

Welcome to “No. 3”

New multi-user house in the centre of Agro Food Park



**AGRO
FOOD»
»PARK®**



Exclusive for the agriculture and food industry

Knowledge and competences

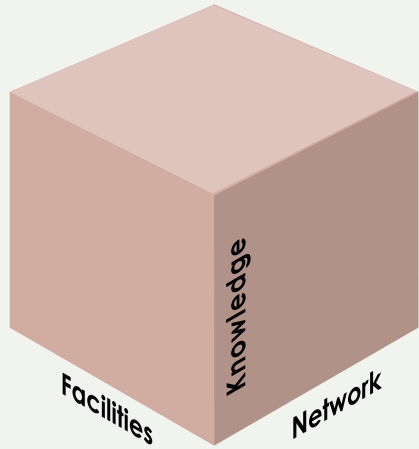
Service

Network activities

Facilities

Knowledge and development opportunities





Agro Food Park in numbers

80 companies and knowledge institutions

50,000 m² facilities

200 cooperative relations

1,200 employees

115 ha opportunities

70 network meetings per year

100 delegation visits per year

Welcome to Agro Food Park

Agro Food Park is the right address for companies within the agriculture and food industries. The master plan for Agro Food Park provides an amazing frame and opportunities for the area's future development.

The pressure on the world's resources is increasing. There is a need for new solutions and products. A challenge which demands collaboration and healthy competition in the entire food value chain.

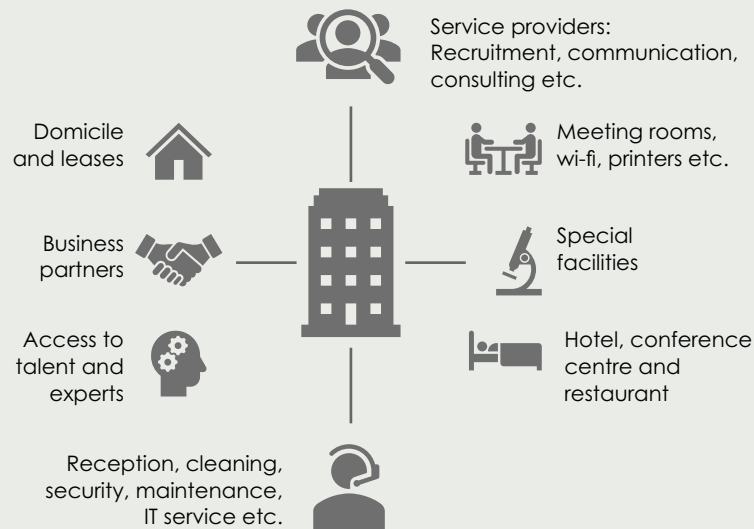
The industry-specific environment creates an innovative force within walking distance and guarantees that companies in Agro Food Park are relevant as network and business partners to each other.

Agro Food Park ensures that there is access to professional, social and network activities – both for the companies and their employees. We call this our “cubic meters”. It is professional collaboration, networking and social activities that unite the companies in Agro Food Park and ensure continuous knowledge sharing across the board. Agro Food Park organises both large conferences, smaller professional meetings, social activities and much more. In addition, each year we receive both national and international delegations and visitors who expand their corporate networks.

1,200 employees across 80 companies ensure a broad and deep professional knowledge in Agro Food Park. Knowledge is shared, and networking and collaboration opportunities arise in connection with the professional and social networking activities that take place throughout the year.

Focus on your **core business**

Service for your business



Service for your employees





Full service

Agro Food Park offers an environment where you get the best possible conditions to focus on your core business and development, while we run the buildings. We ensure that there is access to good shared facilities as well as professional, social and networking activities.

Agro Food Park contributes to your employer branding and offers the services and facilities that your employees require.

Our reception welcomes your guests, handles the mail, answers the phone. We operate and maintain the buildings and offer the IT solutions you need.

The canteen takes care of the catering for both employees and guests and offers take-away and kiosk goods.

Meeting rooms, conference facilities, restaurant and hotel are also available on site. You will find plenty of parking spaces close to all buildings in Agro Food Park.

Agro Food Park includes many different service providers and competences within recruitment, accounting, communication, law and much more – so you always have assistance close by and can solve challenges quickly and efficiently.



The Agro Food Park **history**

2009

Agro Food Park is established in Agro Food Park 15 with the vision of creating the leading growth and innovation environment for food companies

2012

The first two wings of Agro Food Park 13 opens

2013

The incubation environment for start-ups opens in Agro Food Park

2014

The third wing of Agro Food Park 13 opens

2016

The master plan for Agro Food Park's future is announced

2017

Arla Foods' global innovation centre opens in Agro Food Park

2018

Viking Denmark opens their new HQ at Koldkærgård in Agro Food Park

2019

Aarhus University FOOD moves into their new building

2022

The opening of "No. 3" – the third multi-user house in Agro Food Park

New multi-user house in Agro Food Park

Much more than a building

An address in Agro Food Park's new multi-user house, "No. 3", provides access to the area's innovative ecosystem, to networks with more than 80 other companies and leases for office and kitchen facilities.

Across the buildings tenants get access to: Professional, social and networking activities, service for both companies and employees, meeting, conference and hotel facilities.

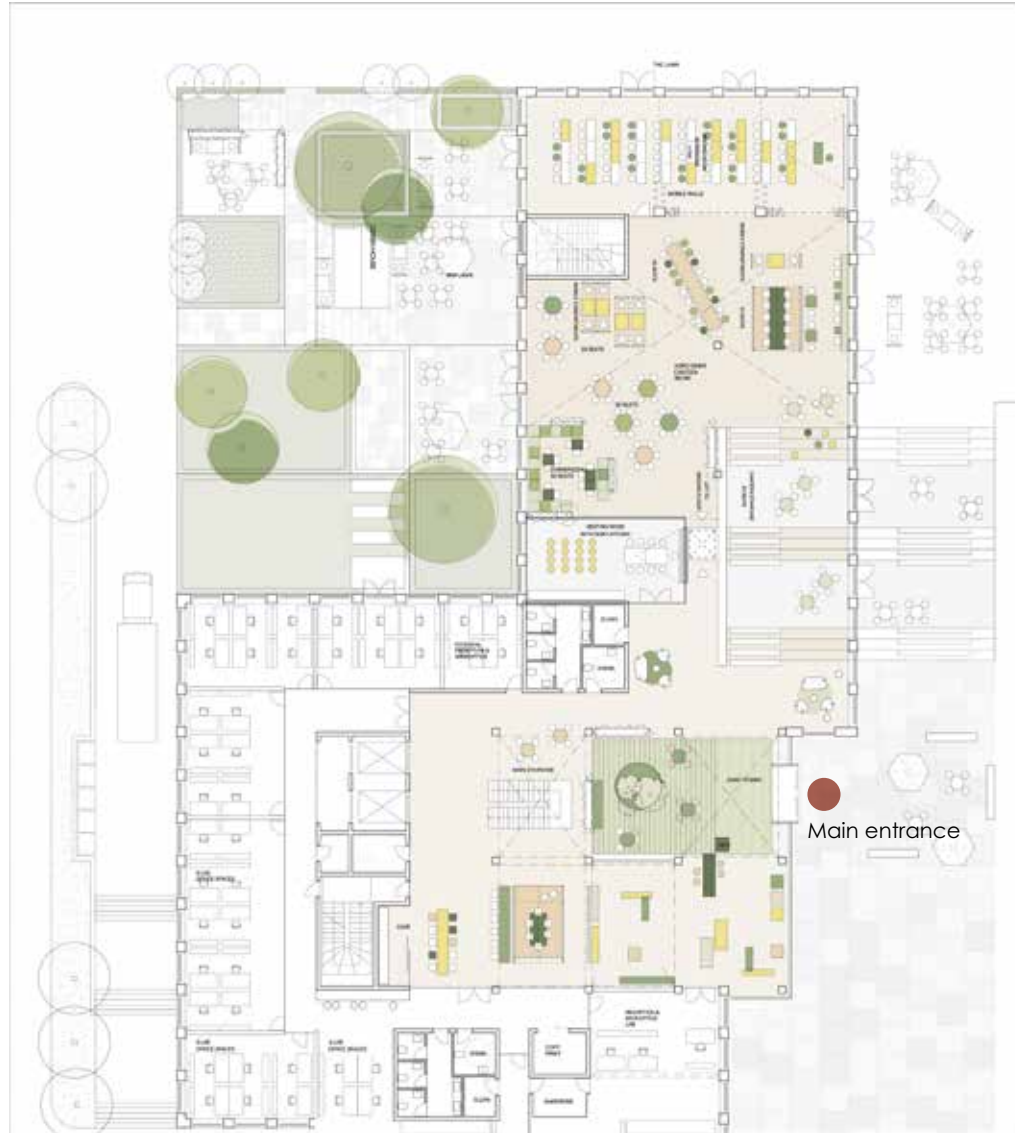
The architect says:

"We have designed "No. 3" in line with Agro Food Park's mission to connect competences and with the vision to create a leading growth and innovation environment for food.

Our team sees "No. 3" as a new growth and innovation hub and as an optimal framework for companies, their meetings, knowledge sharing, innovation and growth."



Arrival area and **ground floor**





Common facilities

Arrival at the ground floor

The ground floor and arrival area welcomes you with a reception, several open seating areas, coffee stations and a view up through the atrium, "Agro Tower".

A wide staircase with open areas leads to the parterre and shared canteen where the kitchen serves delicious lunch made from quality ingredients. In addition, you can buy breakfast, a selection of take-away and kiosk goods.

The canteen, "Agro Diner", contains two larger conference rooms, as well as a lounge area above the conference rooms. From here you can enjoy a beautiful view over the landscape and Lisbjerg to the north. From the ground floor you

get access to all floors via an open staircase and two elevators.

On the floors

All common facilities are gathered centrally on each floor of the "Agro Tower", which functions as an innovation hub with space and facilities for both planned and spontaneous meetings.

Meeting rooms

Coffee stations

Lounge area

Toilets

Printers



Agro Diner

The architect says:

"Agro Diner is an eating, meeting and networking area, which is open, with a view to the fields and the horizon and with a diverse environment for social and professional activities."

There is a visual connection from Agro Diner to Agro Food Park 13 and 15. Agro Diner is exposed towards three corners of the world, which gives a varied experience in the room. The area in front of Agro Diner has good sun conditions during morning hours and until midday."



SWECO 

ARKITEMA



Agro Tower

"Agro Tower functions both as a main entrance and central nerve of the building. Agro Tower contains many of the building's shared facilities, such as coffee areas, meeting rooms, lounge areas and seating environments. There is great space for planned and spontaneous meetings across the board. At the same time, Agro Tower creates openness, transparency and vertical connections between all floors."

A shift in the floor layout on the top floor of Agro Tower, allows you to get a view of the landscape and - in the future - the fully developed area "The Lawn". Agro Tower will be visible to the surroundings and a visual landmark for Agro Food Park. The areas in front of the main entrance of Agro Tower will have many hours of sun and good possibilities for breaks outside."



Appendix bilder

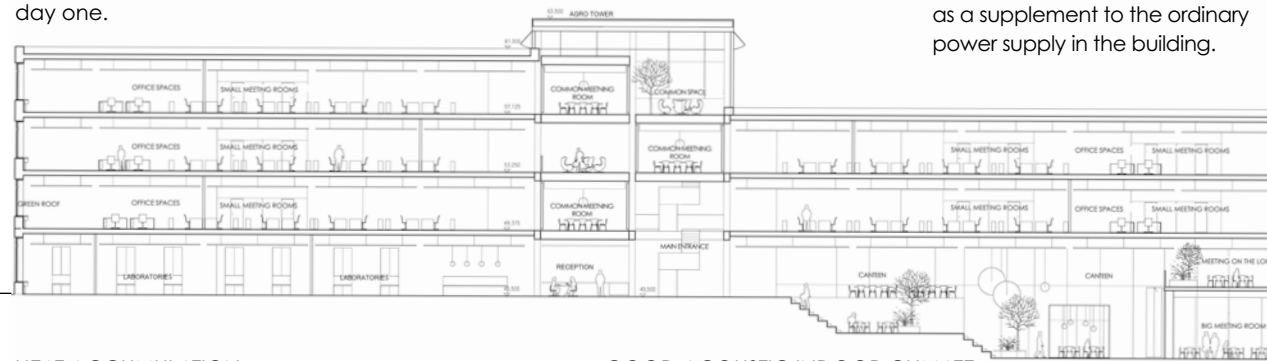
Indoor climate and energy

GOOD DAYLIGHT CONDITIONS
The facade ensures an even distribution of daylight in the offices and thereby makes it possible to reduce the use of artificial light.

HEALTHY MATERIALS
The building is primarily made of materials with low degassing, which ensures a high air quality to the users of the house from day one.

NIGHT COOLING
Agro Tower ensures natural ventilation via the chimney effect. It can be used as a supplement to the mechanic ventilation during day hours, also supplemented by night cooling.

SOLAR CELLS
The roof surfaces will be utilised for production of renewable energy as a supplement to the ordinary power supply in the building.



HEAT ACCUMULATION
The concrete construction of the building contributes to an evenly tempered indoor climate without any large temperature fluctuations.

GOOD ACOUSTIC INDOOR CLIMATE
Absorbent materials such as suspended ceilings in office areas as well as wood panels and plants in the common areas help to ensure a good acoustic climate in the building.



Gold

Sustainability



The Danish food industry has a vision to be climate neutral in 2050.

The agriculture and food companies have already worked for many years to reduce the climate impact from the Danish food production and the development must continue to achieve that goal.

Agro Food Park wants to support and contribute to this development by establishing a new multi-user house.

The building will be built as low energy class 2020, which presents more stringent requirements to the building's energy consumption.

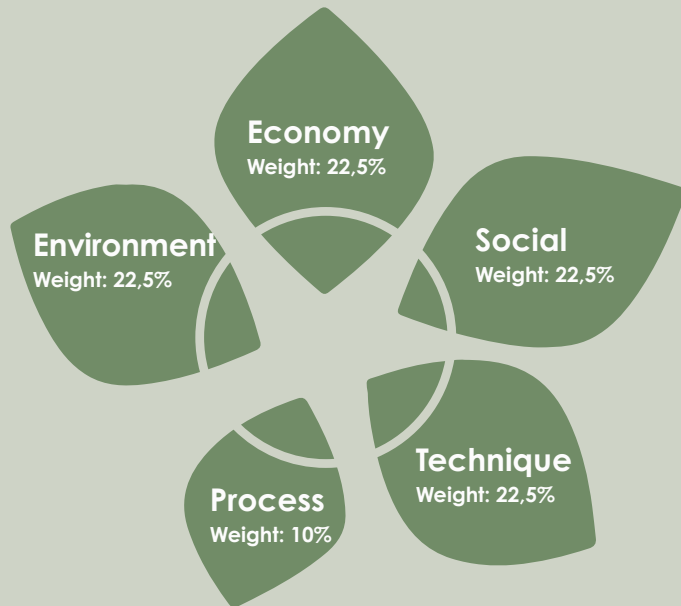
Energy consumption in buildings constitutes almost 40 % of the overall energy

consumption in Denmark, which is why it makes good sense to begin here.

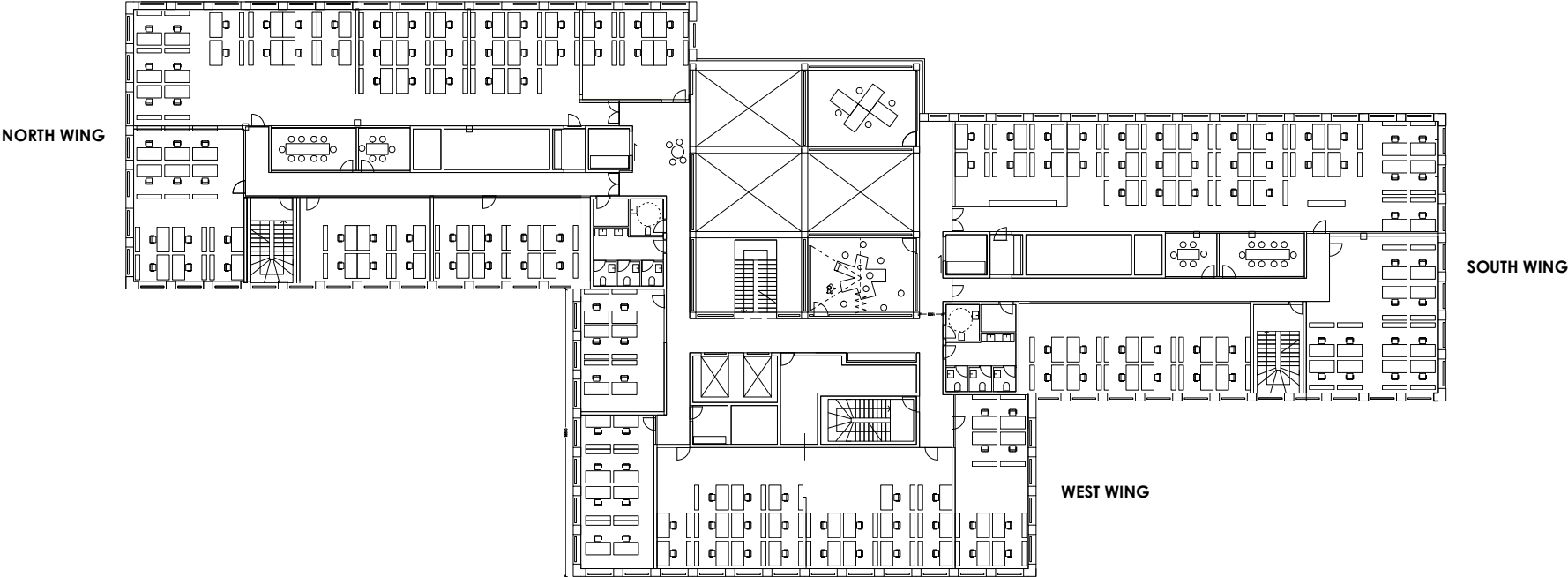
The building must provide a good and healthy indoor climate, which contributes to a great working environment for employees and at the same time minimizes its environmental footprint.

The building will be certified for DGNB Gold, which is a guarantee that sustainability is considered in all aspects of the building.

The DGNB certification renders the building's construction costs and environmental profile visible, as well as it ensures that conditions for social and work environmental parameters, such as indoor climate, comfort and security, are prioritised in the building.



Floor plan example



About the leases



We do not necessarily know tomorrow's ways of working or the tenants' individual needs. The starting point for all leases in "No. 3" is therefore a good functionality and logistics in the building together with optimal daylight and indoor climate which will help to ensure a solid foundation for the design of future workplaces.

The office floors are located in the three wings of the building: north, west and south - all gathered around the Agro Tower.

If the office zones are utilized efficiently the north wing can accommodate approx. 60 work stations, the south wing approx. 50 work stations and the west wing approx. 40 work stations. In the north and south wing, the core will form a flexible zone that can be used for smaller facilities such as meeting rooms and telephone booths.

In all rooms it is possible to establish two work stations from the facade and

towards the centre of the building, or groups of three work stations.

The rooms facing the core can be designed as open offices with the option of having rows of three work stations. The facade modules make it possible to place light interior walls or other room partitions every 5-7 meters. This provides full flexibility for changing the disposition of the size of the leases.

On each floor, the Agro Tower is the natural centre for internal logistics and networking, printers, toilets, meeting rooms, coffee stations, seating areas, elevators and stairs. The common zone around Agro Tower is the semi-public meeting place, where you will cross paths with other tenants and guests and where a lot of the networking in the building will unfold.



Master plan for Agro Food Park



Central location in Agro Food Park

"No. 3" is located in the middle of Agro Food Park and within a short walking distance to the other buildings in the area.

The building has visual contact with Agro Food Park's two other rental buildings which also have canteens and meeting rooms and which complement each other with facilities that are available to all tenants.

16 parking spaces for guests are located on the west side of the building. Employees use Agro Food Park's shared parking spaces only two minutes' walk from "No. 3".







Terms of lease*

*Subject to change

Floorage	Leases from 45 m ²
Annual rent	From DKK 1,225/m ² – Archives are available for rent in the basement
Service package	Est. DKK 200 /m ² /year Shared reception, cleaning, coffee etc.
Operating expenses	On account, est. DKK 250 m ² /year. (Monthly payment in advance, adjusted based on actual consumption)
Consumption expenses	On account, est. DKK 150 /m ² /year
Payment	Monthly in advance
Deposit	Cash deposit equivalent to six months rent
Irrevocability	By agreement
Terms of notice	By agreement
Liable to VAT	Yes
Annual regulation	Net price index, min. 2 %
Sublease	No
Waiver	No
Interior maintenance	Tenant
Exterior maintenance	Landlord
Exterior cleaning	Tenant via operating expenses
Winter maintenance	Tenant via operating expenses
Renovation	Tenant via operating expenses
Takeover	By agreement (Spring 2022)
Condition	The lease is taken over as newly renovated
Handover	Newly renovated as at takeover
Energy label	Energy class 2020
Certification	DGNB Gold
Parking	Tenant has the right to use Agro Food Park's common parking area
Intermediate rental	Subject to rental to other party

Agro Food Park says:

"The vision for the new rental building in Agro Food Park is to create an attractive and efficient framework for the companies that rent offices in the building. Its aim is to make a quality building with the right expression and efficiency in its operation. We want it to contribute to the further development of the innovative ecosystem in Agro Food Park by creating a good framework for networking."

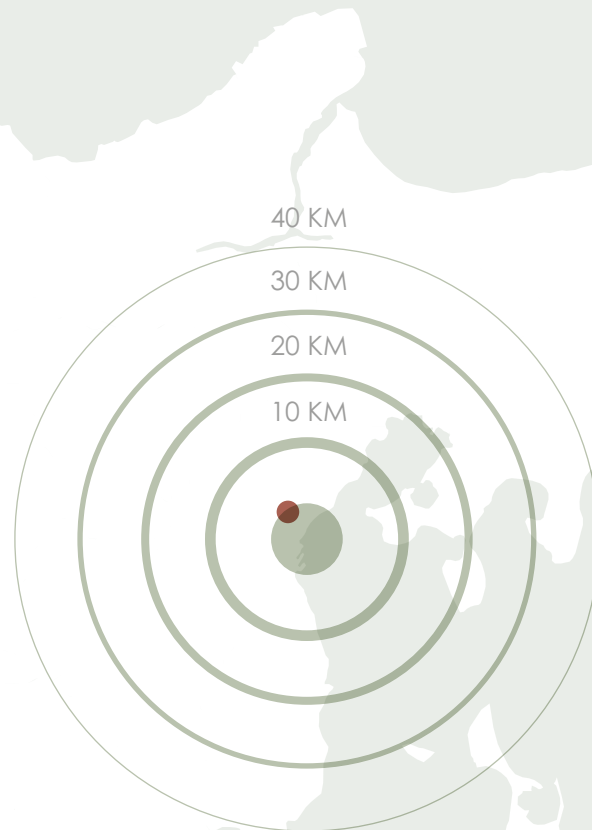


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Agro Food Park - and **connections** to the surrounding world

High density of food experts within a one hour drive



Distance to **different modes of transport**

-  MOTORWAY E45: **4 KM**
-  LIGHT RAIL: **1 KM**
-  CENTRAL STATION: **6 KM**
-  FERRY: **11 KM**
-  AIRPORT: **40 KM**

A central location

Agro Food Park is in the heart of one of the world's largest, strongest and most innovative food clusters.

East Jutland

Europe's highest density of food experts within a one hour drive.

110,000 students and more than 700 scientists and specialists in different parts of the food and agricultural sectors.

More than 33% of Danish food export is produced here.



Agro Food Park 15



Agro Food Park 13



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Scan QR code og follow us on LinkedIn

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