

SPACE FOR YOUR IDEAS INNOVATIVE SPIRIT FOR A STRONG SME SECTOR

The development of a healthy industrial SME sector, as well as the implementation of cutting-edge technological innovations, receives great attention in the region. Together with economic development agencies and numerous partners from industry, the Technology Center Dresden serves this purpose

The **Technology Center Dresden** offers excellent opportunities to develop and grow – in addition to being located in an economically strong and well-connected region.



Zentrale Standorte



Maßgeschneiderte
Infrastruktur



Für innovative Gründer

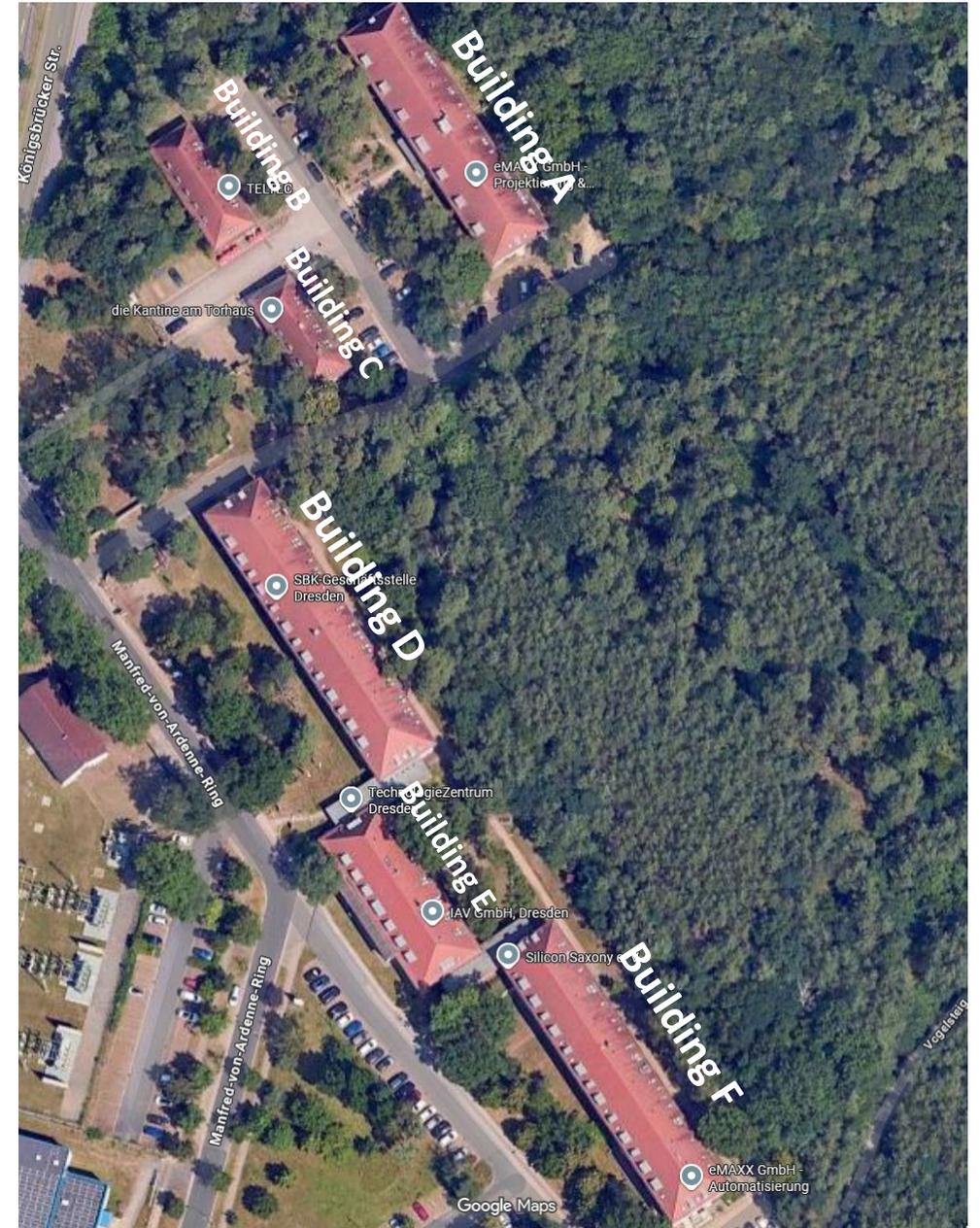


Für moderne KMU



Location North

Manfred-von-Ardenne-Ring 20,
01099 Dresden



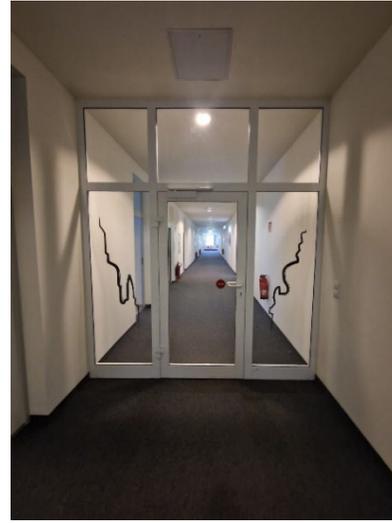
Location North – Close to the Semiconductor Industry and Nature



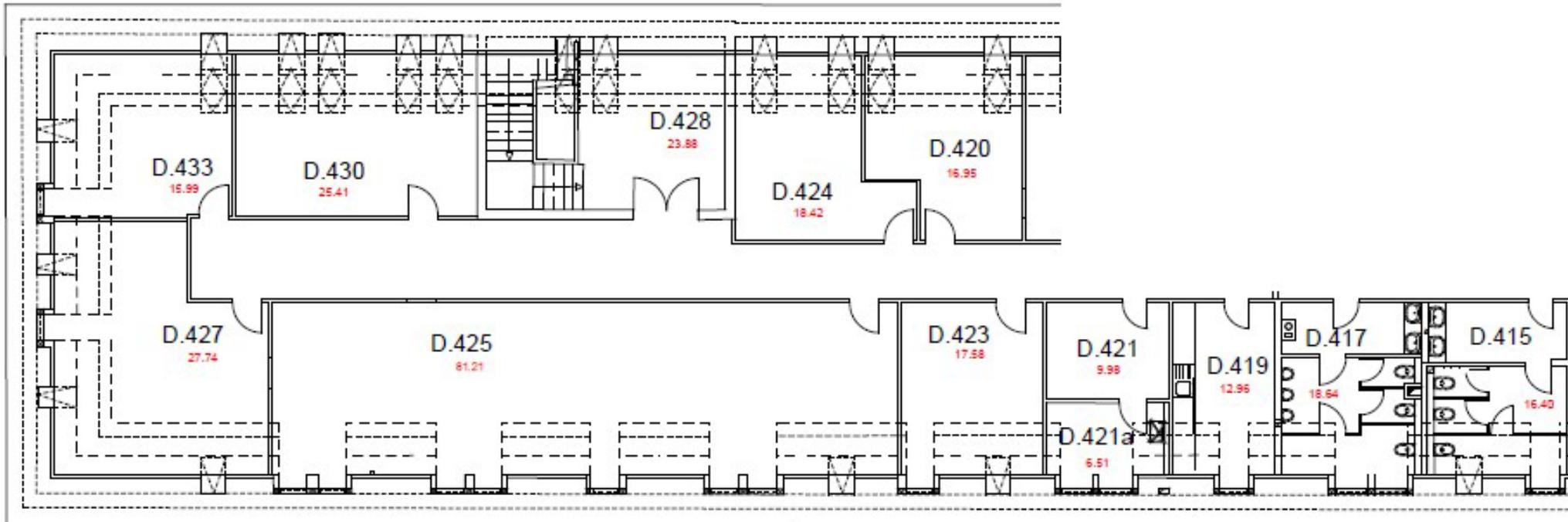
1st Floor, Building D



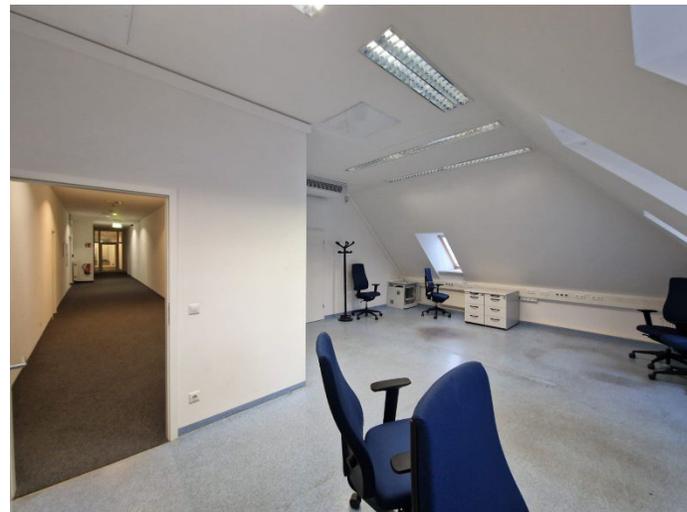
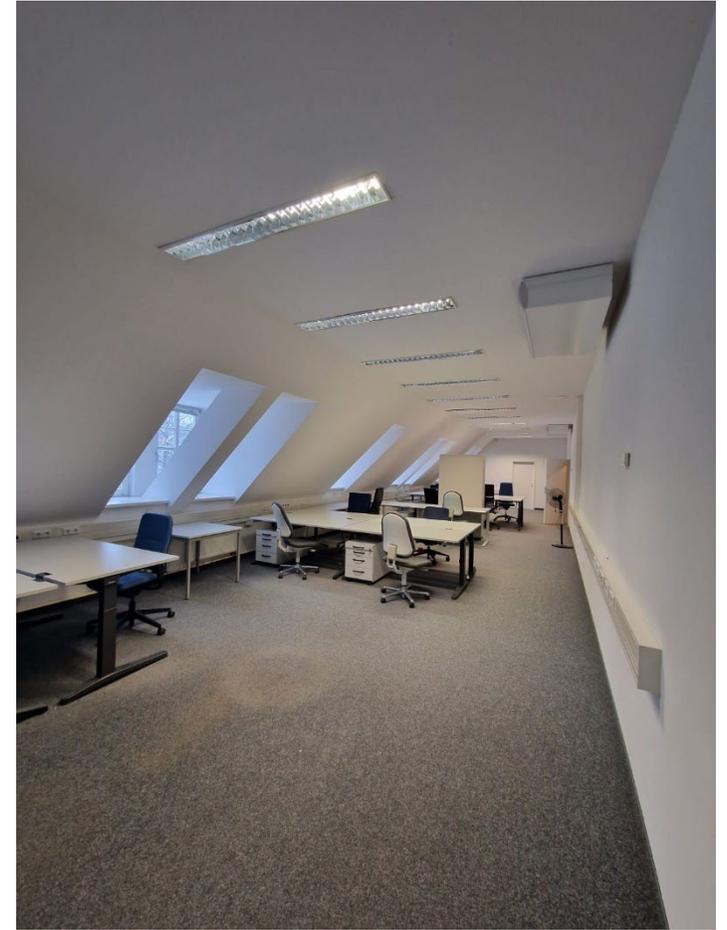
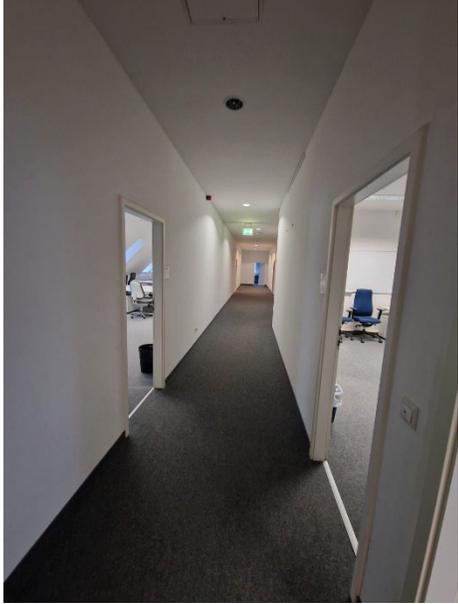
1st Floor, Building D - Picture



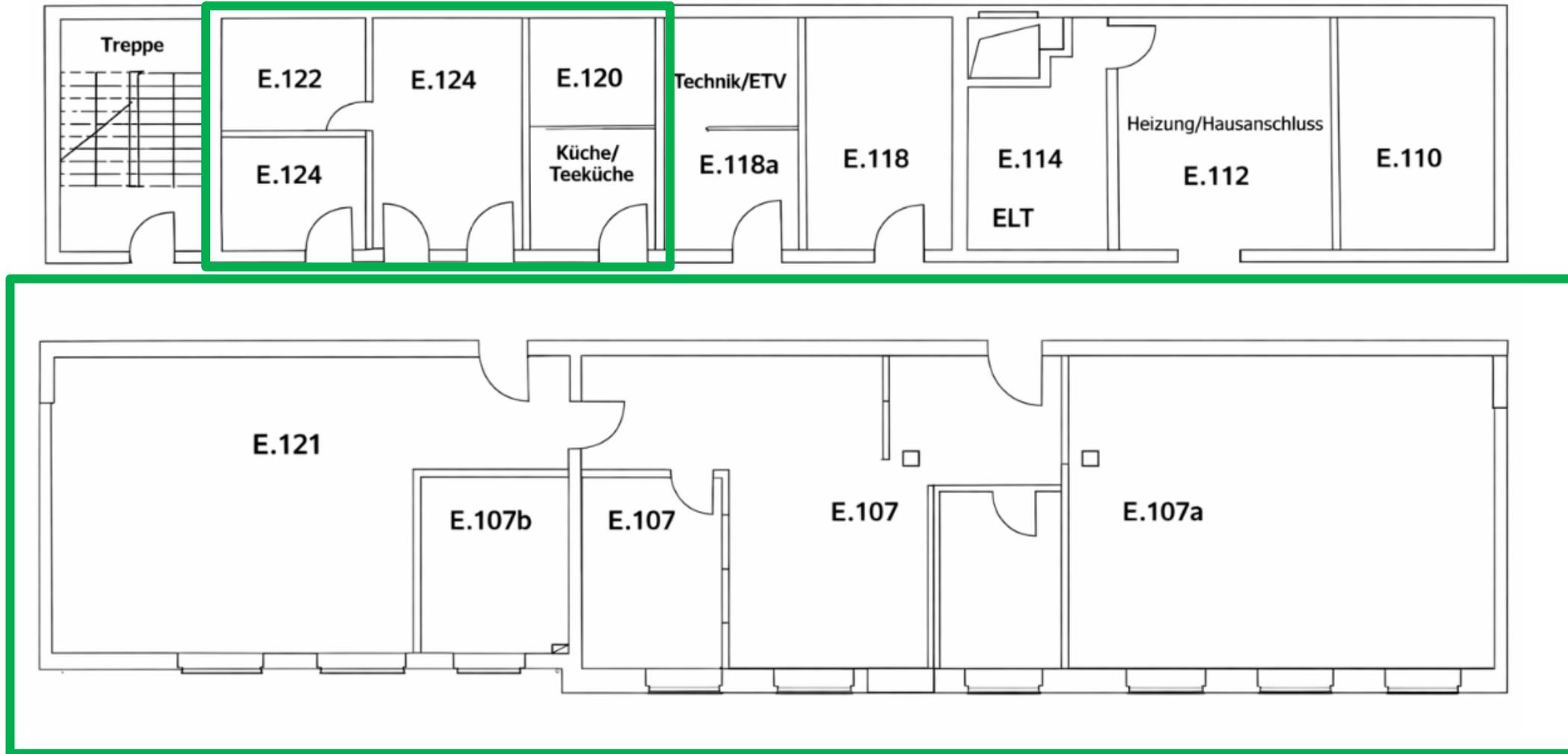
2nd Floor, Building D



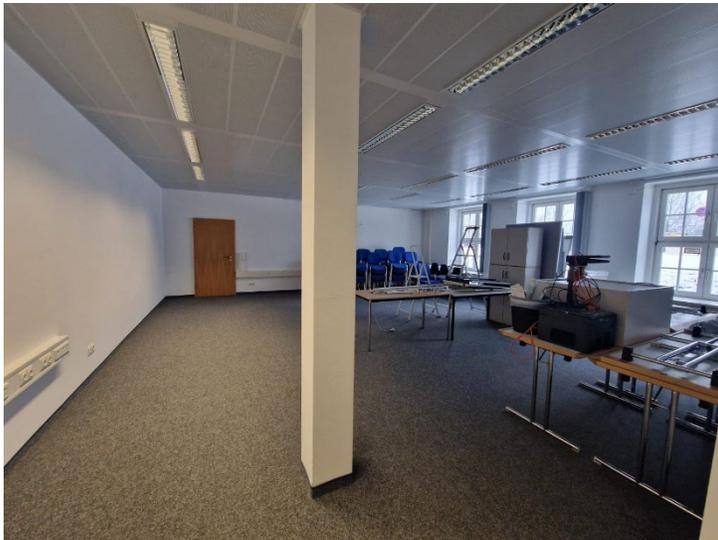
2nd Floor, Building D - Pictures



Ground Floor – Building E



Ground Floor – Building E - Pictures

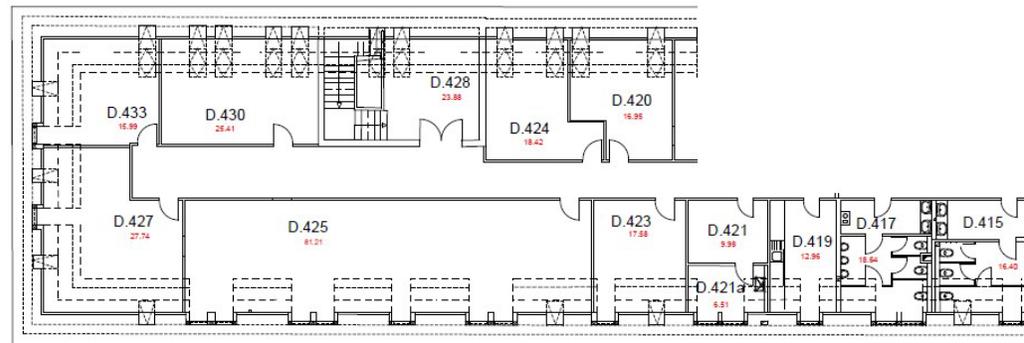


Rental Costs **1st and 2nd Floor** TZD North **Building D**

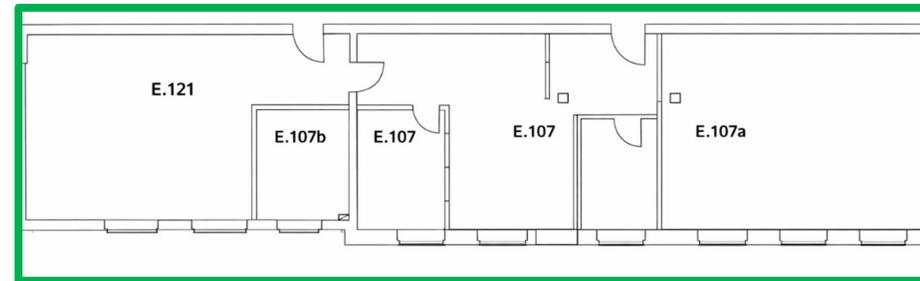
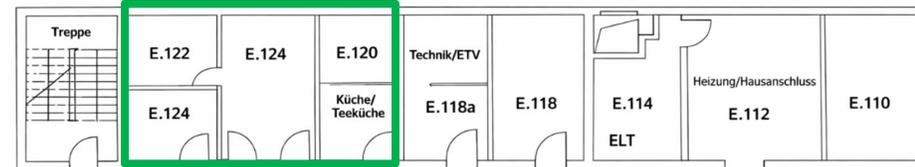
Cold rent 1st floor 5.130,56 €
Service charges: 3.847,92 €
Total square meters: 320,66 m²



Cold rent 2 st floor 5.162,08 €
Service charges: 2.903,67 €
Total square meters: 322,63 m²



Rental Groundfloor TZD North **Building E**



Cold rent 1st floor	3.861,76 €
Service charges:	2.413,60 €
Total square meters:	241,36 m ²

Service charges/Operating Costs

General explanation

Operating costs are all running costs of the building.

These costs arise from the use of the property, the buildings, technical equipment, outdoor areas and common facilities.

The total operating costs are calculated for the whole property and then divided among the tenants.

Tenant-specific costs are taken into account separately.

Costs that are recorded or allocated individually can be billed directly or adjusted as advance payments.

If this is not possible, the costs are allocated based on the rented usable area.

Types of operating costs

Outdoor lighting

Electricity, maintenance, inspections and measurements for outdoor lighting systems.

Electricity – tenant areas

Electricity costs for lighting, sockets and other power use inside the rented areas, including meters, maintenance and inspections.

Electricity – common areas

Electricity for lighting and technical equipment in common areas, including maintenance and inspections.

Waste disposal

Costs for waste collection and disposal, for example mixed commercial waste.

Window cleaning

Cleaning of glass surfaces and windows.

Building services (technical systems)

Maintenance, inspection and servicing of technical building systems, including ventilation, heating support systems and control equipment.

Heating

Costs for heat supply, including fuel, operation, maintenance, inspections and legally required checks.

Public charges

Property tax, street cleaning fees and rainwater charges.

Cleaning – common areas

Cleaning of common areas such as corridors, staircases and shared rooms.

Cleaning – rented areas

Cleaning of the rented spaces (paid directly by the tenant).

Security services

Day and night security patrols, alarm systems, inspections and maintenance of security equipment.

Insurance

Building insurance and land owner liability insurance.

Roof maintenance

Inspection and maintenance of roof surfaces, including drainage systems.

Water

Water and wastewater costs, including meters, maintenance, inspections and legally required checks.

Winter service

Snow removal and gritting services.

Special operating costs

Costs for special inspections, maintenance or additional technical equipment, if required.