



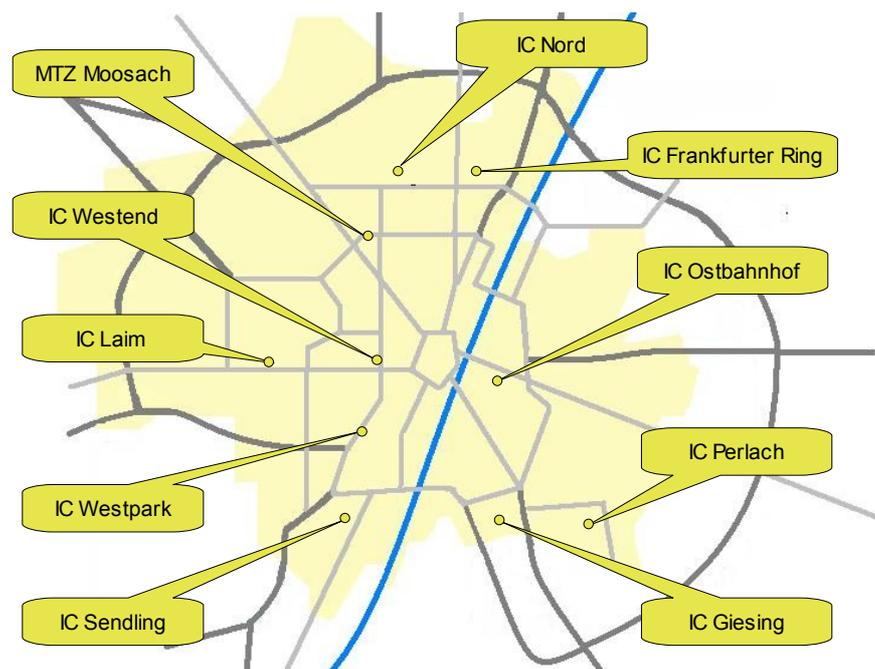
Commercial space info

September 2016

The Munich Industrial Centers and the Munich Technology Center (MTZ)

An engine for SMEs and a nucleus for technology start-ups

- The Munich Industrial Center program -



The Munich Industrial Centers have been an integral component of Munich's economic policy – and a successful example of dedicated development for small and medium-sized businesses (SMEs) – for 30 years. The Industrial Centers provide space for small skilled craft firms and small businesses. The long-term objective is to establish a seamless, city-wide network of these centers.



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A compact design allows the Industrial Centers to optimize their use of land and thereby cut costs, to preserve a healthy mix of living and working opportunities in urban agglomerations, and to improve growth and development prospects for the companies they host. Long-term rental contracts with consistently attractive terms and conditions enable tenants to plan reliably for the future. Premises are initially let as an extended shell to maximize companies' flexibility to tailor the interior to their specific requirements. At the same time, the presence of these centers around the city provides local residence with the guarantee of nearby skilled craft services, as well as preventing lengthy journeys to and from customers.

The Munich Technology Center (MTZ) and Moosach Technology Park

The MTZ is one of the most successful technology centers in Germany. Construction work began in 2008, and the facility will gradually be ramped up to 10,000 m² of rental space in the years ahead. The MTZ is part of the City of Munich's M-Campus technology park in the urban district of Moosach.

Brisk demand has enabled several parts of the center to be let, with the MTZ currently supporting around 100 technology firms during the start-up phase across roughly 8,600 m² of space. An extensive array of office services, flexible facility offerings and attractive rents await young high-tech start-up entrepreneurs at the MTZ. A further benefit is the professional advice provided on site by evobis GmbH, which is always on hand to help and accompany young firms through the often difficult start-up phase.

The Munich Touchdown Base (MTB) and the "Gründerinnenzentrum" for female entrepreneurs are also integrated in the MTZ concept. As part of the Munich Business Welcome Package, the Munich Touchdown Base gives foreign companies that are considering a move to Munich the offer of premises and support to help them test the Munich market. The Gründerinnenzentrum provides office space and advice that are tailored specially to the needs of prospective female start-up entrepreneurs.



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Around 550 companies currently occupy some 107,000 m² of rented space at the eight Munich Industrial Centers created so far and the Munich Technology Center.

Industrial Center	Address	Rental space
IC Frankfurter Ring	Frankfurter Ring 247 80807 München	4,200 m ²
IC Ostbahnhof	Friedenstraße 18 Haagerstr. 1-11 81671 München	25,900 m ²
IC Westend	Gollierstr. 70 Trappentreustr. 20 Westendstr. 123-125 80339 München	28,000 m ²
IC Perlach	Nailastr. 2 81737 München	1,800 m ²
MTZ Münchner Technologiezentrum	Agnes-Pockels-Bogen 1 80807 München	8,600 m ²
IC Sendling	Gmunder Str. 35-37 81379 München	10,600 m ²
IC Giesing	Ständlerstr. 35-37 Paulsdorferstr. 33-36 81549 München	9,400 m ²
IC Westpark	Adi-Maislinger-Str-7 81373 München	7,100 m ²
IC Laim	Landsberger Str. 234 80687 München	11,000 m ²
IC Nord (groundbreaking ceremony 13.09.2016)	Wilhelmine-Reichard-Str. 80935 München	approx. 11,000 m ²



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The Industrial Centers at the Ostbahnhof (east-end railway station) and on the Westpark are operated by Münchner Gesellschaft für Stadterneuerung mbH (MGS). All the other Industrial Centers and the Munich Technology Center are operated by MGH - Münchner Gewerbehof- und Technologiezentrumsgesellschaft mbH.

The concept has successfully enabled the Bavarian capital to provide SMEs in the skilled craft trades, manufacturing and wholesaling in particular with exactly the kind of space and fittings they need in densely populated urban districts. In many cases, such offerings are necessary to safeguard the livelihood of these firms. In recent years, increasing numbers of new technology firms in need of laboratory space have moved into these premises, as have start-up companies.

The groundbreaking ceremony for the new "Gewerbehof Nord" ("Industry Center North") at Wilhelmine-Reichard-Str. 7 on September 13, 2016, marks the beginning of a project that will create approx. 11.000 m² of extra floor space - sufficient to accommodate around 50 small and medium-sized enterprises (SMEs).

For more information about the Industrial Centers themselves and the Munich Industrial Center program in general, please click the following links:

<http://www.muenchen.de/arbeitundwirtschaft>
<http://www.mgh-muc.de>



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