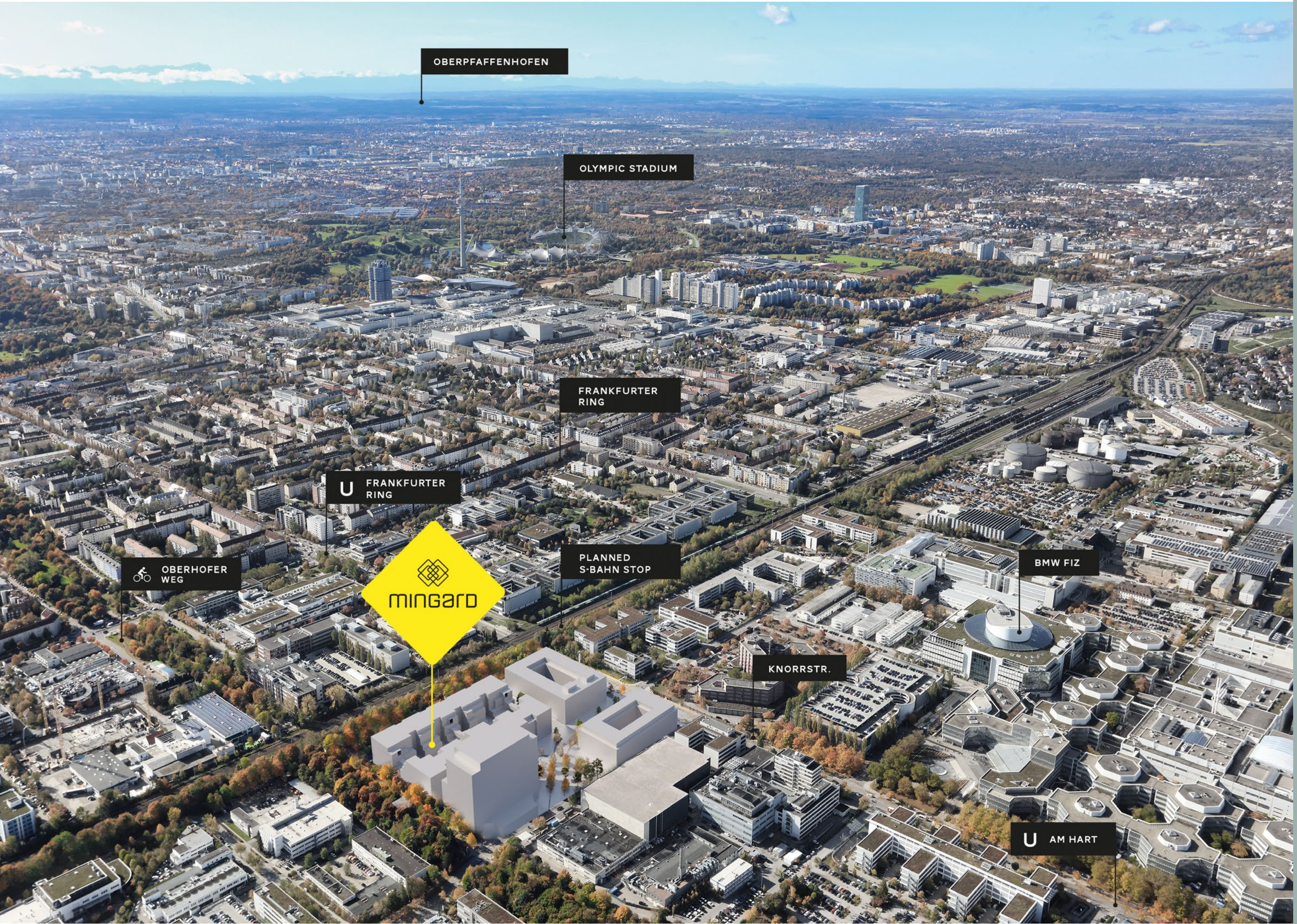




MINGARD DEFENCE CAMPUS

**THE INNOVATIVE
PLACE FOR THE
DEFENCE TECH INDUSTRY**



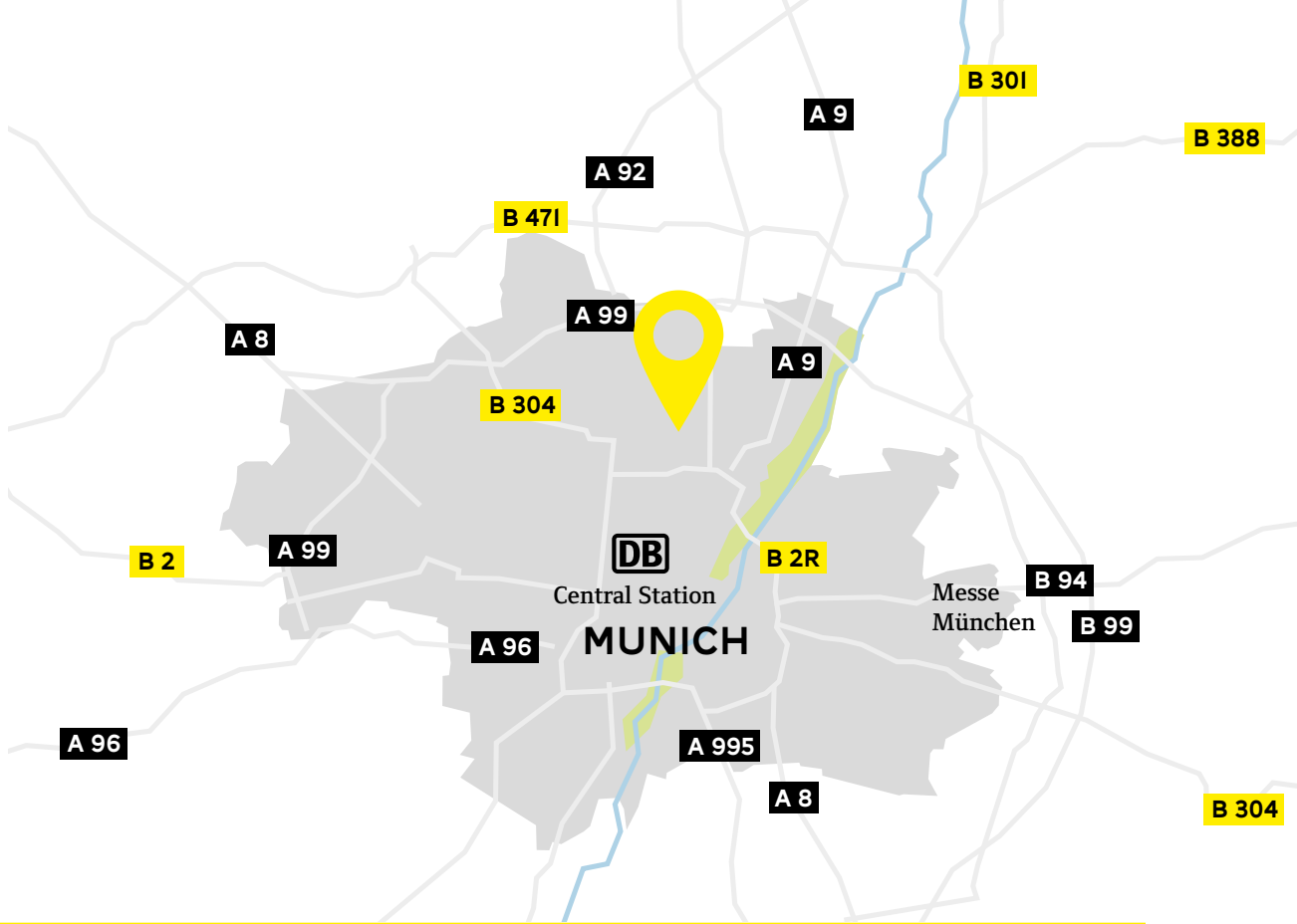
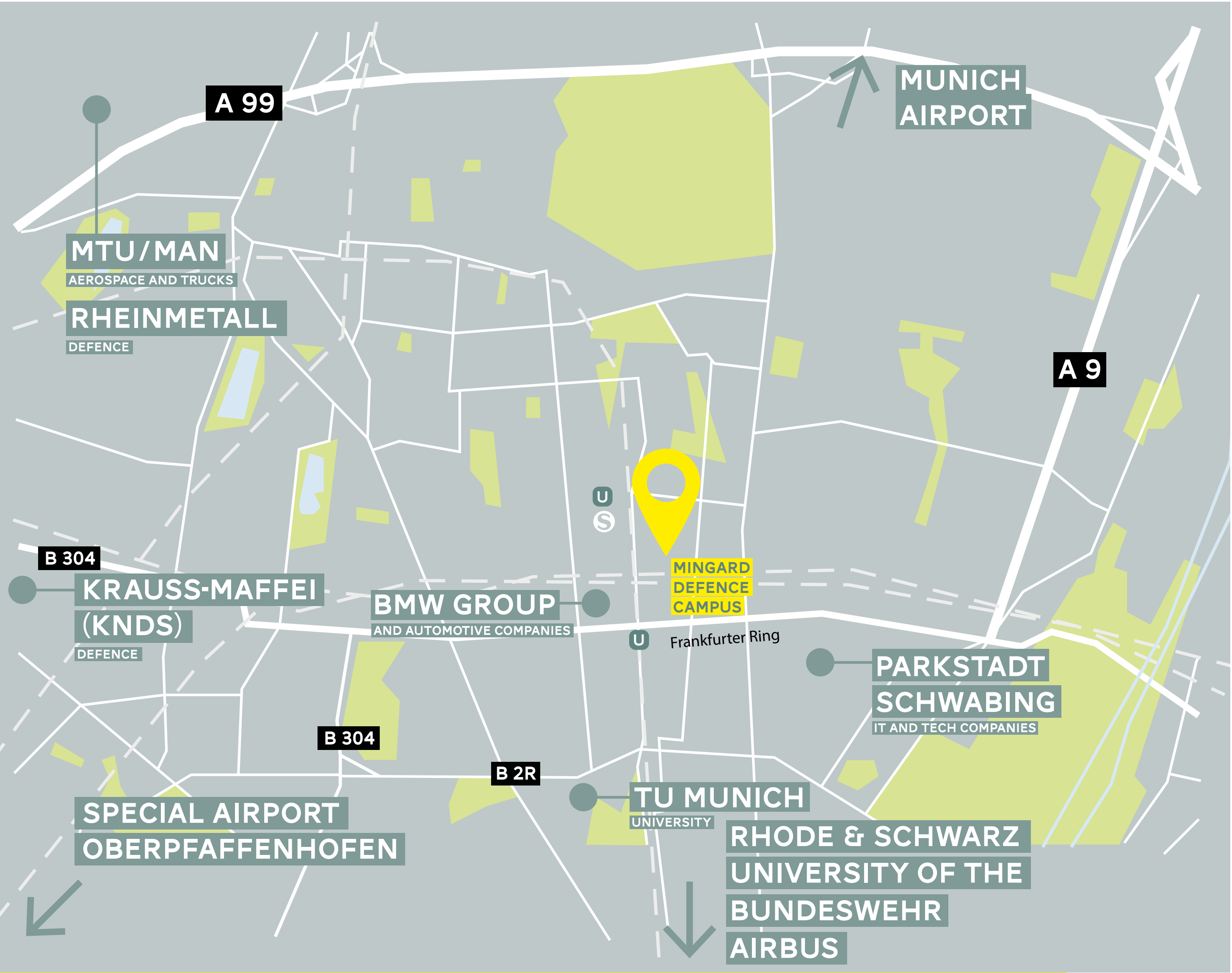
REQUIREMENTS

MOST WANTED:
THE RIGHT PLACE
AT THE RIGHT TIME

The Mingard Defence Campus offers innovative office space, development labs and production units on a site occupying 40,000 m² – and everything can be functionally and flexibly combined. It meets all technical and security-related requirements covering research and development as well as production and administration in the security and defence sector.

THE MINGARD DEFENCE CAMPUS,
DEF TECH-READY:

- Administration
- Research
- Development
- Production
- IT and cyber
- Storage and distribution



SYNERGY EFFECTS

BETTER TOGETHER:

COMBINED EXPERTISE

ACROSS KEY INDUSTRIES

Few cities possess such a wealth of expertise in the key industries, automotive, aerospace and defence. Boasting a convenient location, the Mingard Defence Campus gives you the opportunity to make the most of these valuable connections.

SYNERGY POTENTIAL THANKS TO THE CLOSE PROXIMITY:

- The Automotive Cluster’s technology centre
- IT expertise in Parkstadt Schwabing
- Aerospace in Ottobrunn
- Defence tech testing grounds in Erding and Oberpfaffenhofen
- Existing defence industry sites in Allach and Karlsfeld

CAMPUS

BEST SOLUTION:

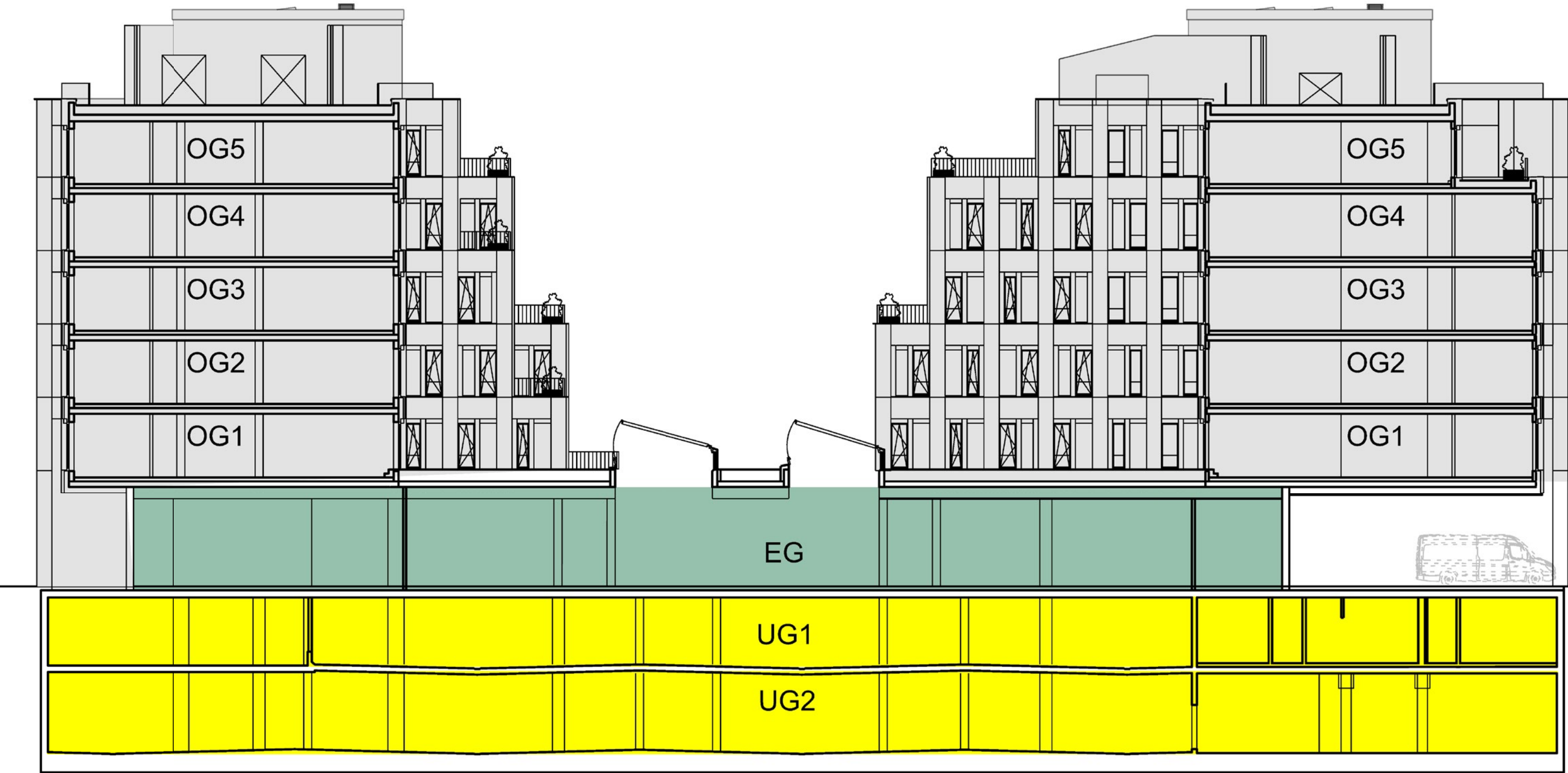
THE PLANS AND BUILDING CONCEPT

The Mingard Defence Campus offers you the clever combination of highly secure, multifunctional makerspace areas and flexibly scalable office space that can be fitted out in line with tenant requirements. All in one building complex.

ARCHITECTURAL AND TECHNICAL ADVANTAGES:

- **Discretion and privacy:** Closed-off, concealed units available in the building
- **“House-in-house” design:** Building sections with separate entrances in self-contained units
- **Campus character:** The space promotes open communication while also guaranteeing confidentiality where needed
- **Screened-off delivery options:** Components, materials, prototypes, etc. can be delivered to the core of the building





MAKERSPACE

MULTI-FUNCTIONAL:

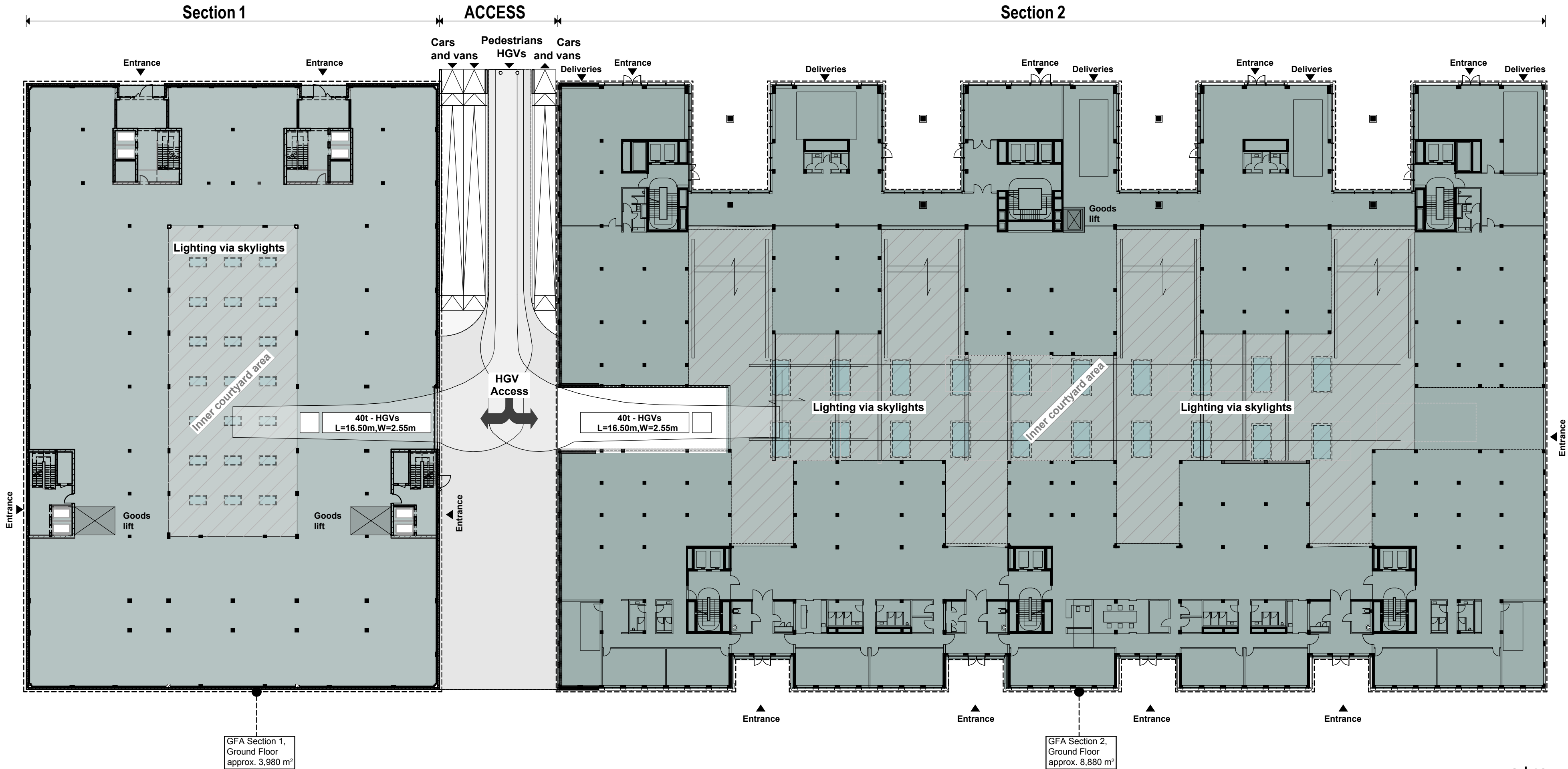
MAKERSPACE FOR RESEARCH AND DEVELOPMENT AS WELL AS PRODUCTION

This is where everything that belongs together comes together. In the makerspace, you will find a well-lit production area along with flexible office solutions.

MADE FOR YOU –

THE MAKERSPACE IN DETAIL:

- Ceiling heights of at least 4.30 m
 - Large column-free spaces
 - Load-bearing floors (1.0 t/m² to 1.5 t/m²)
 - Drive-in area can be accessed via roller doors
 - Deliveries by heavy trucks up to 18 m long and weighing up to 40 t



PRIVACY AND PROTECTION AGAINST UNAUTHORISED ACCESS

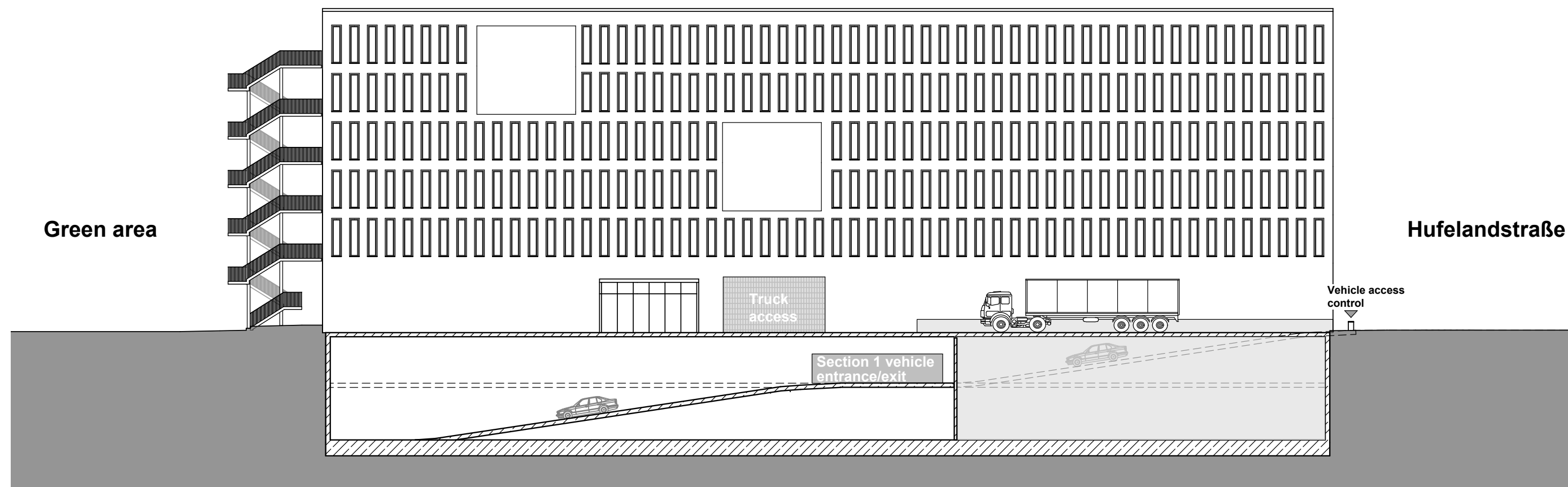
PRIVATE ONLY:
WELL PROTECTED
FOR COVERT OPERATIONS

The entire building and the exclusive rental area are off limits to the public. We also make sure that nobody can see into your rooms on the ground floor and first floor. On request, structural work can be carried out to make sure that your office space, development labs and production units enjoy complete privacy and protection against unauthorised access so that you can pursue your activities totally undisturbed and in secret.

OPTIONAL RETROFITS FOR GUARANTEED PRIVACY AND PROTECTION UPGRADE AGAINST UNAUTHORISED ACCESS:

- Privacy protection on windows as well as camera systems and glass break sensors
- Surveillance systems to protect the facade and monitor access to the rental area
- High-security facade (security film and strenghten the outer shell)





DELIVERIES AND LOGISTICS

ACCURATE DELIVERY: DELIVERIES AND LOGISTICS

Whether via the underground car park or at ground level – at the Mingard Defence Campus you can benefit from numerous delivery and logistics options. What's more, the loading and unloading areas are protected from view on all sides. Even internal deliveries via the freight elevator can be protected from prying eyes.

THE ADVANTAGES FOR SMOOTH LOGISTICS:

- Underground car park with several entrances and exits – plus alternative options in the event of blockades via another connected underground car park
- Smaller deliveries can be made via the underground car park – for vehicles with a maximum length of 12 m
- Large components can be delivered at ground level – via separate ramps and access roads

THE MINGARD QUARTIER IS A MIXED-USE DEVELOPMENT



LONG-STAY-HOTEL
4,000 m²



GASTRONOMY
1,500 m²



FITNESS
800 m²



LOCAL AMENITIES
800 m²



HOTEL
9,000 m²



INFRASTRUCTURE

URBAN WORKPLACE:

COMFORTABLE WORKING ENVIRONMENT

Nowadays, being innovative means more than just offering the latest technologies and the smartest solutions. It also means focusing on the need for encounters and interaction among employees. That is why we attach great importance to the quality of the overall experience and the well-being of the people who work and spend their time on the Mingard Defence Campus.

Besides flexible office and commercial space, there is also room for a flourishing infrastructure – with a hotel, café, restaurant, fitness area and shops for everyday essentials. The ensemble of four very different buildings, which are being built with over 100,000 m² around the new Hufelandplatz, will breathe a real spirit of urban vitality into the north of Munich.

TALK ABOUT:

WE LOOK FORWARD
TO EXCHANGING IDEAS
WITH YOU.

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