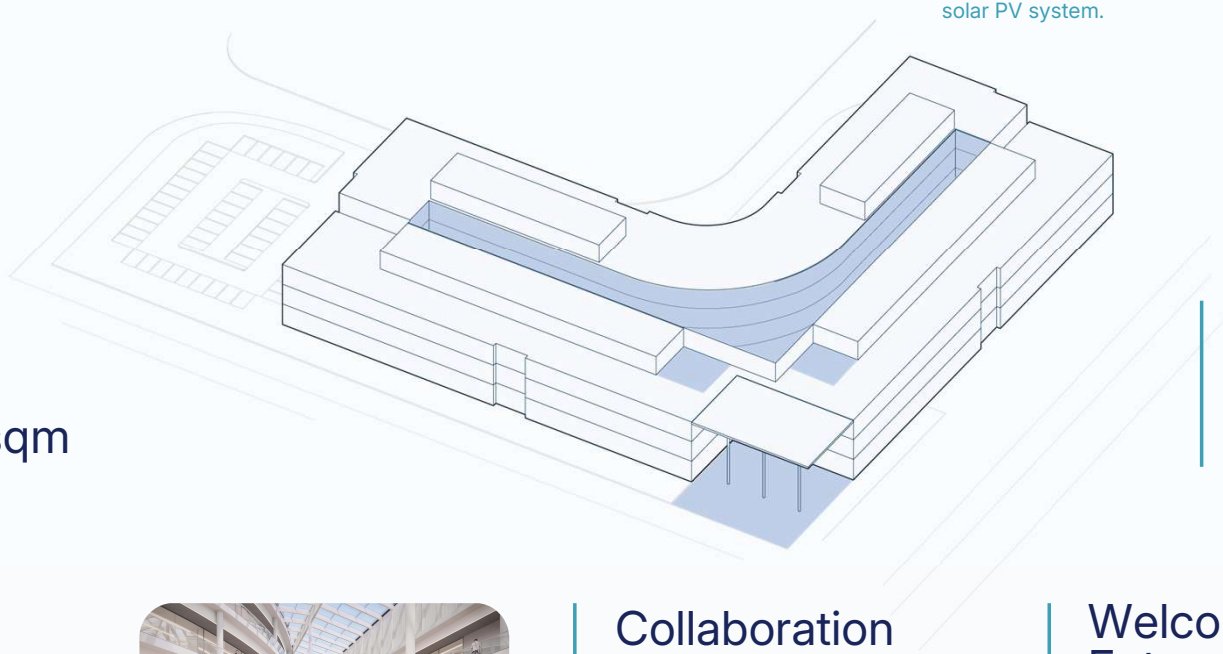


Campus Gateway

Shaping the future heart of the Life Science Campus Mainz and directly connected to the city's innovation ecosystem.

Flexible Lab & Office Spaces

Adaptable lab-office layouts for changing teams, workflows and research phases.



19K sqm

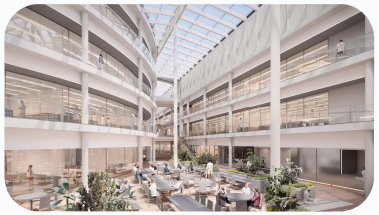
GFA

Direct Tram Access

A tram stop directly in front of the main entrance, seamlessly connecting campus and the city center.

Excellent Architecture

Designed by cepezed in collaboration with a5 Planung, renowned laboratory architecture specialists, the building combines flexibility, clarity and durability.



Collaboration Atrium

An open, multi-level community space designed for collaboration, exchange, and connection.

Welcoming Entrance Plaza

Prominently positioned on a corner, the building's distinctive L-shaped design creates a welcoming atmosphere. A light canopy seamlessly links the building to the forecourt and campus.



Where Great Minds Come Together & Create Innovation

Europe's Leading Science Network

As Europe's market leader with more than **20 years of experience** as a developer, investor, and operator of specialized scientific real estate solutions, Kadans has:



500+
Leading companies & organisations connected

6
European countries

150+
skilled experts professionally supporting your business

30+
Science Clusters in Europe:

70
Assets

- Life Sciences & Health
- Chemistry & Energy
- Agri & Food
- High Tech Systems & Materials





Bespoke Spaces for Truly Future-Driven Innovators

Your Perfect Work Environment

Designed by **cepezed** in collaboration with **a5 Planung**, Plus Ultra Mainz combines adaptable laboratory and office environments with pre-equipped technical infrastructure, configurable layouts and ambitious ESG principles.

Energy & Environment

- Fossil-free operations
- On-site photovoltaic (PV) system
- Heat recovery
- Rainwater harvesting

Efficiency & Comfort

- LED lighting systems
- Daylight control
- Climate-controlled ceiling systems
- Optimised energy performance

Materials & Sustainability

- Recyclable materials
- Cradle-to-Cradle design principles
- ESG-focused planning
- BREEAM Outstanding (target)
- WiredScore Pre-Certified

WiredScore PRE-CERTIFIED

FUTURE-READY PERFORMANCE

WiredScore Pre-Certified, BREEAM Outstanding (targeted)

Smart & Sustainable:

Flexible laboratories, offices, premium amenities and future-ready infrastructure create an environment where science and technology companies can innovate, collaborate and grow.





03. Campus Embedded Location

At the heart of the new Life Science Campus Mainz – connecting **research, science, innovation & talents**.



Become Part of a Leading Science Hub for Future Challenges

Life Science Campus

12 ha
Total campus area

40,000
Students

12
Research institutions

8
Clinics

2
Universities & colleges

Plus Ultra Mainz

18K sqm
Rentable lab & office space

from 240 sqm
Flexibility in size, usage & fit-out

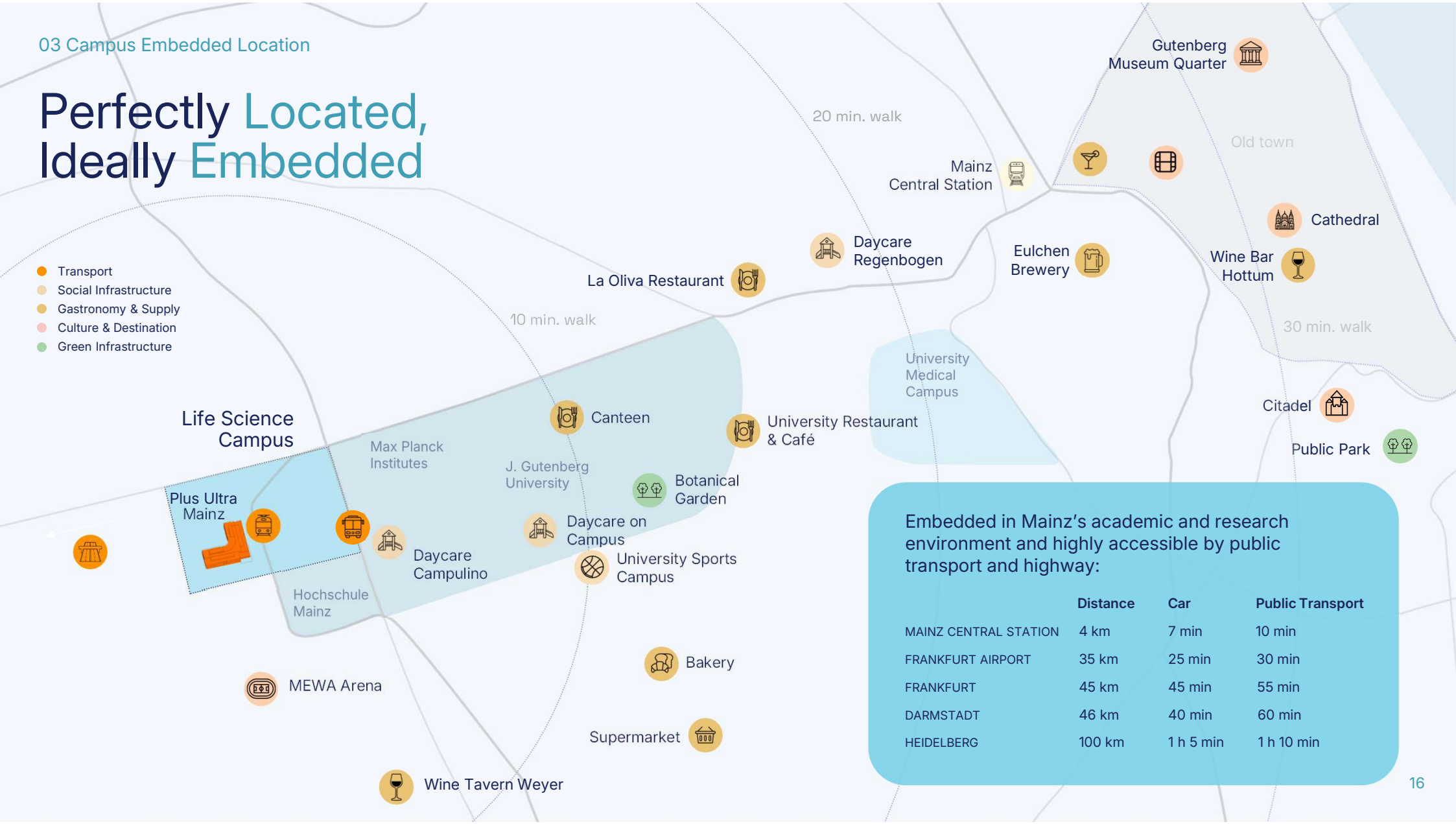
Q4 2028
Completion

ESG-ready
Sustainable development

Science Network
Being part of a strong community

Plus Ultra Mainz supports the campus' continued growth by connecting key disciplines, enabling seamless entry for R&D teams, and fostering the exchange of knowledge, expertise, and high-value networks.

Perfectly Located, Ideally Embedded



Embedded in Mainz's academic and research environment and highly accessible by public transport and highway:

	Distance	Car	Public Transport
MAINZ CENTRAL STATION	4 km	7 min	10 min
FRANKFURT AIRPORT	35 km	25 min	30 min
FRANKFURT	45 km	45 min	55 min
DARMSTADT	46 km	40 min	60 min
HEIDELBERG	100 km	1 h 5 min	1 h 10 min

Your Top Benefits of Being on Campus:

1 You Become Part of a Thriving Ecosystem!

Directly connected to universities, medical faculties and scientific experts on campus, and to renowned institutions in the Rhine-Main-Neckar region.

2 You Will Build Strong Research and Business Partnerships!

Tenants benefit from modern life science infrastructure, strong research networks, access to talent, and excellent growth opportunities.

3 You Are Choosing a Strategic Location for Long-Term Growth!

With flexible spaces, Plus Ultra Mainz is designed to grow alongside your business – allowing you to expand on campus, without the need to relocate.





04. Spaces & Key Facts

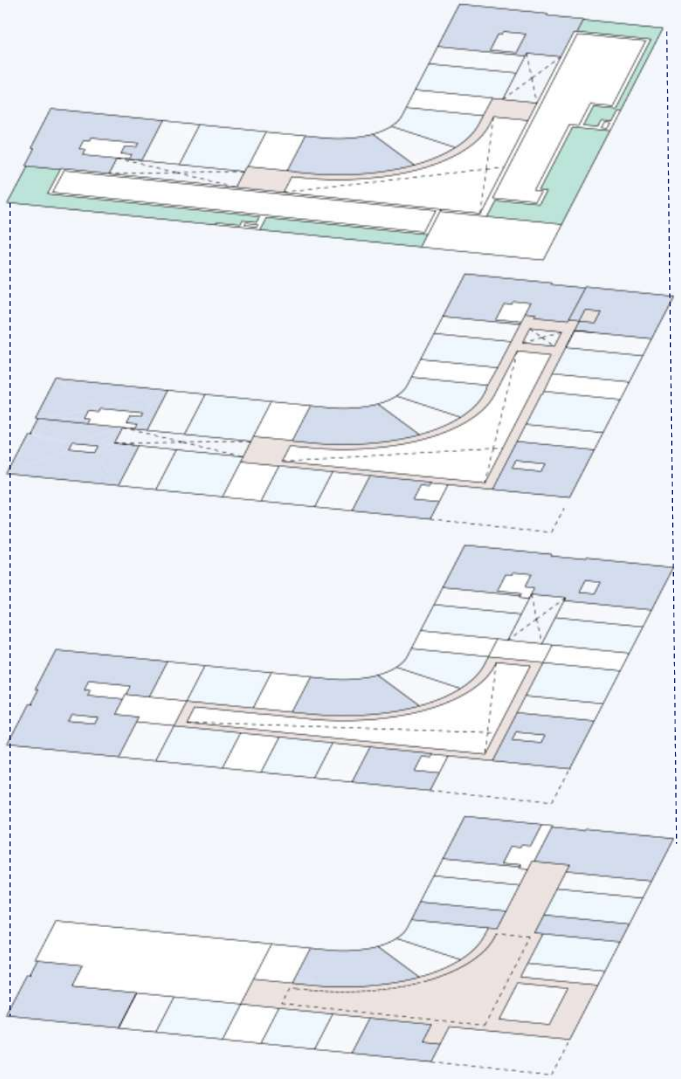
Purpose-built from the inside out for high-tech use, with the structural capacity, ceiling heights, and technical infrastructure biotech companies typically lack in standard buildings.

Stacking Plan

A **large-scale** spatial program with bespoke lab & office spaces that enables innovation-driven teams to collaborate across sectors, accelerate research sprints, and validate pilot concepts in real-world conditions.

TOTAL (GFA)
approx. 19K sqm

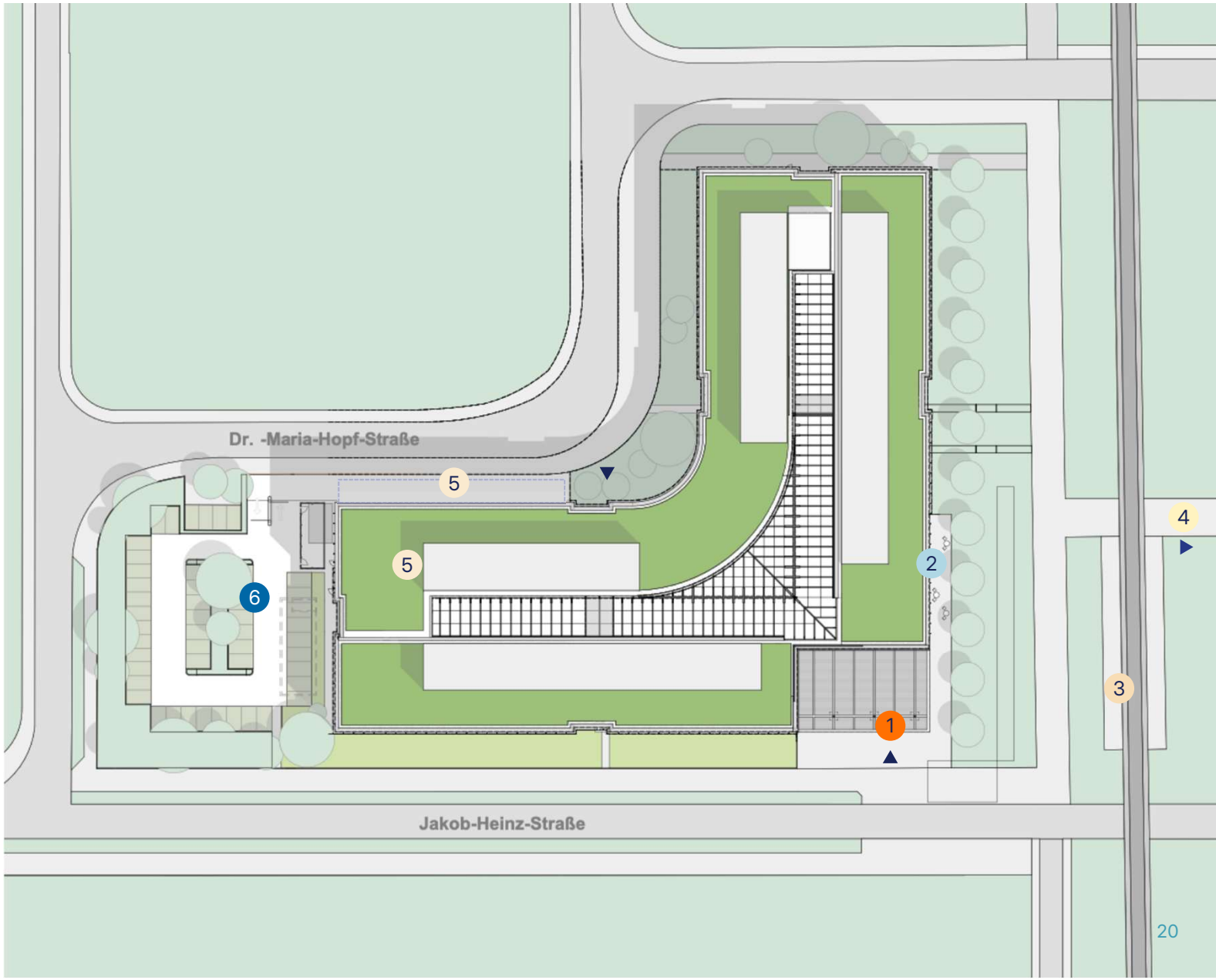
LETTABLE AREA
approx. 18K sqm



3rd Floor	**approx. 2.6K sqm** divisible from ≈ 730 sqm
2nd Floor	**approx. 5.5K sqm** divisible from ≈ 590 sqm
1st Floor	**approx. 5.5K sqm** divisible from ≈ 590 sqm
Ground Floor	**approx. 4.5K sqm** divisible from ≈ 240 sqm

Site & Connection

A **vibrant entrance** connecting building and campus, with public-facing gastronomy and spaces for spontaneous meetings, conversations, and shared lunches.

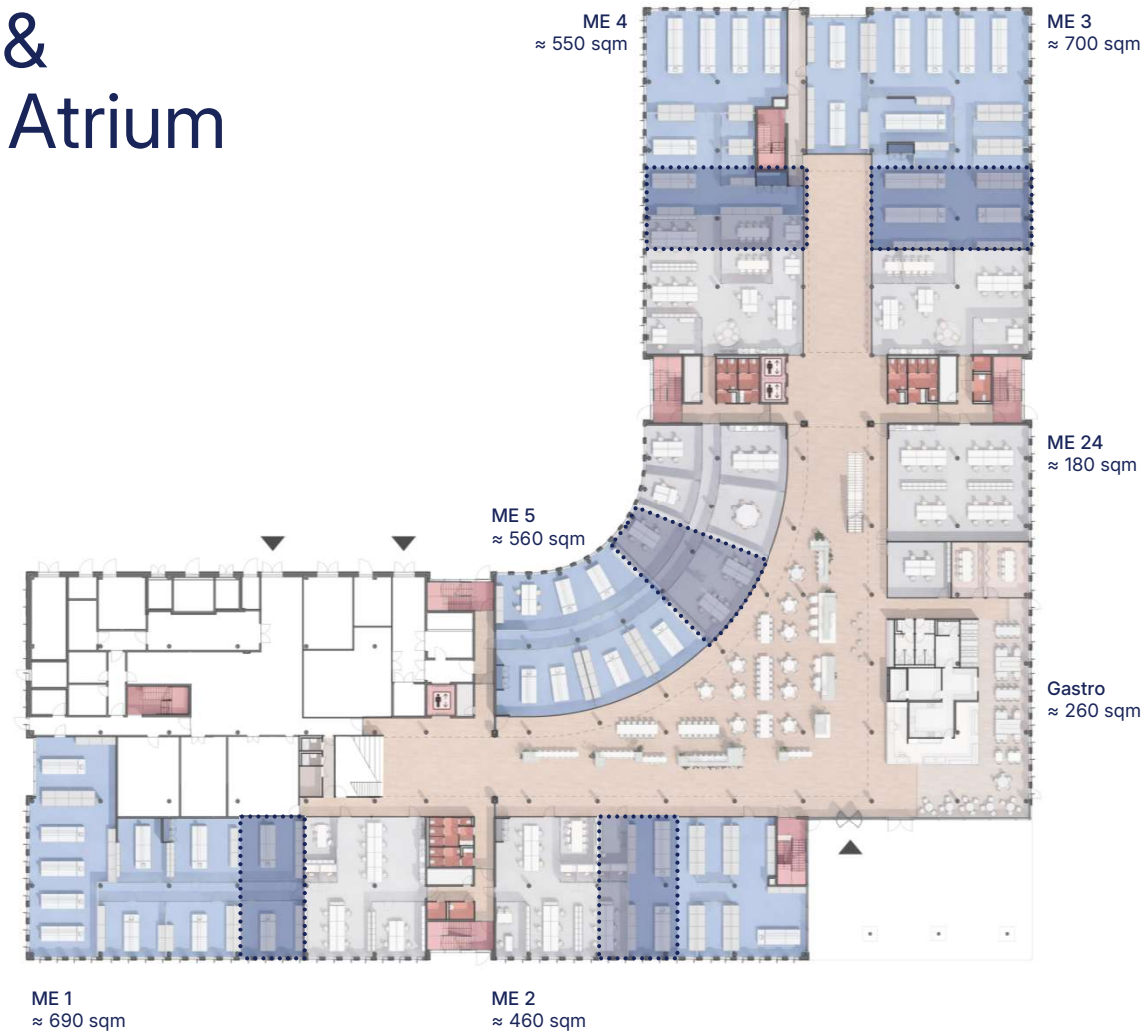


1. Entrance & Plaza
2. Restaurant/Café
3. Tram Station
4. Bus
5. Indoor & Outdoor Bicycle Parking
6. Car Parking

Ground Floor & Collaboration Atrium

Indicative Fit-out Zoning

The **flexible areas** can be extended into either laboratory or office space, depending on tenant needs.



1. Office
2. Laboratories
3. Central Atrium
4. Gastronomy
5. Vertical Circulation *Stairs/Elevators/Restrooms*
6. Building Services
7. Flex Space Labolatory / Office

Office Workstations
Approx. 120-150

Laboratory Workstations
Approx. 60-80

Laboratory Standards
Suitable for BSL-1 and BSL-2 laboratory use, from basic research to enhanced containment environments.

Total Rental Area
Approx. 3,400 sqm

Ceiling Ceiling Height
Approx. 2.9-4.0 m

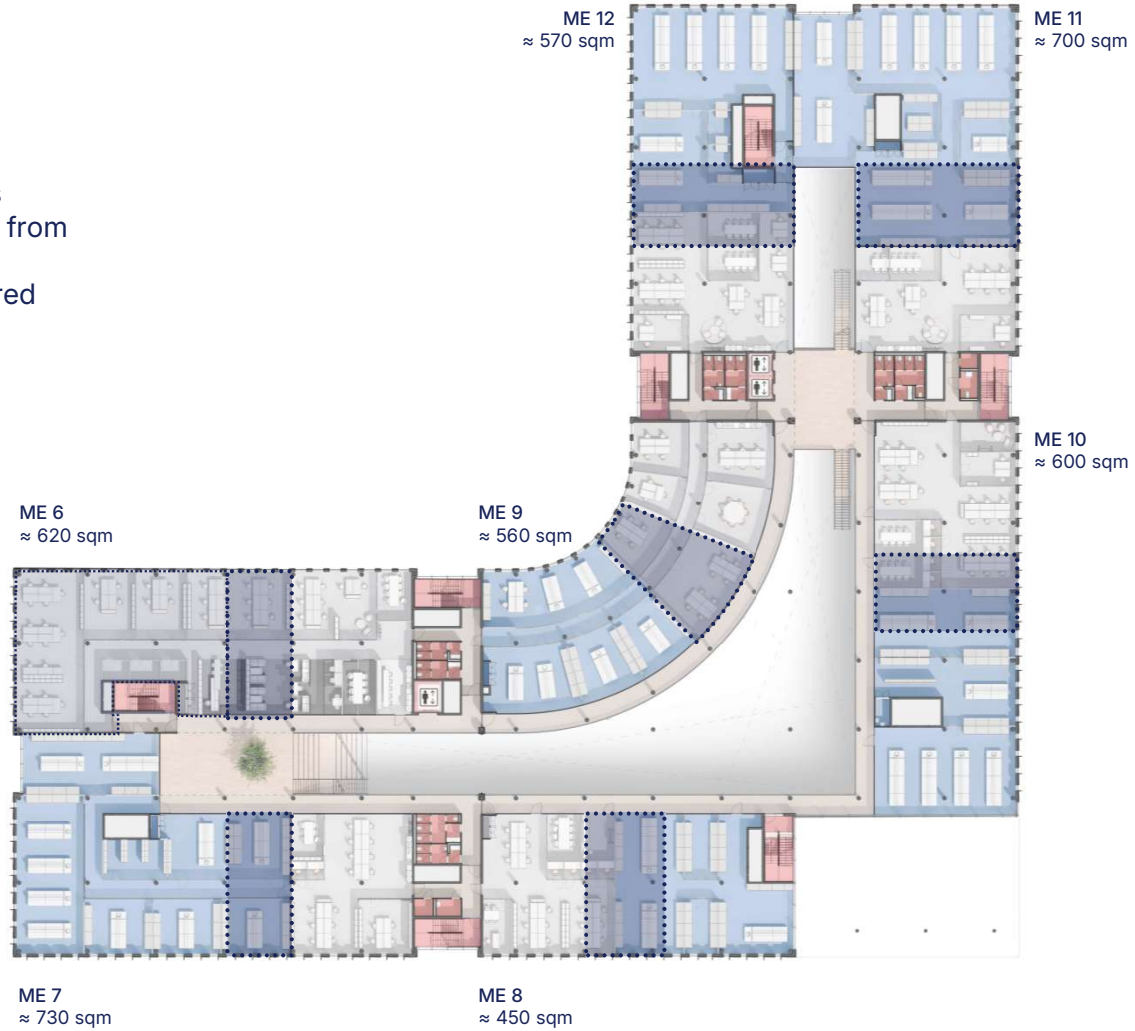
Technical Specifications
- Adaptable air change rates
- High electrical capacity
- Pre-dimensioned vertical shafts
- Pre-equipped ceilings
- High-volume ventilation systems

First Floor

Indicative Fit-out Zoning

A flexible building structure enables both office and lab use. Units range from approx. 450 to 650 sqm and can be combined into larger spaces or shared environments for smaller teams.

The **flexible areas** can be extended into either laboratory or office space, depending on tenant needs.



1. Office
2. Laboratories
3. Shared Circulation & Gallery
4. Vertical Circulation
   Stairs/Elevators/Restrooms
5. Flex Space Labolatory / Office

Office Workstations
Approx. 120-150

Laboratory Workstations
Approx. 60-80

Laboratory Standards
Suitable for BSL-1 and BSL-2 laboratory use, from basic research to enhanced containment environments.

Total Rental Area
Approx. 4,230 sqm

Ceiling Ceiling Height
Approx. 2.9-4.0 m

Technical Specifications
- Adaptable air change rates
- High electrical capacity
- Pre-dimensioned vertical shafts
- Pre-equipped ceilings
- High-volume ventilation systems



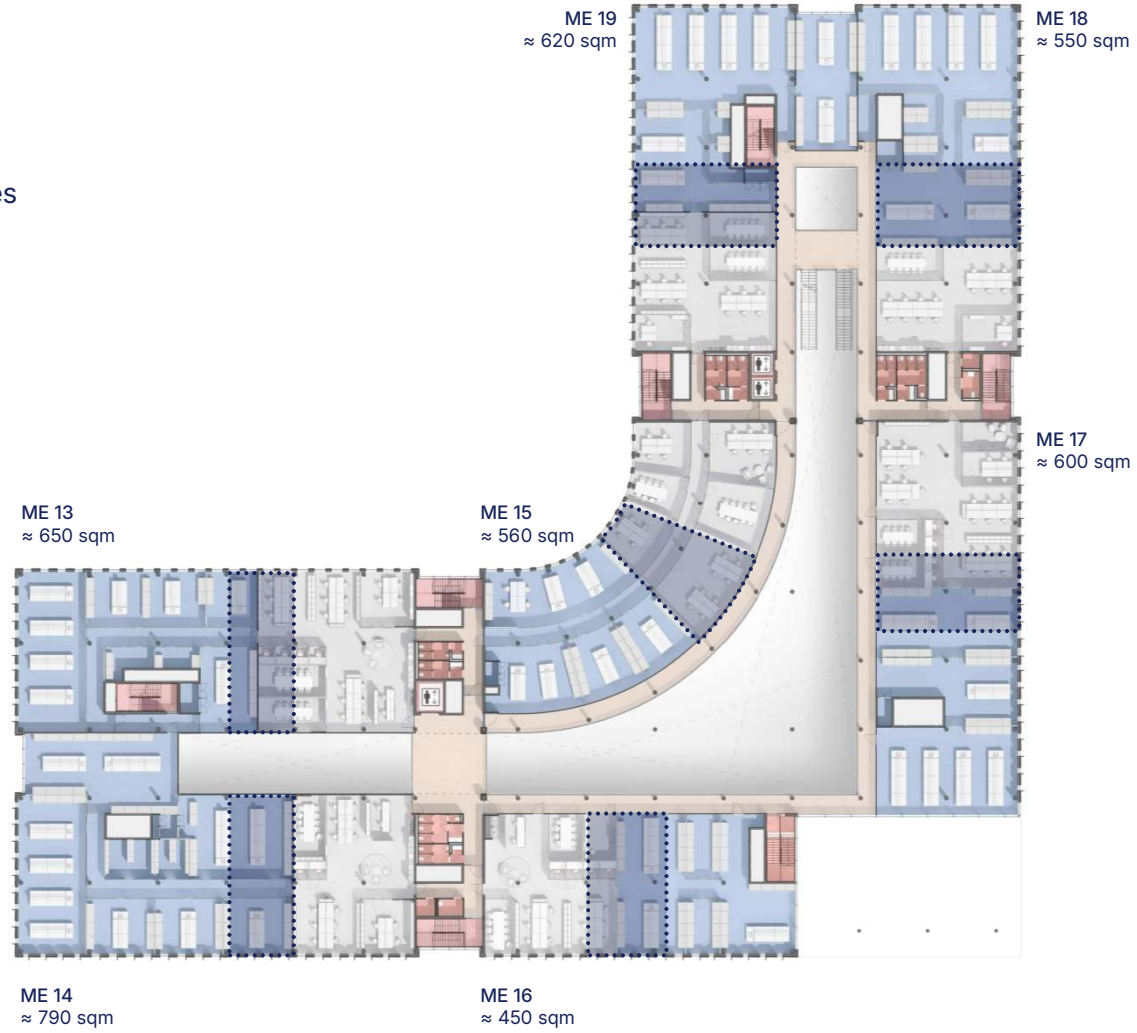
A Perfect Fit for Every Facet of Life Sciences

Second Floor

Indicative Fit-out Zoning

Flexible laboratory and office spaces can be combined to accommodate growing teams and a wide range of operational requirements.

The **flexible areas** can be extended into either laboratory or office space, depending on tenant needs.



1. Office
2. Laboratories
3. Shared Circulation & Gallery
4. Vertical Circulation
   Stairs/Elevators/Restrooms
5. Flex Space Labolatory / Office

Office Workstations
Approx. 120-150

Laboratory Workstations
Approx. 60-80

Laboratory Standards
Suitable for BSL-1 and BSL-2 laboratory use, from basic research to enhanced containment environments.

Total Rental Area
Approx. 4,230 sqm

Ceiling Ceiling Height
Approx. 2.9-4.0 m

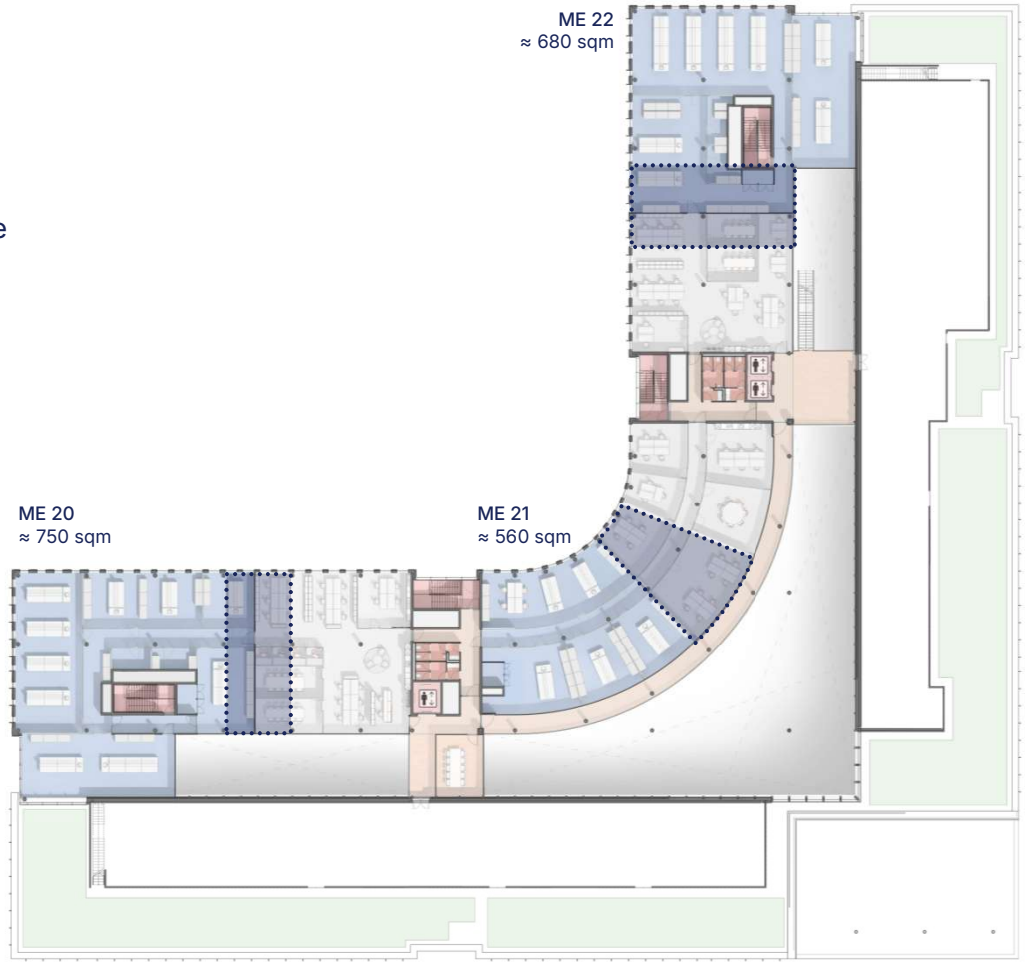
Technical Specifications
- Adaptable air change rates
- High electrical capacity
- Pre-dimensioned vertical shafts
- Pre-equipped ceilings
- High-volume ventilation systems

Third Floor

Indicative Fit-out Zoning

Ideal for smaller occupiers, the third floor combines laboratory and office space in an efficient layout.

The **flexible areas** can be extended into either laboratory or office space, depending on tenant needs.



1. Office
2. Laboratories
3. Shared Circulation & Gallery
4. Vertical Circulation
   Stairs/Elevators/Restrooms
5. Flex Space Labolatory / Office

Office Workstations
Approx. 60-80

Laboratory Workstations
Approx. 30-40

Laboratory Standards
Suitable for BSL-1 and BSL-2 laboratory use, from basic research to enhanced containment environments.

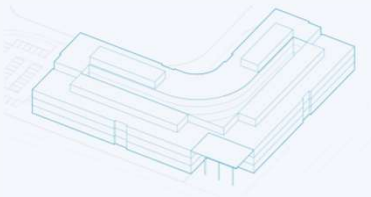
Total Rental Area
Approx. 2,000 sqm

Ceiling Ceiling Height
Approx. 2.9-4.0 m

Technical Specifications
- Adaptable air change rates
- High electrical capacity
- Pre-dimensioned vertical shafts
- Pre-equipped ceilings
- High-volume ventilation systems

04 Spaces & Key Facts

Plus Ultra Mainz



Address

Life Science Campus Mainz
Dr.-Maria-Hopf-Str. 1
55128 Mainz

Total gross floor area

approx. 19K sqm

Lettable Area

approx. 18K sqm

Completion

approx. Q4 2028

Building Structure

Flexible multi-tenant laboratory & office building

Laboratory Spaces

Flexible single-use lab units from approx. 240 sqm

Workspace Concept

- Tenant-specific laboratory layouts
- Design by lab architecture specialists
- Tailored fit-out solutions
- Daylight-oriented workspaces
- Climate-controlled environments
- Shared spaces & community areas

Target Sectors

- Life Sciences
- Biotechnology
- Digital Health
- Med Tech

Amenities & Services

- Support from planning to operation
- Dedicated lab manager coordinating the technical and operational management
- Modern AV-equipped meeting rooms
- Reception & concierge services
- On-site gastronomy
- 24/7 facility services

Sustainability Highlights

- Fossil-free energy concept
- Photovoltaic systems
- Heat recovery systems
- Rainwater utilization
- ESG-oriented development

Smart Technologies

Green Building
Sustainable energy supply and generous green spaces.

Blue Building
Resource-efficient water management.

Smart Building
Intelligent building and energy management systems.

Future Building
Flexible and adaptable space concepts designed for long-term use.



Ready to go beyond?
Let's get in touch.

KADANS
Science Partner

Leasing

Ilias Sarros
Leasing Director

pumainz@kadans.com
+49 211 976 32830

Frederike Krinke-Häusler
Real Estate Analyst

pumainz@kadans.com
+49 211 976 32830

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