

## Press Release

### **UNDKRAUSS rents 500 square metres in DRIVEN's "FUHUB" life science project development in Berlin-Dahlem**

- **Fourth tenant already - a total of almost 2,800 square metres have already been pre-let**
- **Foundation stone laid in May 2023, completion expected by the end of 2024**
- **First DGNB Platinum certification for a life science property in Germany**

**Berlin, 20 December 2023:** Real estate developer DRIVEN has secured UNDKRAUSS as a tenant for almost 500 square metres for its Berlin life sciences project development "FUHUB". This is already the fourth tenant, who together occupy around 2,800 square metres of the 6,600 square metre property. Germany's first life science property in timber hybrid construction is expected to be completed by the end of 2024.

UNDKRAUSS will drive forward innovative product developments for the construction industry at the FUHUB. Among other things, the innovative "MeshClimate" heat exchanger and other products will be further developed and brought to market maturity. The company intends to benefit from its close proximity to Freie Universität Berlin.

MehsClimate is being developed together with a southern German plastics partner. The heat exchanger is suitable for heating and cooling via room boundary surfaces as well as for use in technical heat exchangers. The product has already received numerous awards. For example, it was awarded the "Circularity Index 66" by EPEA. It was named "Outstanding Innovation 2022" in the ZIA Innovation Radar and MeshClimate was a finalist in the Innovation category of the DGNB Sustainability Challenge 2022.

"Just under a year before completion, we can now welcome our fourth tenant and are approaching a pre-letting rate of 50 per cent. The demand for life science space in Berlin continues unabated despite the uncertain overall economic situation in Germany," says Toğrul Günden, Managing Director of DRIVEN.

"The FUHUB convinced us not only because of its sustainable and modern design, but above all because of its immediate proximity to Freie Universität Berlin," says Stefan Schwier, CEO of UNDKRAUSS.

The property is aiming for the DGNB platinum sustainability certificate. This means that the "FUHUB" will have, among other things, a photovoltaic system, an exclusively electricity-based energy concept, green roofs to promote biodiversity and heat pumps and storage using geothermal probes.

The FUHUB is being built according to plans by Bollinger + Fehlig Architekten GmbH on the site of WISTA's "FUBIC" (Business and Innovation Centre next to Freie Universität Berlin Campus) innovation campus in the Dahlem district of Steglitz-Zehlendorf. Like FUBIC as a whole, the building will provide space for technology-orientated start-ups, young and established companies - primarily from the fields of life sciences, healthcare and information and communication technologies. Biological as well as chemical and physical laboratories can be located in the laboratory areas. The FUHUB is to be built

on one of six sub-plots located in the immediate vicinity of the future FUBIC main building (former US military hospital). This main building is currently being converted into a sophisticated innovation centre by WISTA.

In addition to the FUHUB, DRIVEN is currently developing another life science property in Berlin. In October 2023, the company announced the purchase of a property in Moabit. From spring 2025 at the latest, a modern life science & tech property is to be built not far from the Technical University. It will offer 6,760 square metres of rental space.

## **DRIVEN**

DRIVEN wurde im Dezember 2018 in Berlin gegründet. Das deutschlandweit tätige Unternehmen versteht sich als risikofreudiger und risikobewusster Immobilienentwickler. Vertrauen, Transparenz und Offenheit sind die Säulen der Unternehmensphilosophie. Driven entwickelt aktuell diverse Büro-, Labor und Wohnimmobilien. Hinter Driven stehen Gesellschafter mit langjähriger Führungserfahrung in der Immobilienbranche. Gründer von Driven sind Dr. Ingo Holz, Thorsten Krauß und Ingo Weiss. Die Geschäftsleitung wird von Ingo Weiss, Toğrul Gönden und Horst Weis wahrgenommen, wobei Niels Berl als Geschäftsleiter für die Wohnprojekte verantwortlich ist. 2020 nahm Driven die Berliner Volksbank und Swiss Life Asset Managers als Gesellschafter zur Unterstützung der langfristigen Wachstumsstrategie auf.

## **Pressekontakt**

Daniel Hosie  
PB3C GmbH  
+49 40 54 09 08 420  
[driven@pb3c.com](mailto:driven@pb3c.com)