

Press release

Life science project development “FUHUB” in Berlin-Dahlem still on schedule: Completion expected by the end of 2024

- **The construction delays of the “FUBIC” do not affect the “FUHUB”.**
- **Already approx. 45 percent pre-let**
- **Germany's first sustainable life science property as a timber hybrid building**

Berlin, August 26, 2024: The construction delays of the “FUBIC” innovation and start-up center do not affect the “FUHUB” project development. Although the “FUHUB” is being built on the “FUBIC” site, the developer DRIVEN is still planning to complete the “FUHUB” at the end of 2024.

“We are completely satisfied with the construction progress of the 'FUHUB' - everything is going according to plan. Completion is scheduled for November 25. Work on tenant finishes for three units is already underway. Our aim is to achieve a pre-letting rate of over 80 percent by the end of October. To achieve our goal, we are in concrete final negotiations with prospective tenants,” says Toğrul Günden, Managing Director of DRIVEN.

The “FUHUB” is Germany's first life science property in timber hybrid construction and will offer laboratory, research and office space. Around 45 percent of the future rental space is currently pre-let. The tenants are Freie Universität with the Scale Up Lab, SimpliOffice, a provider of coworking and event space, a research institute and UNDKRAUSS, which will conduct research into innovative technologies for the construction industry at FUHUB. Further lease negotiations are in the final stages.

This development is aiming for the DGNB platinum sustainability certificate. This sustainability concept includes 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 the ‘FUBIC’ (Business and Innovation Centre next to Freie Universität Berlin Campus) innovation campus developed by WISTA in the Dahlem district of Steglitz-Zehlendorf. Like FUBIC the building will provide space for technology-orientated start-ups, young and established companies - primarily working in the fields of life sciences, healthcare and information and communication technologies. Biological as well as chemical and physical laboratories can be set up in the laboratory areas. The FUHUB will 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-Moabit. As of spring 2025 at the latest, the modern life science & tech property ‘CHARLOTTE’ with 7,000 square metres of rental space will be built not far from the Technical University.

DRIVEN

DRIVEN was founded in Berlin in December 2018. The company, which operates throughout Germany, sees itself as a risk-taking and risk-aware property developer. Trust, transparency and openness are the pillars of the company's philosophy. Driven is currently developing various office, laboratory and residential properties. Driven is backed by shareholders with many years of management experience in the property sector. The founders of Driven are Dr Ingo Holz, Thorsten Krauß and Ingo Weiss. The company is managed by Ingo Weiss, Toğrul Günden and Horst Weis, with Niels Berl responsible for the residential projects as Managing Director. In 2020, Driven took on Berliner Volksbank and Swiss Life Asset Managers as shareholders to support its long-term growth strategy.

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