

ALL - an ultra-flexible laboratory and office building with the highest sustainability standards.

4000 m² laboratory and/or office space on the same floor (designed for biology and chemistry laboratories).



Location. ALL is located in the heart of Switzerland's largest life science innovation cluster, right on the city limits of Basel. From there, the center of Basel, the train station and Basel-Mulhouse Airport can be reached in less than a quarter of an hour by car, bike or public transport.

Ecosystem. ALL is part of the Switzerland Innovation Park Basel Area Main Campus, which represents a dynamic ecosystem. In the SIP Main Campus, large corporations such as Johnson & Johnson, agile spin-offs such as T3 Pharmaceuticals, renowned institutions such as the University of Basel and Swiss TPH as well as cutting edge incubators create synergies.

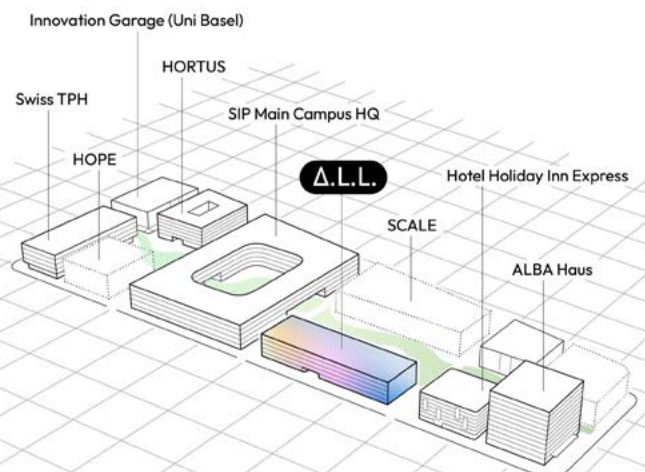
ALL Before construction begins, 2/3 of ALL has already been leased to the BIIE Botnar Institute of Immune Engineering. BIIE is a new research institute supported by the Botnar Foundation, which focuses on research into immunological systems and develops translational solutions for the diagnosis, treatment and prevention of diseases. The establishment of this institution in ALL will further increase the innovative value of the Main Campus. You will be direct neighbors of this institute.

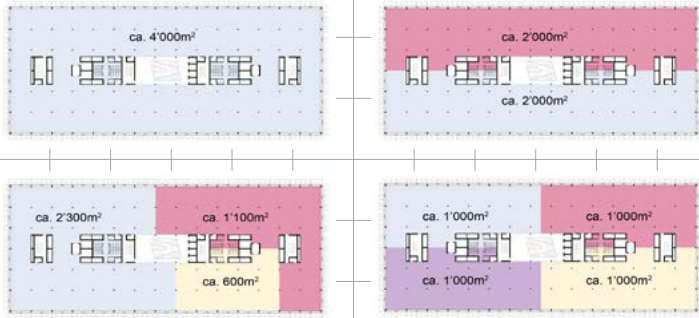
Spaces. The entire first floor (4000 m² in total, partial areas from 600 m²) and 1000 m² on the ground floor are currently available for rent. The space is offered in a basic fit-out. In addition to the storage areas in the basement, tenants also have access to shared facilities such as laboratory-related ancillary rooms, delivery, wet rooms/showers, café/working lounge, etc.

Sustainability. The A.L.L. is certified according to the international sustainability label "LEED Platinum Core and Shell" on the one hand and "SNBS Platinum" and "Minergie A" on the other. The ALL, which is integrated into an energy consumption association, will produce more electricity than it needs itself with its photovoltaic systems on the roof and façade. Surplus electricity can therefore be supplied to the neighbouring buildings. The rainwater will be collected and used for watering the green areas and as toilet flushing water.

Architecture. Together with architects Herzog & de Meuron, SENN has developed a hybrid laboratory/office building that combines the flexibility of the Main Campus HQ and the radical sustainability of the HORTUS.

ALL is part of the Switzerland Innovation Park Basel Area | Main Campus.





→ Floor Plans

KEY FACTS

- **Located in the largest and most important life science cluster in Switzerland**
- **Part of the nationally and internationally networked ecosystem of the Switzerland Innovation Park Basel Area | Main Campus**
- **Flexibility: laboratories and offices next door to each other**
- **Architecture by Herzog & de Meuron**
- **Sustainability certificates “LEED Platinum Core and Shell”, “SNBS Platinum” and “Minergie A”**
- **Botnar Institute of Immune Engineering as anchor tenant**
- **Rental space from 600 m² for biology or chemistry laboratories and associated offices**
- **Occupancy from 2027**

Exclusive Rental Space in High-quality shell form

Ground Floor / First Floor	Office	CHF 250 / m ² / year
Ground Floor / First Floor	Laboratory	CHF 290 / m ² / year
Basement	Storage	CHF 170 / m ² / year

Prices excl. service costs and VAT

Shared Facilities

- In addition to your own exclusive space, you rent access to all shared facilities such as:
- Cafe/Lobby/Working Lounge
 - Showers/Changing Rooms
 - Delivery Area
 - General and Lab-related Infrastructure Rooms

Technical key facts from the building description

- Powerful PV system
- Self-consumption community for energy
- Heating and cooling energy 100% fossil-free and already included in the basic fit-out
- Room heights: basement 3.85 m, ground floor 4.42 m, first floor 3.62 m
- 4 passenger and 3 service lifts
- Fully equipped wet rooms on all floors, showers in the UG



ALL is creating modern working environments for tomorrow's innovations. Get the ideal workspace for your company now. More information at allbasel.com or by contacting Nuria Caceres: nca@senn.com

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