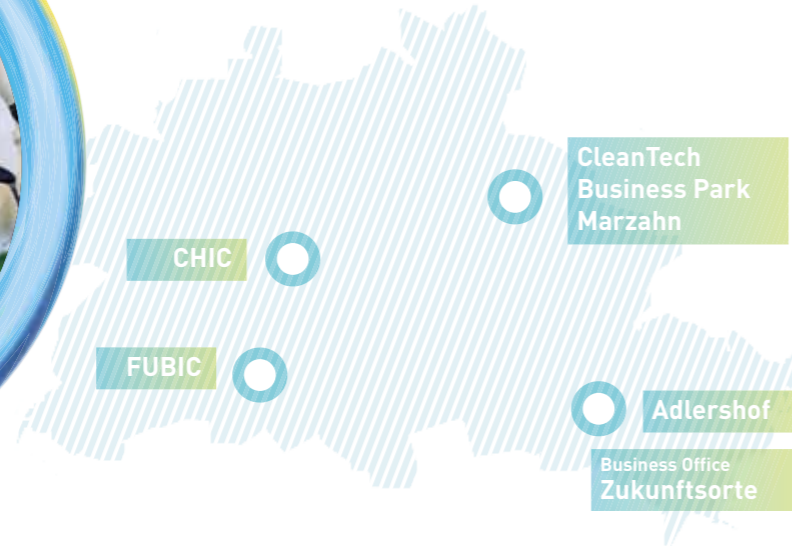




# FUBIC is the future

New Innovation Campus in the immediate neighbourhood  
of Free University Berlin (FUB)





## WISTA Management GmbH (WISTA)

WISTA Management GmbH, a state-run company in Berlin, is an experienced business promoter, site developer, and service provider. As an initiator and economic catalyst, WISTA strengthens the economic foundation of the German capital on the interface of research and industry.

WISTA builds, operates, and lets out technology centres in addition to selling leasehold properties. Above all, it supports new businesses, brings together research and industry, and fosters national and international cooperation.

### WE DEVELOP AND OPERATE BERLIN'S SMARTEST PLACES

WISTA operates the Science and Technology Park Berlin Adlershof and also runs the Charlottenburg Innovation Centre (CHIC) in Berlin's City West. It is also building the FUBIC technology and start-up centre in Berlin-Dahlem and has recently taken over marketing for the Cleantech Business Park Marzahn, an industrial estate.

Commissioned by Berlin's Senate Department for Economics, Energy and Public Enterprises, it is also running the business office of the "Zukunftsorte" project. Soon, WISTA will start to build so-called „Gewerbehöfe“, backyard hubs for skilled trade businesses, where the skilled trades come together with advanced technology.

### WE CREATE THE CONDITIONS FOR ECONOMIC GROWTH

**(1) Our mission:** Creating the conditions for cooperation between research and industry to create innovative companies and help them grow.

**(2) Our goal:** Establishing Berlin as one of the most appealing locations in Europe for innovation, research, and development. We are contributing to the creation of innovative products and services based on scientific findings. We have a clear view of what companies need now and in the future. Our actions are always geared towards long-term success.

**(3) Our mission for the future:** We want to contribute to tackling the great challenges of our time, such as climate change and the environment. To this end, we do not limit ourselves to stimulating the regional economy but also want to address broader issues — for research, development, products, and services.

### How to get here

**Car** A113 Exit Adlershof  
**S-Bahn** S8, S 85, S9, S45, S46  
**Tram** 61, 63  
**Bus** 160, 162, 163, 164, 260



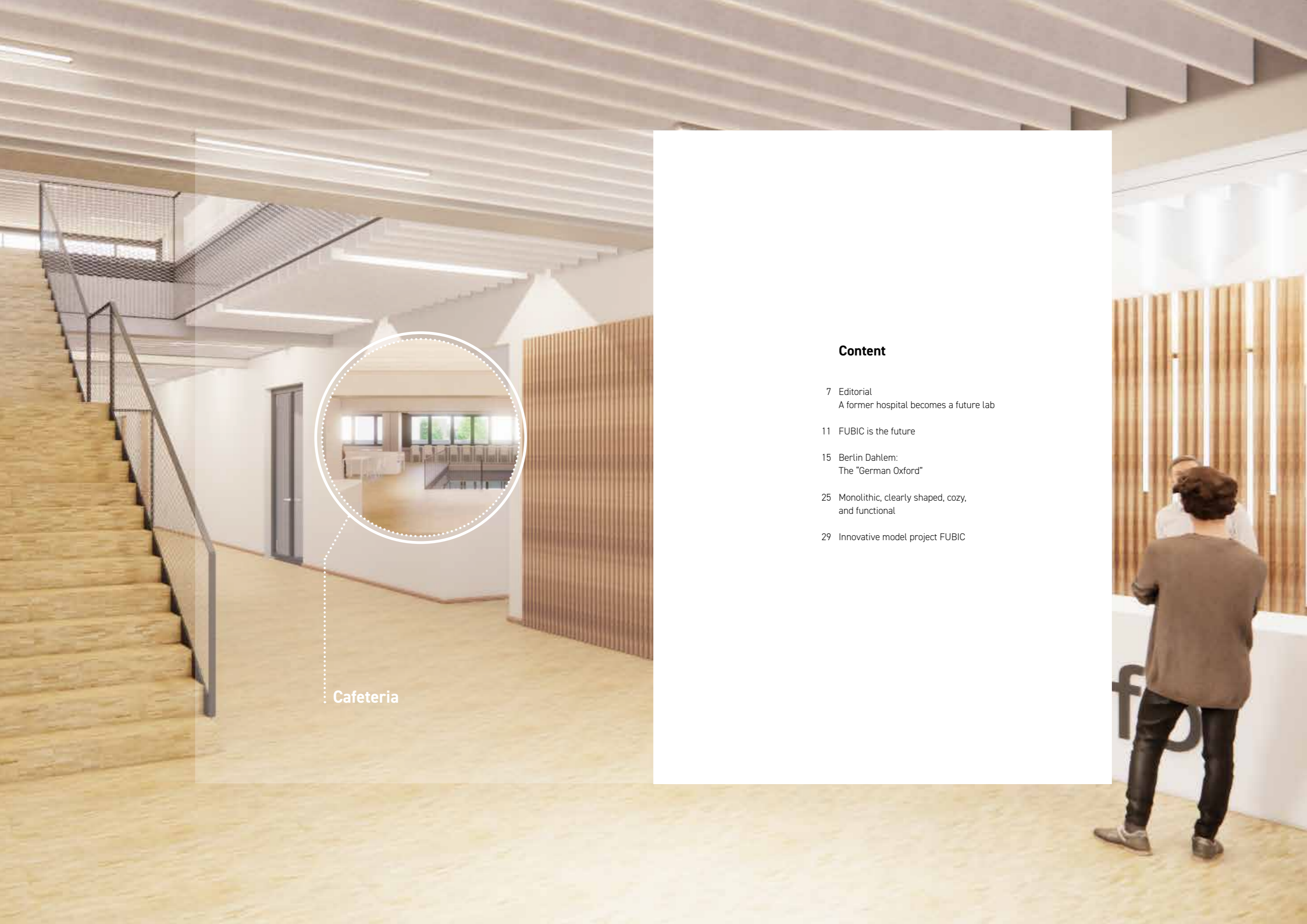
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Cafeteria

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# ZUKUNFTSORT Berlin SÜDWEST

## Editorial

### **The future of Berlin is being created here**

The Free University Berlin's dense and closely-knit network of research facilities and a cooperative environment for private companies and numerous non-university research facilities: this is ideal fertile ground for turning scientific insight into products and services.

As a home for university spin-offs, FUBIC ("Business and Innovation Center next to Freie Universität Berlin Campus") will be an important driver of these developments.

Exchange between research and industry is a creative hotbed for producing new ideas. This requires them to be close. We, WISTA Management GmbH, are facilitating this closeness. We have decade-long experience in supporting new business founders, facilitating cooperation between research and industry, and fostering this cooperation in the technology and start-up centres that we set up and run.

### **Research and industry are the success recipe for innovation**

WISTA is the driving force behind developing and operating Berlin's Science and Technology Park Adlershof, one of Europe's largest technology parks. With a campus that includes Humboldt-Universität zu Berlin (HU) and a diverse range of non-university research facilities, the last 30 years have shown that close ties between industry and research create long-term cooperation and real innovation. WISTA is now investing this valuable experience into the Charlottenburg Innovation and Start-Up Centre (CHIC), which is home to spin-off companies from Technical University Berlin (TU) and the University of the Arts (UdK). When it comes to creating an ideal environment for facilitating growth of young companies, WISTA has the experience it takes.

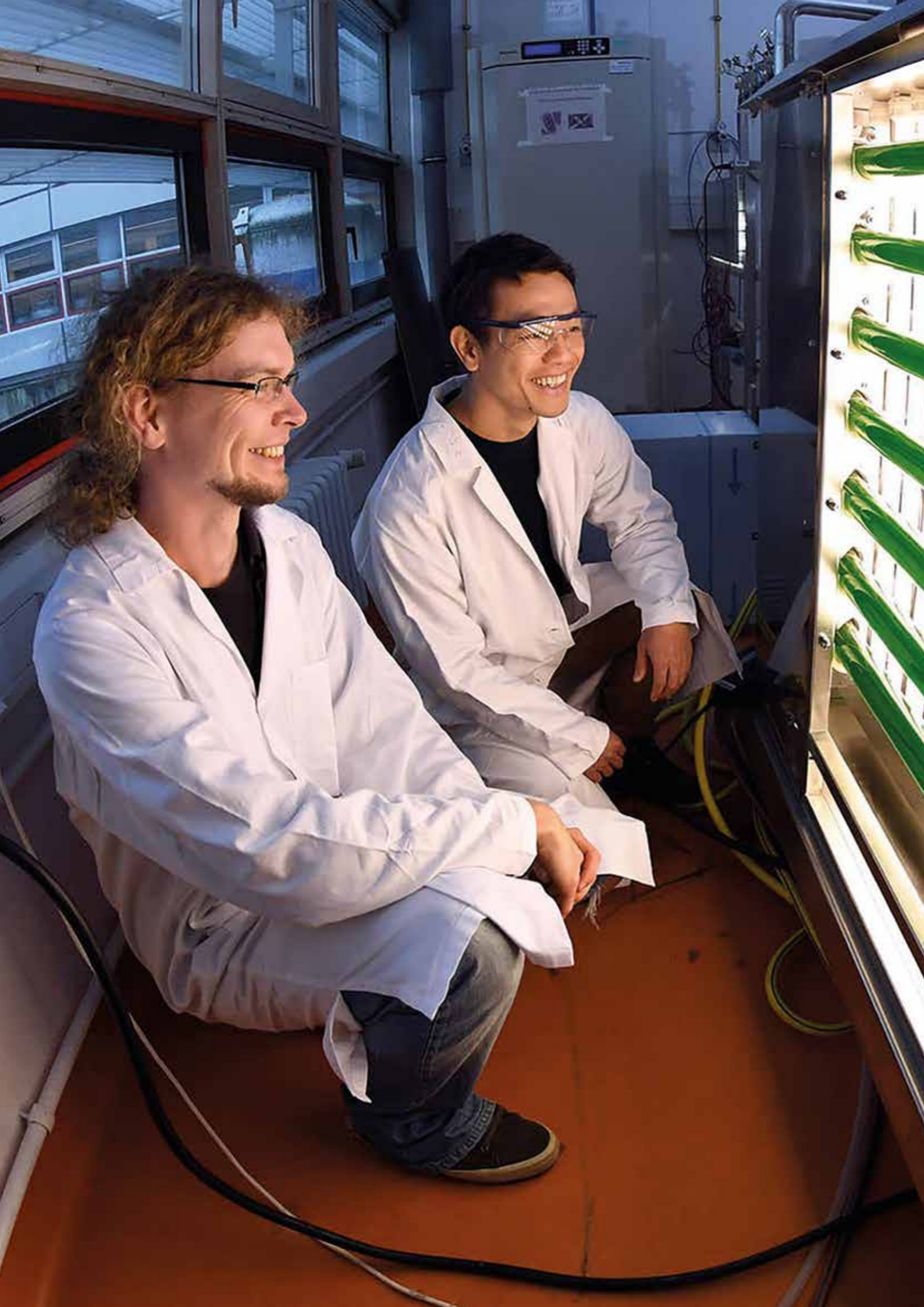
Editorial

**.We get ideas done ...**

...is our motto. We put in the work. We plan on doing the same at the FUBIC Innovation Campus, which you will learn more about on the following pages. Companies will find ideal starting conditions to turn their business idea into lasting success: active support for setting up and developing their company, networking with scientists and researchers, and other potential partners for cooperation.

The FUBIC Innovation Campus will become a place of international appeal. We will contribute to this as successful developers and operators of places of innovation.





FUBIC is the future

## FUBIC is the future

The FUBIC (short for Business and Innovation Center next to Freie Universität Berlin Campus) is currently being developed on a premises in the direct vicinity to Free University Berlin (FUB).

The soon-to-be Innovation Campus will be home to technology-focused start-ups and young companies in the fields of life sciences, health, and computer science. Located on Fabeckstrasse in Berlin-Dahlem amidst a park-like area with many old trees, its centrepiece – the new innovation centre in the former US military hospital building – will attract up to 80 start-ups as of 2023.

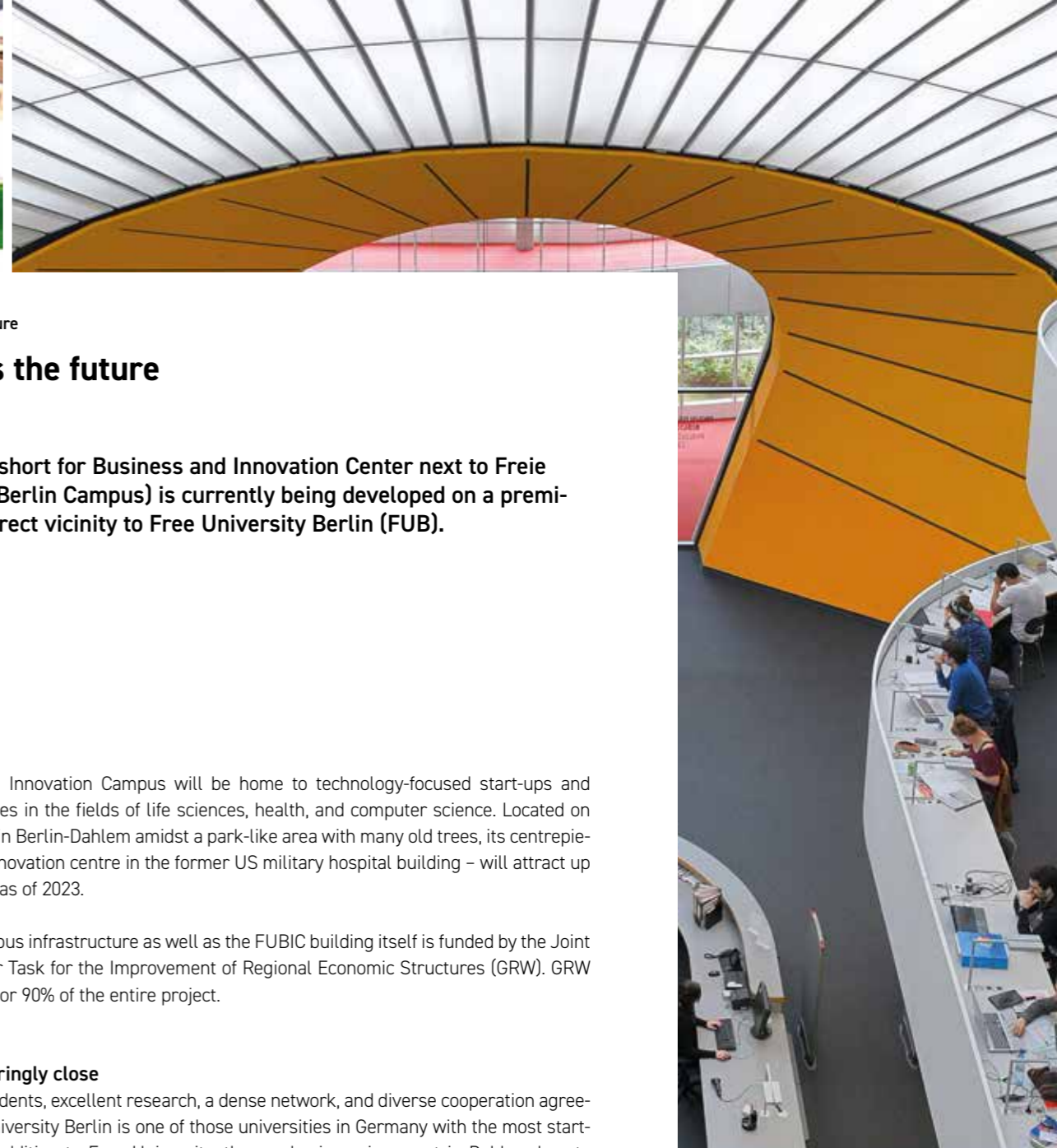
The entire campus infrastructure as well as the FUBIC building itself is funded by the Joint Federal/Länder Task for the Improvement of Regional Economic Structures (GRW). GRW funds account for 90% of the entire project.

### Dahlem: Inspiringly close

With 35,000 students, excellent research, a dense network, and diverse cooperation agreements, Free University Berlin is one of those universities in Germany with the most start-up activity. In addition to Free University, the academic environment in Dahlem boasts numerous, renowned non-university research facilities, including Max Planck Institute, BAM Federal Institute for Materials Research and Testing, and Zuse Institute Berlin (ZIB), making FUBIC an ideal location for knowledge-based start-ups and research spin-offs.

### New Innovation Campus

The FUBIC is at the heart of this completely new Innovation Campus and also the nucleus of a wider innovation region in Berlin's South-West ("Zukunftsort Südwest"). Established companies and business founders may use the spaces provided by FUBIC spaces for six to eight years and can then move into other spaces available on the Innovation Campus.





### FUBIC is the future

For this purpose, private investors are building six additional office and laboratory buildings around the innovation centre. The gross floor area of the entire campus is approximately 66,000 square metres, which are split between the FUBIC with about 30,000 square metres and the six other buildings with 3,000 to 6,500 square metres each. Sixty percent of the space available at FUBIC's is reserved for business founders.

### Ideal conditions

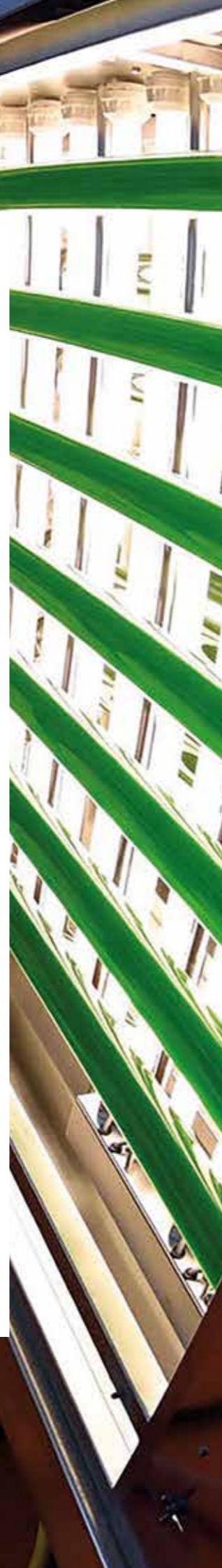
FUBIC offers modern workspaces for knowledge-based industries in a green living environment and in the direct vicinity to science and research facilities. This will include offices, physical and chemical labs, and flexible co-working spaces, where individuals or entire company departments can rent the space they need. The FUBIC Innovation Centre enables start-ups to hit the ground running with a perfect infrastructure and state-of-the-art technical equipment at a great price.

### The top floor

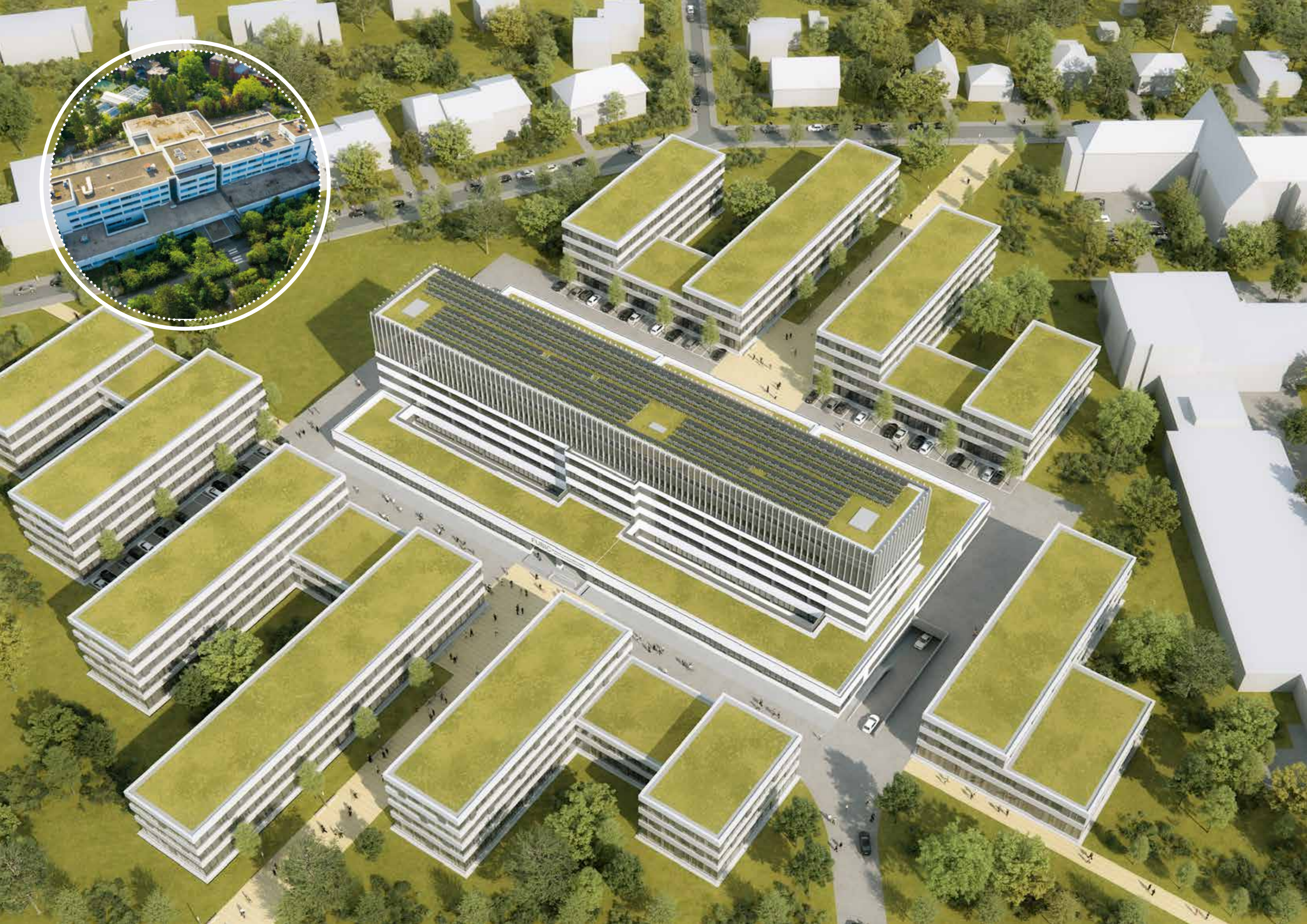
There is space for established companies too: Since one section of FUBIC – the fifth floor – is being developed without the use of public funding, it does not have any limitations on age and size of the companies settling in. The top floor of FUBIC's total six stories will also be a home for established companies who seek to be closer to science, research, and young start-ups.

### Expertise from Berlin

The state-run WISTA Management GmbH is building and operating FUBIC Innovation Centre on behalf of the State of Berlin. WISTA is bringing in its expertise across Berlin as an experienced site developer, service provider, and business promoter. In addition to the Science and Technology Park Berlin Adlershof, WISTA also runs the Charlottenburg Innovation Centre – CHIC, which is home to many spin-off companies from Berlin's Technical University (TU).









**5 ha**

campus



**All-electric  
concept**



**University  
environment**

close to FU Berlin



**66 K**

m<sup>2</sup> available gross  
floor area



up to

**1.000**

Jobs



Space for up to

**80**

start-ups



The German Oxford – future location for over 100 years

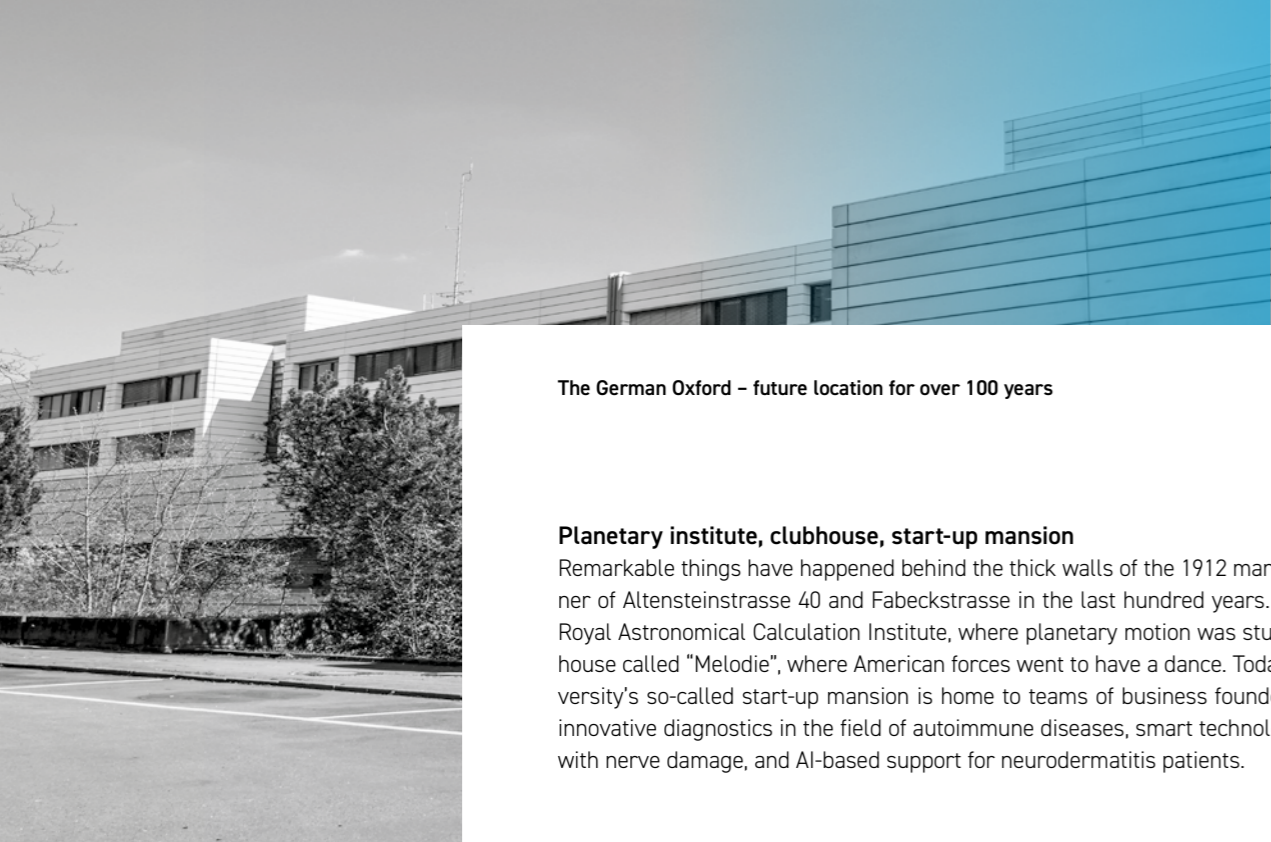
## Berlin Dahlem: The “German Oxford”

### On greenfield land

Berlin’s Southwest is an important life sciences location that has grown over decades – and has been a traditional science hub for more than a hundred years. In 1912, the Kaiser Wilhelm Institutes for Chemistry and Physical Chemistry – predecessors of today’s Max Planck Institutes – were founded here on “greenfield land”. Since its inception in 1948, the Free University Berlin has also been using the former buildings of the Kaiser Wilhelm Society. The vision: A “German Oxford”, a top-level German science hub with international reach.

### Heisenberg, Haber, Hahn

In Dahlem, Nobel Prize winners conducted highly specialised research in pioneering fields such as genetics, physical chemistry, and nuclear physics and wrote science history. Soon, many talented and renowned researchers from all over the world quickly moved to Dahlem. Some of the most important but also the most fatal scientific discoveries ever made were made here. In 1939, Otto Hahn, Fritz Straßmann, and Lise Meitner discovered nuclear fission in Dahlem. Albert Einstein also left his mark here. Lest we forget the Uranprojekt under Werner Heisenberg, Germany’s nuclear weapons programme, resulting in the first-ever nuclear reactor. Today, the “German Oxford” and its Dahlem Campus is one of the four largest science locations in Germany. During the day, about 35,000 students turn the smallest part of Steglitz-Zehlendorf, Berlin’s southwestern district, into a bustle of activity. Additionally, the university is home to 4,400 PhD students, lecturers, and other staff.



**The German Oxford – future location for over 100 years**

**Planetary institute, clubhouse, start-up mansion**

Remarkable things have happened behind the thick walls of the 1912 mansion on the corner of Altensteinstrasse 40 and Fabeckstrasse in the last hundred years. It was once the Royal Astronomical Calculation Institute, where planetary motion was studied, and a club house called "Melodie", where American forces went to have a dance. Today, the Free University's so-called start-up mansion is home to teams of business founders, focusing on innovative diagnostics in the field of autoimmune diseases, smart technologies for people with nerve damage, and AI-based support for neurodermatitis patients.

**A ward for research-driven companies**

The building complex on Fabeckstrasse 62 was built as a modern hospital in the 1970s, which served as the main health centre for the U.S. Army in Berlin. It had a capacity of roughly 220 beds. When the Americans left Berlin in 1994, the hospital was handed over to the State of Berlin, who left it to Charité, Berlin's university hospital. In recent years, the BAM Federal Institute for Materials Research and Testing used the former hospital building. Most recently, it was used as the backdrop for a film. Now, finally, this former U.S. military hospital in close vicinity to the Free University's Dahlem Campus is being transformed into an innovation centre for young, research-driven companies.



Corridor with an open kitchenette



Meeting area in the middle zone



50.00 square meters: Campus with short distances

## Monolithic, clearly shaped, cozy, and functional

The two-storey structure on top of the FUBIC Innovation Centre can be seen from afar. Like a City Crown, it hovers above the former U.S. military hospital that gave birth to FUBIC.

This monolithic, clearly shaped structural shell, subject to constant change through the shadow play of the slats, is lifted off the base building below as if made of glass. When it's dark, an integrated, dimmed LED band creates a slight shimmer, making it seem as if the structure is floating and highlighting the two-storey extension as a new addition.

FUBIC's architecture makes use of floor heights, axial arrangements, and the existing building's construction principles to create an open, communicative place with rooms that meet all the requirements of its planned use.

While the top-level structures, the fourth and fifth storey, have a clear vertical alignment, the ones at the bottom and the outside areas are horizontally aligned. They extend existing structures. The integration of black elements creates a type of frieze that runs around the building's facade, making the notion of "front" and "back" obsolete.

A diagonal line opens up the entire premises and locks it into its surroundings.

The area's main road runs right through the middle of FUBIC and creates access points on several sides. The road is connected to communication spaces like conference and meeting rooms, the reception, kitchenettes, and the cafeteria. Stairs, elevators, and pathways – everything comes together on this main road.

The 1970s hospital is a classic reinforced concrete building. Hence, the original concrete is also the defining element in the FUBIC interior. Where possible, its changing structure was exposed to make it more visible. Where things were added or renewed, this is highlighted, for example, by a visible joint.

## Corridor with an open kitchenette

**50.00 square meters: Campus with short distances**

During reconstruction, reinforced concrete elements with U.S. Navy stamps kept emerging – a type of certification. Like the decision to leave the bullet holes of Russian machine guns in the Reichstag as a visible piece of history, the traces of history at FUBIC have also not been covered up. In this way, visitors can learn about and experience the building's history.

To keep with the building's clarity, the architecture applies a monochromatic colour concept. The main interior areas also follow this concept. Public areas, including the lobby, cafeteria, meeting rooms, and especially the reception, have certain functions within the building that have affected the choice of materials. Walls, floors, and ceilings are made of wood to create comfort and quality of stay. As a renewable raw material, it lets the building age gracefully and gives it authenticity and soul. Continuous horizons prevent the restlessness certain building can be prone to, when combining different uses. Even joints between the wall and the ceiling create a linear quality. The doors are colour-coded, directly indicating the function of the rooms behind them. Wood stands for communication. The doors leading to public areas as well as utility rooms are completely white, those to lower-ranking rooms like sanitary facilities are black. White doors with a black frame denote office and workspaces.

The laboratory areas take up concrete as a stylistic motif. The necessary technical infrastructure is integrated into black structural cavities in the ceiling. The resulting workshop character also has a practical advantage. The technical infrastructure is easily accessible, modifiable, and maintainable. Being an all-electric quarter, FUBIC has integrated the two-story technical control centre into the basement. It draws fresh air in through the facade and blows it upward into the building.



Meeting area in the middle zone



## Energy project key data

**720 modules**

PV system

**500 MW**

energy storage

**44 parking spots**

with indoor electric charging infrastructure

**20 parking spots**

with outdoor electric charging infrastructure



A regenerative campus - the energy concept

## Innovative model project FUBIC

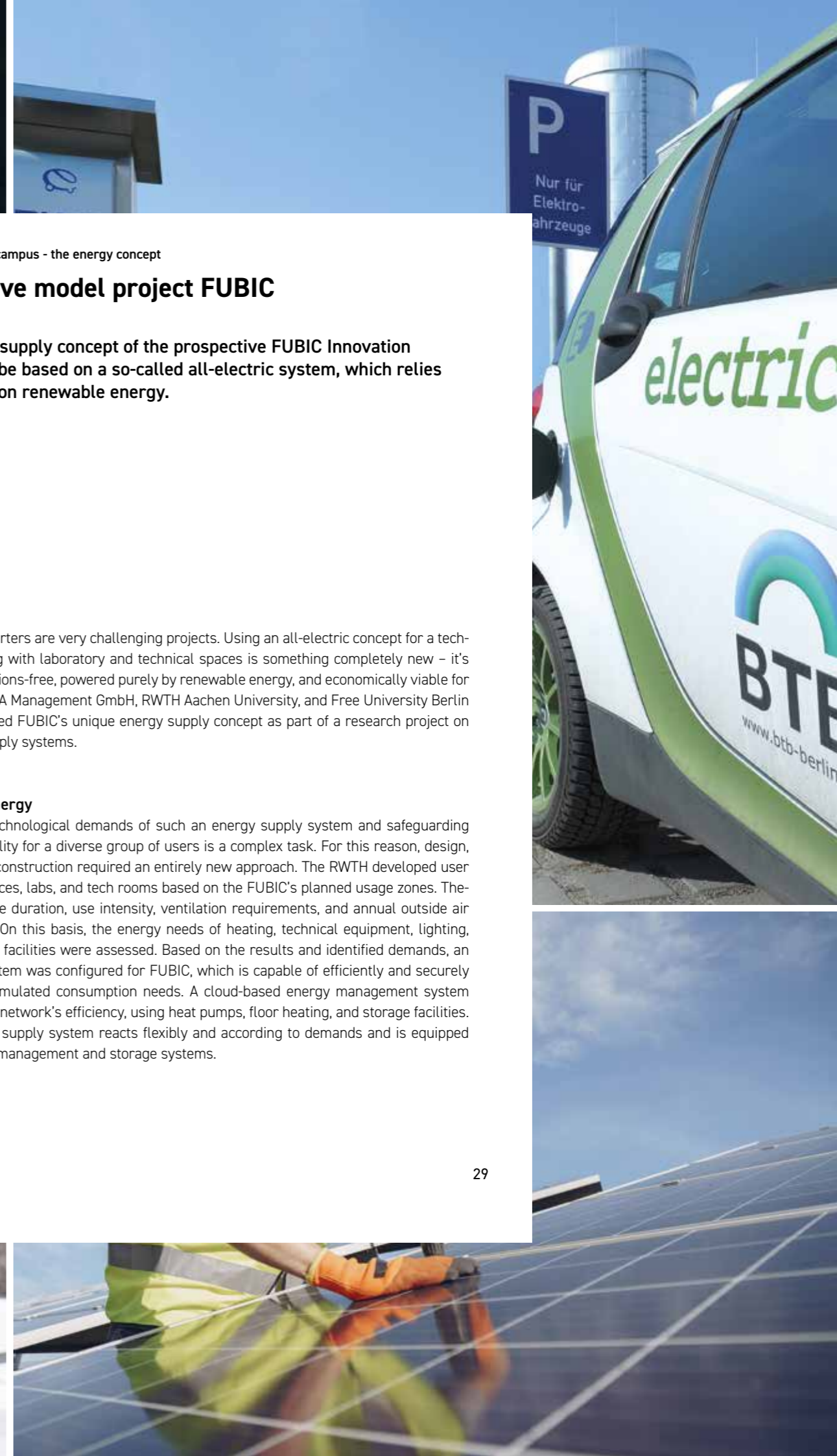
The energy supply concept of the prospective FUBIC Innovation Centre will be based on a so-called all-electric system, which relies completely on renewable energy.

### Unique

All-electric quarters are very challenging projects. Using an all-electric concept for a technology building with laboratory and technical spaces is something completely new – it's CO2 and emissions-free, powered purely by renewable energy, and economically viable for its users. WISTA Management GmbH, RWTH Aachen University, and Free University Berlin jointly developed FUBIC's unique energy supply concept as part of a research project on all-electric supply systems.

### Rethinking energy

Meeting the technological demands of such an energy supply system and safeguarding economic viability for a diverse group of users is a complex task. For this reason, design, planning, and construction required an entirely new approach. The RWTH developed user profiles for offices, labs, and tech rooms based on the FUBIC's planned usage zones. These consider use duration, use intensity, ventilation requirements, and annual outside air temperatures. On this basis, the energy needs of heating, technical equipment, lighting, and ventilation facilities were assessed. Based on the results and identified demands, an all-electric system was configured for FUBIC, which is capable of efficiently and securely meeting the simulated consumption needs. A cloud-based energy management system maximises the network's efficiency, using heat pumps, floor heating, and storage facilities. The intelligent supply system reacts flexibly and according to demands and is equipped with excellent management and storage systems.





## Energy project key

# 720 modul

PV system

# 500 MW

energy storage

# 44 parking

with indoor electric charging infrastr

# 20 parking

with outdoor electric charging infrastr

### A regenerative campus - the energy concept

#### A blueprint for Germany

This concept for a carbon-neutral and emissions-free technology quarter is funded by the federal economic ministry and shall serve as a blueprint for other quarters all over Germany in the future. The FUBIC system meets the desired demands, is economically viable, and can be easily replicated. Specific local requirements, for example, geothermal energy, need not be in place.

#### Rising costs of CO<sub>2</sub>

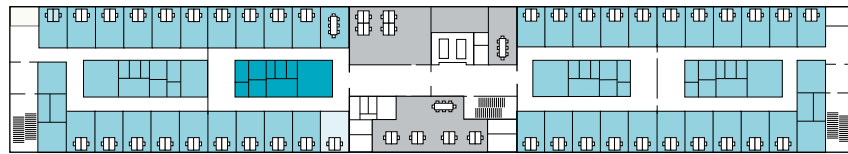
In light of steadily increasing carbon prices, all-electric systems using renewable energy are capable of permanently reducing costs compared to other energy supply options. For transitioning to electricity-based heating, all-electric systems lead the way to a sustainable and climate-friendly future.

\* Funded by the BMWi - Federal Ministry for Economic Affairs and Energy, based on a resolution of the German Bundestag.

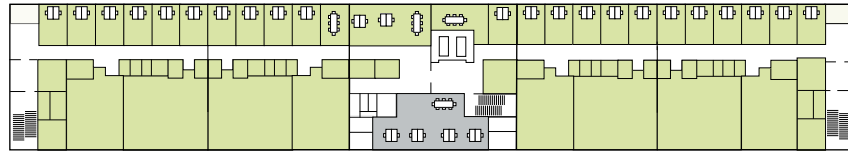




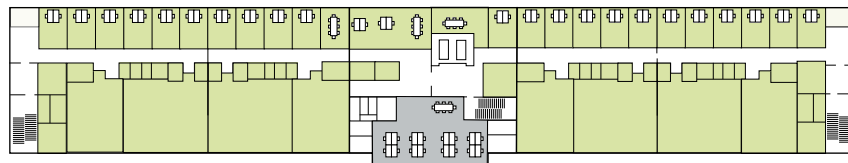




5<sup>th</sup> floor



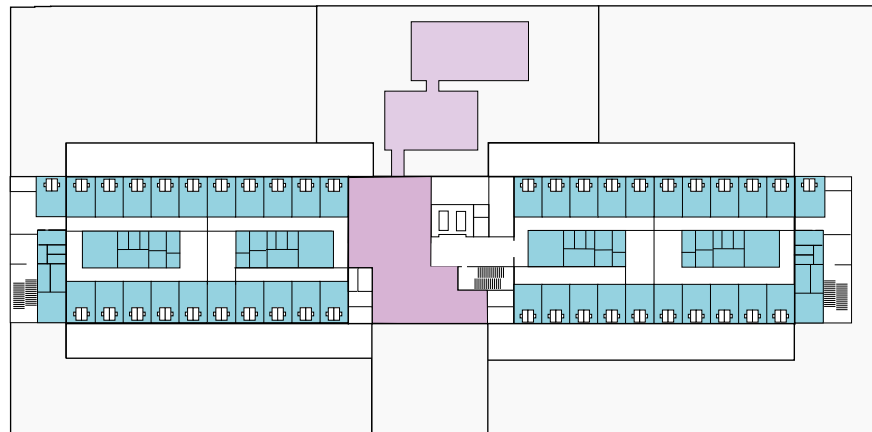
4<sup>th</sup> floor



3<sup>th</sup> floor



2<sup>th</sup> floor



1<sup>th</sup> floor



Ground floor

-  Public spaces
-  Offices
-  Co-working
-  Laboratories

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