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**CONTACT**

Commercial space  
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# **RO-1059**

## **LABORATORY AND OFFICE BUILDING.**

**Mattenstrasse 22, 4058 Basel**

Biology labs	75–1,300 m <sup>2</sup>
Chemistry labs	75–250 m <sup>2</sup>
Lab ancillary rooms	10–300 m <sup>2</sup>
Office	15–1,000 m <sup>2</sup>
Storage area	10–500 m <sup>2</sup>

Floors	2nd basement level, 8th floor
Construction year	1988
Conversion and renovation	2021
Rental price	on request



Exterior view 1

**The property is situated within a closed site. The following companies are currently located in the building: BASF Schweiz AG, Idemitsu OLED Materials Europe.**



Exterior view 2



Office space



Biology lab



Meeting room



### **Biology lab facilities (BSL1/2)**

- 50–75 m<sup>2</sup>/laboratory
- Laboratory glassware washer
- Eyewash station
- Cold/hot/demineralised water
- 1–4 fume hoods with compressed air
- Solvent, base and chemical cupboards
- Gas cylinder storage cupboard for 2 cylinders
- Electricity/gas utility supply lines for tenant's facilities
- 2 centre tables with flexible expansion
- 4 evaluation stations

### **Chemistry lab facilities**

- 75 m<sup>2</sup> laboratory
- Laboratory glassware washer
- Eyewash station
- Cold/hot/demineralised water
- 6–8 fume hoods with compressed air
- Solvent, base and chemical cupboards
- 2 centre tables with integrated furniture
- 4 evaluation stations
- Gas supply via multi-tenant gas cylinder storage area on floor

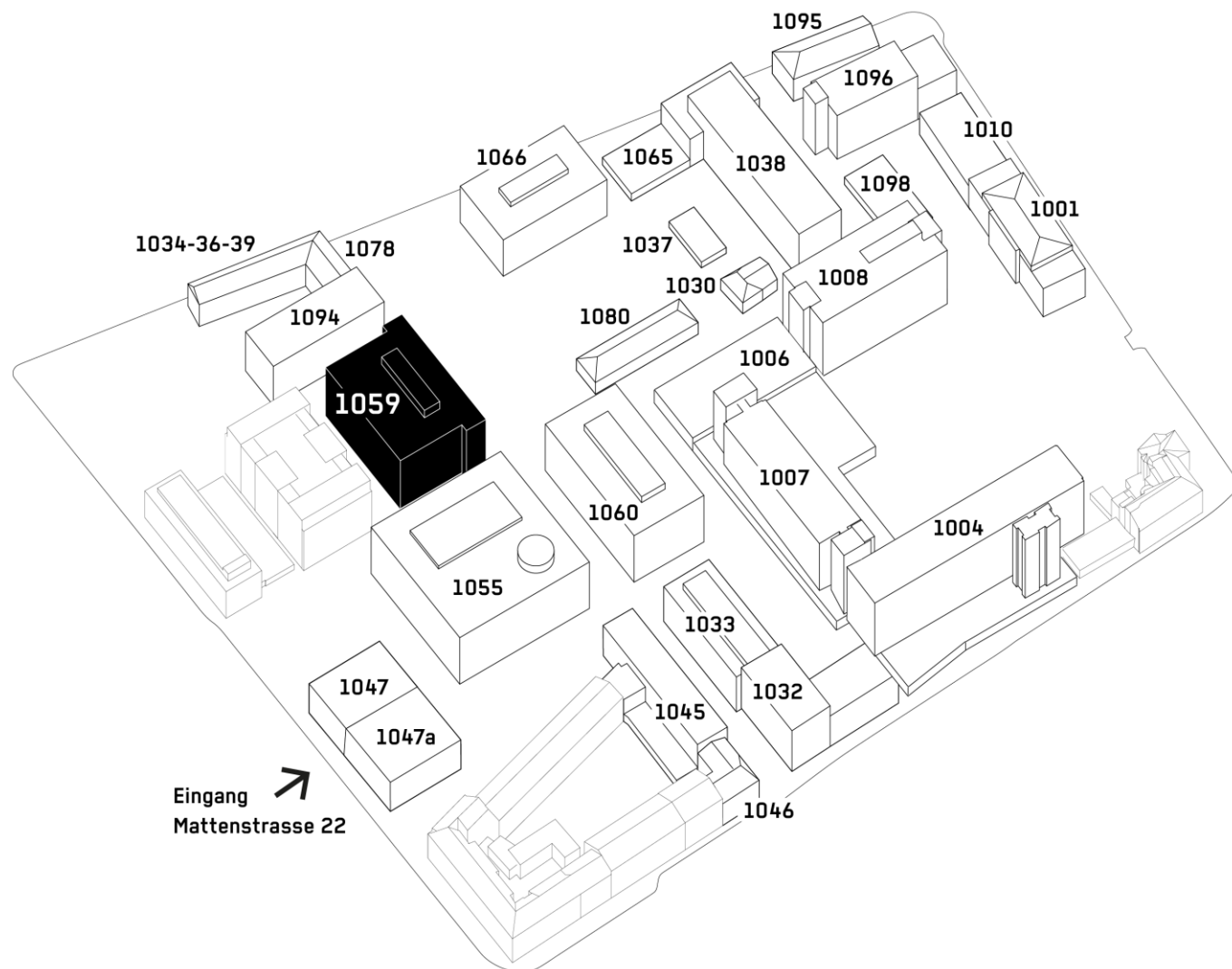
### **General areas**

- Reception area with meeting room (25 m<sup>2</sup>)
- Lift/goods lift
- Incoming goods area
- Gas cylinder storage area on ground floor
- Lounge/cafeteria on 4th floor
- Lounge/cafeteria on 7th floor
- Seminar room (70 m<sup>2</sup>)
- Cloakrooms and showers in basement
- Toilet facilities per floor
- Multi-tenant laboratory equipment area (for autoclave, ice machine, etc.)
- Chemicals trading (by BASF)

### **Catering**

- On site: Biopark restaurant, kiosk
- Wide range of options nearby

## Overview of the site.



### Rosental Mitte is developing into an open and lively district.

The Rosental Mitte site covers 68,000 m<sup>2</sup> and is centrally located between Badischer Bahnhof station and the trade fair grounds (Messe) in the urban, multicultural Kleinbasel district. The neighbourhood is easily accessible thanks to its proximity to the motorway and national, regional and local public-transport links.



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