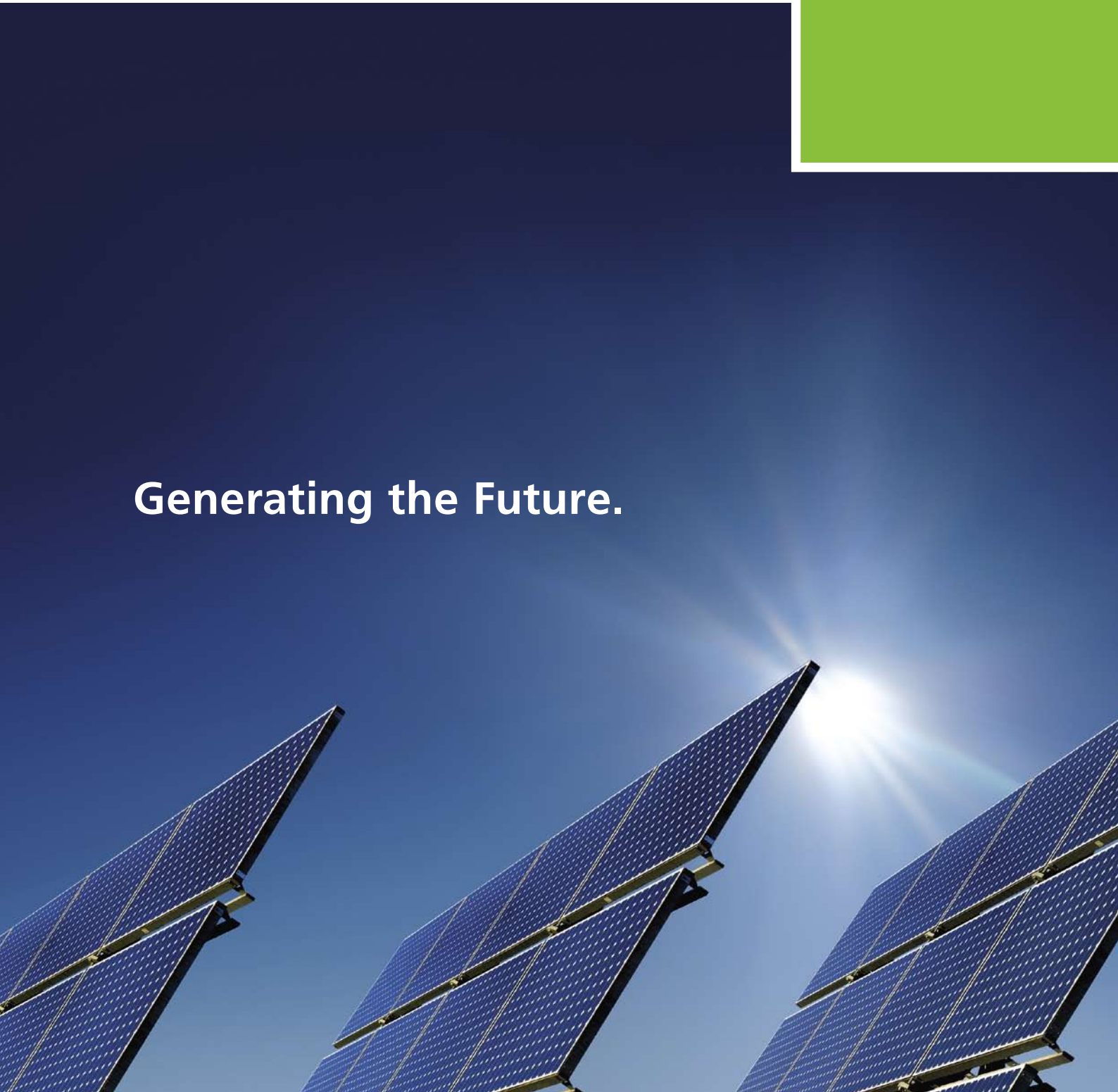


# CleanTech

Business Park Berlin-Marzahn

Generating the Future.





## Editorial

# 90 Hectares for the Industry of the Future

Clean Technologies have a long tradition in Germany – and a tremendous future. A number of the world’s leading companies in the fields of solar and wind technology have emerged here in the past several years.

Three strong partners have joined together to further strengthen this ongoing dynamic development in the Clean Tech sector: the Berlin Borough Council of Marzahn-Hellersdorf, supported by the Berlin Senate and the business development agency Berlin Partner GmbH. Together, they have created the brand-new Clean Tech Business Park Berlin-Marzahn, an initiative in the northeastern part of Berlin that offers companies ideal all-round conditions.

For companies looking to invest here, we invite you to profit from lower investment requirements, reduced time-to-market in an industrial area only 20 minutes from the center of Berlin, and the strategic advantages of a 90 hectare business park designed specifically for companies active in the field of renewable energies.

These are excellent conditions for business and have already attracted several major companies, such as Inventux Technologies AG, a leading solar producer eager to expand and encourage other companies to relocate here.

In other words, the city of Berlin and the borough of Marzahn-Hellersdorf provide the Clean Tech sector with ideal conditions for their business. Now all that’s missing is you! We’re looking forward to welcoming you to our community!

Sincerely,  
Christian Gräff  
Councilor for Economics in the Berlin borough of Marzahn-Hellersdorf

Cover photo: danielschoenen – fotolia.com



In the process: A micro-technology specialist tests a solar module in the clean room at Inventux (Photo: Inventux Technologies AG)



## The Concept

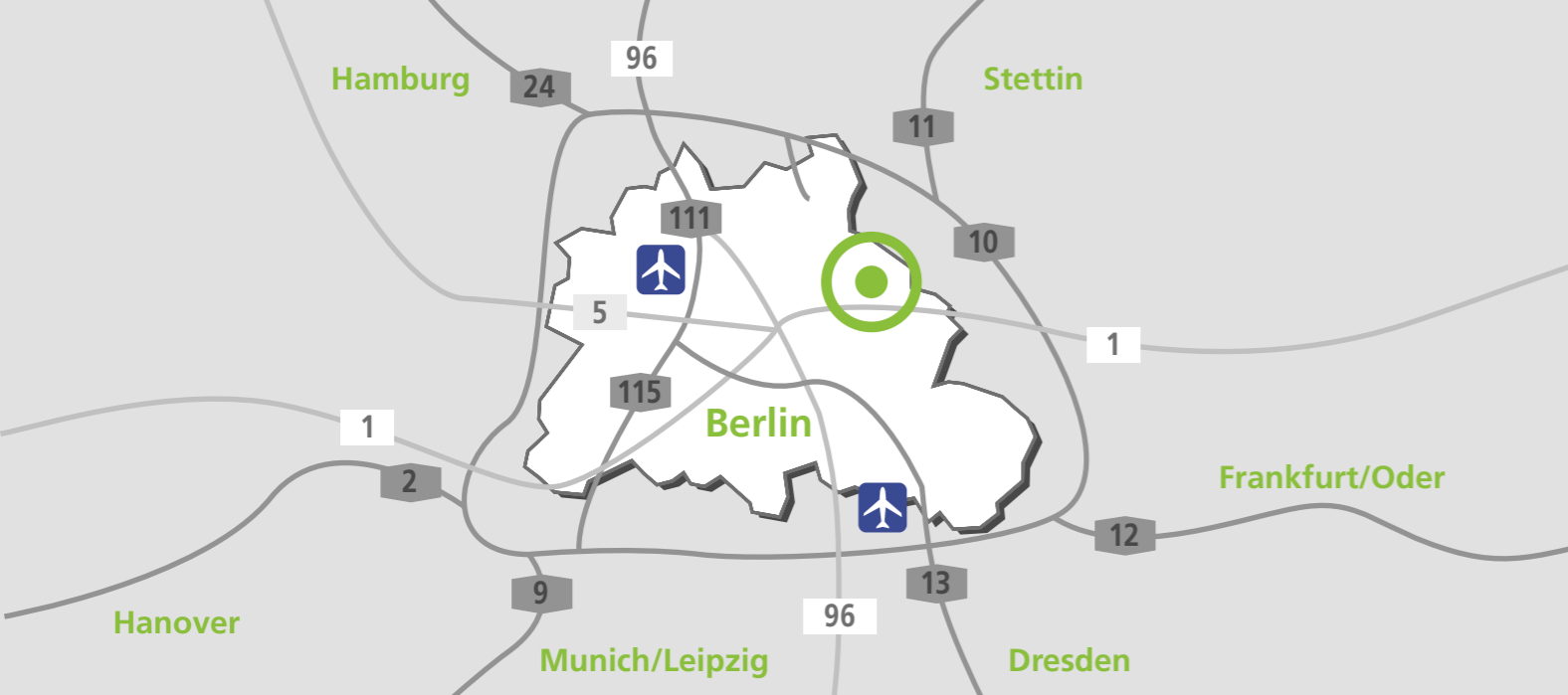
# The Clean Tech Business Park

The Berlin borough of Marzahn-Hellersdorf is discovering new paths designed to promote economic development and growth – supported by the Berlin Senate and the business development agency Berlin Partner GmbH. Berlin is now well-situated to reinforce its position as a top location in the Clean Tech sector thanks to smart and future-oriented development concepts, ideal business conditions and strategic financial support.

**Specializing in Success.** The new Clean Tech Business Park is located in the Berlin eastside Business Park. With a total of 1,200 hectares, it is the largest inner-city industrial and commercial area in the capital city. Roughly 2,500 companies from a wide array of sectors are already enjoying excellent conditions for business and production. With both federal and state financial support, the Clean Tech Business Park Berlin-Marzahn will be set up on 90 hectares and offer an ideal business park for companies active in the industrial production of solar cells and modules as well as other clean-tech related products.

### Using Efficiency to Enhance Your Company’s Profile.

We will help you keep your investment costs under control and gain key competitive advantages via rapid time-to-market. We know what production companies in the Clean Tech field need to be successful, and we will work together with our partners to set up a first-class infrastructure that includes electricity, water, district heating, compressed air, a gas farm, telecommunications media, new transport routes and public landscaping. These factors combine to create ideal conditions that cater to the special needs of photovoltaic companies. We will also be designating an area for the creation of hazardous material facilities that meet the requirements of Germany’s Federal Emission Control Act (BImSchG). This involves the setting-up of a 200-meter security zone that creates a sufficient distance to any operation requiring such protection.



The location of the Clean Tech Business Park in Berlin



Area plan for the upcoming Clean Tech Business Park Berlin-Marzahn (Photo: Stefan Otto – Aperçu Verlagsgesellschaft)

**Investment Support & Advice.** With the help of our partners in the fields of property and facility management, financing and funding, we will provide you with ongoing strategic business investment advice leading up to your investment in the Clean Tech Business Park Berlin-Marzahn – and afterwards as well.

**Committed to Growth.** Berlin has already made significant progress in the field of future technologies. For example, roughly 35 percent of all photovoltaic modules produced in Germany come from Berlin-Brandenburg. The Clean Tech Business Park will extend this prominence even further and consolidate the region's role as a leading location for research, development and production in the Clean Tech growth sector.



#### Funding and Support

Berlin offers investors and entrepreneurs very attractive funding conditions: companies are eligible for subsidies of up to 35% for their investments. At the same time, a wide range of financing solutions will be made available, including syndicate loans, public loans, state loan guarantees and public venture capital. Research & Development projects are given effective support via attractive programs operated by Germany's federal government and the European Union.

Berlin Partner also offers a unique service with its Berlin Business Financing Package, which provides companies with personal consultation by a responsible project team who will help you access ideal funding and financing solutions for your company. The team will also provide support in accessing banking institutions, such as the State Investment Bank of Berlin, and follow the progress of your submitted applications.

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[www.ibb.de/foerderfibel](http://www.ibb.de/foerderfibel)

#### The Network for Your Success | Companies, Research Institutes, Associations in Berlin

##### Companies (a selection)

- BerlinSolar GmbH [www.berlinsolar.eu](http://www.berlinsolar.eu)
- Solon AG [www.solon.com](http://www.solon.com)
- Global Solar Energy Deutschland GmbH [www.globalsolar.com](http://www.globalsolar.com)
- Inventux Technologies AG [www.inventux.com](http://www.inventux.com)
- SULFURCELL Solartechnik GmbH [www.sulfurcell.de](http://www.sulfurcell.de)
- KBB Kollektorbau GmbH [www.kbb-solar.com](http://www.kbb-solar.com)
- ALD [www.ald-imp.de](http://www.ald-imp.de)
- Envire Solar AG [www.envire-solar.de](http://www.envire-solar.de)
- Feintool Automation [www.feintool.com](http://www.feintool.com)
- Fuss-EMV [www.fuss-emv.de](http://www.fuss-emv.de)
- Graphikon [www.graphikon.de](http://www.graphikon.de)
- IB Vogt Process Engineering + Project Management GmbH [www.ib-vogt.com](http://www.ib-vogt.com)
- IfG [www.ifg-adlershof.de](http://www.ifg-adlershof.de)
- Jonas & Redmann [www.jr-photovoltaics.com](http://www.jr-photovoltaics.com)
- RTG Mikroanalyse GmbH [www.rtg-berlin.de](http://www.rtg-berlin.de)
- SENTECH Instruments GmbH [www.sentech.de](http://www.sentech.de)
- skytron energy [www.skytron-energy.com](http://www.skytron-energy.com)
- Despatch Industries [www.despatch.com](http://www.despatch.com)
- Evergreen Solar [www.evergreensolar.com](http://www.evergreensolar.com)
- Solarvalue AG [www.solarvalue.com](http://www.solarvalue.com)

##### Universities and Colleges with Solar-Tech Programs (a selection)

- Beuth Hochschule für Technik Berlin – University of Applied Sciences [www.beuth-hochschule.de](http://www.beuth-hochschule.de)
- Technische Universität Berlin [www.evur.tu-berlin.de](http://www.evur.tu-berlin.de)

##### Research Institutes (a selection)

- Fraunhofer Institute for Reliability and Microintegration [www.izm.fraunhofer.de](http://www.izm.fraunhofer.de)
- Fritz Haber Institute of the Max Planck Society [www.fhi-berlin.mpg.de](http://www.fhi-berlin.mpg.de)
- Renewable Energy Research Association [www.fv-sonnenenergie.de](http://www.fv-sonnenenergie.de)
- Leibniz Institute for Crystal Growth [www.ikz-berlin.de](http://www.ikz-berlin.de)
- Helmholtz Centre Berlin for Materials and Energy [www.helmholtz-berlin.de](http://www.helmholtz-berlin.de)
- PI Photovoltaik-Institut Berlin AG [www.pi-berlin.com](http://www.pi-berlin.com)

##### Associations (a selection)

- German Solar Industry Association [www.solarwirtschaft.de](http://www.solarwirtschaft.de)
- dena GmbH – German Energy Agency [www.dena.de](http://www.dena.de)
- International Solar Energy Society, German Section [www.dgs-berlin.de](http://www.dgs-berlin.de)

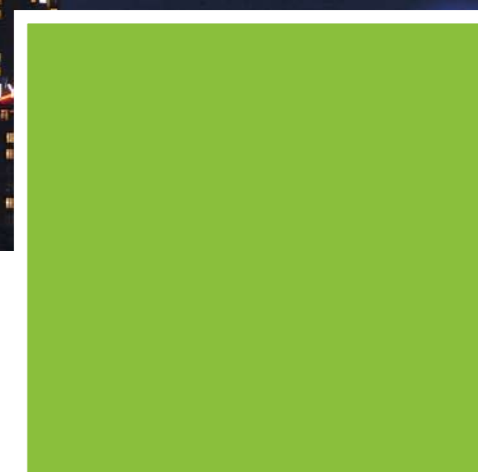
- Silicon
- Thin Film
- Solar Thermal
- Component Producers and Suppliers
- European Headquarters / Administrative Offices



The Chancellery in Berlin (Photo: BSW-Solar/Langrock)



Potsdamer Platz (Photo: Matthias Fischer)



## The Location

# Welcome to Berlin

Berlin is a city of the future where everything is in constant motion. It is a city where innovation meets tradition and where commerce and industry combine effortlessly with big-city life. Berlin's industrial areas are not located outside the city; rather they are a major part of the city landscape itself. This provides investors and entrepreneurs with a number of strategic advantages:

- In contrast to other major cities, Berlin boasts more space for commercial and industrial parks. These centrally located spaces are ideal for all kinds of operations and provide quick transport and access routes.
- Berlin is also a gateway to the growth markets of Central and Eastern Europe as well as to the business regions of Western Europe.
- All of the major trans-European transport routes intersect in Berlin. In addition, the new Berlin Brandenburg International Airport (BBI) is set to become a strategic juncture for the entire world – with connections to destinations

all over the globe. Investors in Berlin will soon be able to boast the shortest time to an international airport.

- The capital is also Germany's political decision-making center. It is home to government representatives, the federal parliament, state representative offices and a number of leading science and business associations. Berlin is also a number-one city for conferences. Over 400 trade fairs and congresses attract roughly 1.3 million visitors to the capital each year.
- Berlin offers exemplary infrastructure, with an international airport, inter-city railway stations and numerous highways leading into the heart of the city. Berlin's dense local transport network ensures fast connections to the city's center and surrounding areas. And a data highway with fully digitalized ISDN and a fiber optic network covering a wide area ensures efficient data exchange.
- In the field of international competition, Berlin has developed into an attractive place for future technologies, especially in innovative areas such as clean technologies.

The capital region, with its eleven universities, 21 technical colleges and academies and about 250 research institutes, forms a unique knowledge and research landscape that is a source of new developments, forward-looking inventions and highly qualified staff for the companies based here.

- Berlin's workers are exceptionally well trained, highly educated and very motivated. A great potential pool of qualified employees is available in almost all professional areas. And companies can also easily find the next generation of experts and managers among the more than 135,000 students in Berlin.
- Germany's capital is cosmopolitan and international, with people from 184 countries contributing to the life of this colorful city. Compared with prices in other major cities, rents, real estate prices and living costs are all considerably lower here.

- Berlin is also Germany's leisure, sports and culture capital, with over 170 museums, 150 theaters and a vibrant music and art scene, thousands of restaurants, clubs and cafés, and world-famous museums, palaces and gardens that attract more than 15 million visitors every year.

### Distance from the Clean Tech Business Park in Berlin-Marzahn to destinations in Berlin:

Destination	Kilometers	Travel Time Car
Central Railway Station	15	26 min.
Airport BBI	26	37 min.
City-East / Unter den Linden	14	22 min.
City-West / Kurfürstendamm	18	29 min.
Next highway entry / exit	7	10 min.



Families are a top priority in Marzahn-Hellersdorf (Photo: Kristian Sekulic – Fotolia.com)



"Ahrensfelder Terrassen" – thanks to its Mediterranean flair, one of the area's most popular residential addresses (Photo: Klaus Dombrowsky)



right: The Oriental Garden in the Marzahn Recreational Park (Photo: Grün Berlin Park und Garten GmbH)  
below: The Marzahn Windmill (Photo: DianaH – Fotolia.com)



## The Borough of Marzahn-Hellersdorf

# The Berlin City Region is Growing here

Marzahn-Hellersdorf, one of the German capital's twelve boroughs, is green, urban, forward-looking, young, qualified and a great place to live. And Marzahn-Hellersdorf is growing! A dynamic business location with outstanding transport infrastructure, ideal residential and living conditions in green surroundings, and a diverse range of shopping options is emerging here.

**The Infrastructure: Top-class.** 20 minutes from Berlin's center and ideally connected via the Deutsche Bahn railway network, main arterial roads and highways, you can reach every major city in Germany and Poland from here in a few hours. The fast connections to the new Berlin-Brandenburg International airport are another great advantage for travelers. The capital's airport is just 26 kilometers from the Clean Tech Business Park Berlin-Marzahn!

**Educational Infrastructure: Ideal.** Marzahn-Hellersdorf is a progressive location for education, with a modern school system, top-class childcare and early childhood education facilities, a diverse range of education and training institutions, and two colleges, so your personnel will profit from optimal education and training options.

**Your Business Contacts: Uncomplicated.** Over 16,000 entrepreneurs are active in the borough. And they're optimally networked. Entrepreneurs both large and small are actively involved in the 'Wirtschaftskreis Marzahn-Hellersdorf e.V.', the borough's biggest business federation. Profitable business contacts guaranteed!

**The Residential and Living Qualities: Idyllic.** The Marzahn-Hellersdorf borough offers a high quality of life. Whether it's a modern apartment or an individual home, you can find your own affordable dream home in so many ways. You can also reach Berlin's green outskirts and lakes as quickly as you can the pulsing city center with its overwhelming range of cultural activities.

The "Gardens of the World" in the Marzahn Recreational Park are a great attraction for Berliners and for visitors to Berlin. Various typical national gardens have been reconstructed on this 21 ha. site, including gardens from Japan, China, Korea and Bali. But that's not the only thing that attracts the 250,000 residents who enjoy life in this borough. Here there are also five picturesque "villages" with idyllic village greens as well as many other places of interest such as the Biesdorfer Schloss (Biesdorf palace), Gutshaus Mahlsdorf (Mahlsdorf manor house), the Erlebnispfad Angerdorf Alt-Marzahn, the Bockwindmühle (windmill) and the tower museum in the Kaulsdorf church.

15 percent of the roughly 6,000 ha. area of this borough is green and open space. The Wuhletal area offers room for hiking, cycling and skating as well as many green spaces and sports facilities for local recreation.



The IBB supports innovative, technology-oriented companies seeking to settle in the Clean Tech Business Park Berlin-Marzahn with offers of funding, comprehensive financial consulting and loans processing oriented towards business criteria.

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## Partner Investitionsbank Berlin Central Funding and Advice

The Investitionsbank Berlin (IBB) is the state of Berlin's business development bank with operations in the areas of business and real estate development. In furthering business development, the IBB focuses mainly on providing loans-based and stakeholding-oriented financing within a system of revolving support funds. Subsidies, in particular investment incentives, complement the series of financial products offered and comprehensive financial consulting rounds out the overall product range. The IBB concentrates on small and medium-sized enterprises in Berlin's key areas of expertise such as biotechnology, medical technology, information and communications technologies/media, optical technologies and transport and mobility. The IBB aims to provide enterprises with a suitable financial package for every stage of the business life cycle, from foundation, through growth, up to consolidation.

**For New Enterprises.** The IBB provides special products for entrepreneurs. "Berlin Start," for example, a program for entrepreneurs and young enterprises with a capital requirement of up to € 100,000.

**For Growing Success.** For the growth phase, the IBB's programs include "Berlin Kredit" that supports mainly freelancers and small and medium-sized enterprises that are established in their markets.

**For Real Challenges.** Even when companies have acute liquidity problems and need to stabilize, the IBB has the right products.

**For Values You can Build on.** The IBB's real estate business division is the right partner for all your property-related funding and financing issues.



## Partner Berliner Volksbank Sustainable Financing Solutions

With balance sheet assets totaling around € 9.6 billion, 648,000 private and corporate clients, and 108,000 cooperative members, the Berliner Volksbank is one of Germany's biggest cooperative banks. It attaches great importance to personal contact, professional consulting and closeness – values evident in its 170 branches and customer service centers and its involvement in organizations and initiatives large and small in the areas of children and youth, sport, culture and medium-sized businesses in the region.

**The Areas of Business.** As a regional bank, the Berliner Volksbank sees its primary commitment as being to its

The right bank for your business in Berlin: the Berliner Volksbank offers a comprehensive package of banking services for companies interested in relocating.

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Fax: +49 (0)30 30 63-83 90  
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clients in trades and medium-sized businesses and to its numerous private customers in Berlin and Brandenburg, providing modern financial services and professional and individual advice, ranging from pension provisions through to special questions around corporate financing.

**The Know-how.** The Berliner Volksbank supports the promotion of renewable energies by continuously extending and upgrading their own expertise and through close cooperation with regional providers. Our services are designed for private customers, entrepreneurs and public investors.

**The Products.** As a partner for medium-sized businesses, the Berliner Volksbank's skills lie not only in the area of classic investment financing. Leasing, factoring, mortgage loans, insurance, home purchase savings, investment and real estate funding – the Berliner Volksbank offers its customers the full range of modern financial services.

With 850,000 m<sup>2</sup> at its disposal, the Gewerbesiedlungs-Gesellschaft is Berlin's leading office and industrial real estate provider and now offers enterprises working in the areas of energy and the environment attractive, inexpensive rental premises in the Berlin-Marzahn borough.

Gewerbesiedlungs-Gesellschaft mbH (ORCO-GSG)  
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E-Mail: [angebote@orco-gsg.de](mailto:angebote@orco-gsg.de)  
[www.orco-gsg.de](http://www.orco-gsg.de)



## Partner Gewerbesiedlungs-Gesellschaft (ORCO-GSG) The Location for Future Technologies

ORCO-GSG now provides a modern commercial center offering a total net area of roughly 116,000 m<sup>2</sup> at its GSG-HOF at Wolfener Strasse 32-36 in Berlin-Marzahn. Flexible spaces ranging from 150 to 20,000 m<sup>2</sup> in size, multifunctionality, countless parking and delivery options, and a high-capacity IT infrastructure go to make up a forward-looking location that modern, innovative companies value.

The approximately 130 companies based there include technology and production companies vital to the future of Berlin's economy, such as renewable energies and the environment, transport and information technologies, biotechnology and medical technologies, but also innovative service providers in the areas of corporate services and wholesaling.

**Fast Data Exchange via Fiber Optics.** ORCO-GSG offers companies in Wolfener Strasse "high-speed business

premises" with one of Germany's first privately-initiated fiber optic 'Hofnetze' (shared Internet network), allowing companies to work with transfer rates of up to 100 Mbit/s. Tenants don't need to cope with the risks and costs of providing their own broadband infrastructure. The main beneficiaries of this new technology are companies that transfer lots of data, and they can do it here with the highest level of security. The fiber optic connection enables users to communicate easily with other high-speed networks such as those of universities and research institutions.

**Professional Business Solutions.** The on-site Rentals and Service Center offers flexible and technically mature business solutions at a low price. A modern video conferencing system and conference rooms that can be individually used ensure a professional atmosphere for meetings, training courses or conferences. Further event facilities for up to 400 guests and around 2,500 m<sup>2</sup> of trade fair and exhibition space round out the facilities on offer in the GSG-HOF Wolfener Strasse.



## Partner GIS Infraside Concentrated Expertise for Industrial Locations

GIS Infraside GmbH takes over for their clients the operation and management of industrial locations. The company has particular expertise in the area of technically demanding infrastructure and as a partner in the process of modifying locations and sustainably optimizing secondary processes along the client's entire value added chain.

**Future-proof Planning, Operating and Ongoing Developing.** With the know-how of over 10 years of experience, GIS Infraside guarantees high quality while reducing costs and increasing flexibility. As the only facility management company in Germany GIS Infraside can refer back to the extensive experience with the Six-Sigma-Method – more than a hundred projects optimizing clients' processes

GIS Infraside is the management, infrastructure provision and operations partner for the development of the Clean Tech Business Park Berlin-Marzahn.

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and costs have already been completed. The company also ensures that outsourcing and optimization measures result in sustainable improvements and that sensitive areas such as personnel transfer are professionally handled for their clients.

**Relief of Infrastructural Load.** In addition to the complete management and operation of locations, GIS Infraside also provides special services in the areas of facility management, energy supply, waste disposal, infrastructure, technical services, engineering, environmental protection and security, logistics, location development and revitalization. The integrated examination of all cost relevant processes around the location ensures considerable savings, as well as greater flexibility and productivity and increased returns on capital. GIS Infraside sustainably relieves the load of infrastructural duties and takes over the responsibility for operations, thereby increasing the clients' competitiveness.



The Gegenbauer Group of Companies, with its expertise focused on facility management and its extensive experience in cooperating with innovative, sustainable clients, is a partner in the Clean Tech Business Park Berlin-Marzahn project.

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www.gegenbauer.de



## Partner Gegenbauer Group of Companies Integrated Facility Management

The Gegenbauer Group of Companies is a leading facility management service provider. With 40 branches all over Germany, 85 years of experience in the services sector, with property-specific, trend-setting solutions and around 15,000 qualified employees working in over 70 different professions, Gegenbauer plans and implements service and management concepts for real estate and property. The group's clients include innovative research and development companies, business, public clients, health care organizations and the housing industry. Gegenbauer provides these partners with quality-oriented process optimization, targeted costs reductions and thus with increased competitiveness.

**Your Secondary Processes – Our Core Business.** Gegenbauer is the integrated facility management specialist. With expertise and innovative power the company takes on the quality and costs-oriented management and operation of real estate and real property. Gegenbauer takes

care of all the essentials to ensure that the value and availability of buildings and facilities is maintained: from technical management, building security and the guarantee of a well-maintained atmosphere up to the discharge of commercial matters.

**Sustainable Quality and Environmental Management.** All processes are continuously put to the test. This commitment to quality is expressed not just by certification in accordance with the DIN EN ISO 9001 industry standard but also by the fact that it bears the "Qualitätsverbund Gebäudedienste" building maintenance standards association mark. The company's dedication to protecting the environment and nature is documented in its DIN EN ISO 14001 standard certification.

**Selected References.** Q-Cells SE, Max-Planck-Institut Dresden, Bio City Leipzig, Biotechnologiezentrum Hennigsdorf

## Partner vogt group SE Solutions for the Photovoltaic Industry

With more than ten years of experience in the photovoltaic industry, vogt group SE and its three subsidiaries combine a comprehensive range of services for photovoltaic factories and power plants.

**ib vogt GmbH.** As a pioneer in the German photovoltaic market, ib vogt has planned and constructed 'tailor-made' photovoltaic production facilities for over ten years. With more than 1.2 GWp of production capacity already built, ib vogt has expertise in all technologies available on the market, including wafer, cell or module, crystalline or thin-film technology. ib vogt takes over the entire project management, engineering planning, factory design and facility

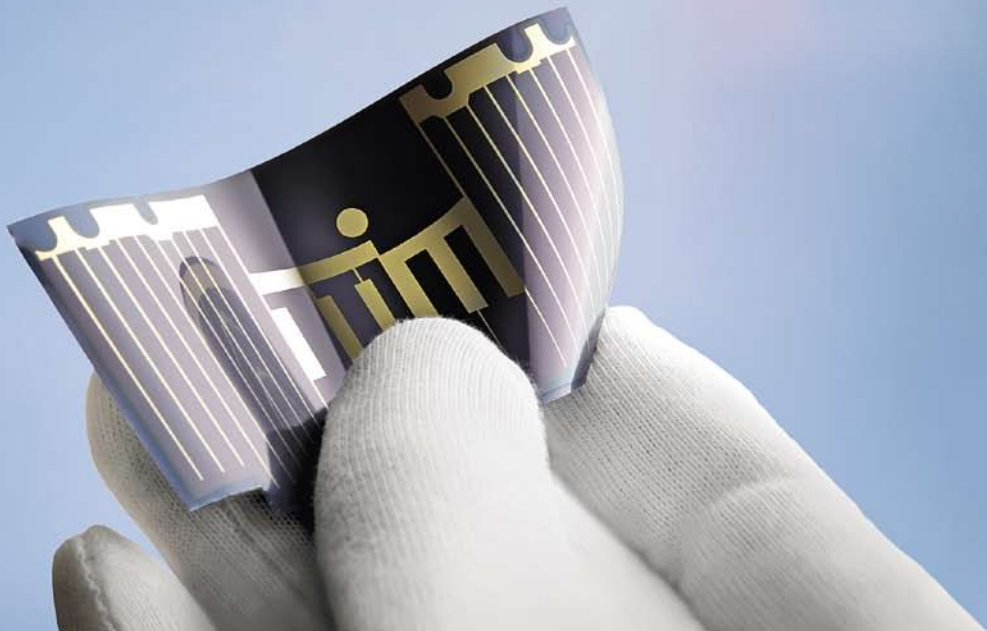
vogt group SE is a partner in the development of the Clean Tech Business Park Berlin-Marzahn, responsible for planning and constructing photovoltaic production facilities and photovoltaic power generation plants.

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planning and also provides comprehensive individual project consultancy.

**vogt – factory life cycle support GmbH.** Once a photovoltaic factory starts operations, vogt – factory life cycle supports its clients with production operations and process optimization services, including personal support for the ramp-up, maintenance, replacement and working parts logistics and consulting and support in all process and costs optimization measures.

**vogt solar GmbH.** vogt solar specializes in constructing photovoltaic power plants of all sizes. The company's portfolio of services covers all the stages of project development, detailed planning and construction of complete plants, right up to connection to the public electricity supply network. vogt solar also offers accompanying project consultancy and operative support after the plant is commissioned, i.e. repair and maintenance, on a needs basis.



*Photo: Helmholtz-Zentrum Berlin (HZB)*

### **Contact**

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