

## Municipal commercial property Altona Innovation Park I Construction site 2.3

### OBJECT ID

921991

### MAIN CRITERIA

Address	22547 Hamburg
Object type	Property
Available land	2,915 m <sup>2</sup>
Development plan	Lurup 62 / Bahrenfeld 67
Designation	Special area technology park
Available	2025/2026
Allocation by heritable building right	Yes

### VERKEHRS- ANBINDUNG

Hamburg city centre	12 km
Walking distance to the nearest bus stop	3 min

Walking distance to nearest underground/subway station	29 min
Journey time underground/subway to long-distance railway station	9 min
Car journey time to the motorway	9 min
Car journey time to the airport	25 min

The site is very well connected to the motorway network, federal roads and urban connecting roads. The A7 and A23 motorways as well as the B4 and B431 federal roads can be reached within a few minutes' drive. There are several bus stops within a radius of 500 meters. In the future, the area will also be accessible via an S-Bahn station just a few minutes' walk away.

## CONTACT

HIW Hamburg Invest Wirtschaftsförderungsgesellschaft mbH  
 Wexstraße 7  
 20355 Hamburg  
 Phone: +49 40 22 70 19 – 79  
 E-mail: [gewerbeflaechen@hamburg-invest.com](mailto:gewerbeflaechen@hamburg-invest.com)

## DESCRIPTION

The Altona innovation park has a total buildable area of approximately 55,000 m<sup>2</sup> and is accessible via Vorhornweg and Elly-See-Strasse. Construction site 2.3 covers an area of 2,915 m<sup>2</sup>. A potential gross floor area of 3,016 m<sup>2</sup> can be realized here. As per development plan, the property is designated as a special area earmarked for a technology park and is therefore suited to innovative R&D-based companies from the fields of life sciences, laser and nanotechnology, quantum computing as well as material sciences, including highly specialized infrastructure. The "techHHub Hamburg" opened in July 2024. The DESY Innovation Factory II technology and start-up center is scheduled to be built by 2026.

## LOCATION

In the west of Hamburg, the Altona Innovation Park is one of the first developments of Science City Hamburg Bahrenfeld, one of Hamburg's most ambitious, innovative projects of the coming decades. It integrates science, research and teaching, business and state-of-the-art urban development. The Altona Innovation Park is located in the immediate vicinity of the renowned Bahrenfeld research campus, which has developed into a global hotspot for structural research in recent years. With the Deutsches Elektronen-Synchrotron (DESY), a research facility of the University of Hamburg as well as pioneering institutions such as the XFEL X-ray laser research facility and PETRA, the synchrotron radiation source, the location has become a magnet for first-class research and innovation.

Here, startups, scaleups and innovative research-based companies from the fields of life sciences, nano and laser technology as well as materials science – including highly specialised infrastructure and quantum computing – will work on new technologies and drive innovation at the Altona innovation park. Basic research, applied research and the transfer into market-ready products come together in a unique way in the ecosystem of the Innovation Park, Research Campus and European XFEL. As a leading global R&I location and securing Hamburg's future as a pioneer in these fields, the Altona innovation park will make significant contributions to

**CITY DISTRICT**

establishing Science City Hamburg Bahrenfeld.

Altona is the westernmost district of Hamburg and features an urban flair, vibrant neighbourhoods as well as almost rural tranquillity and prosperous suburban quarters on the Elbe River – alongside numerous attractions such as the St Pauli Fischmarkt, the Elbe beach, the stairs quarter of Blankenese and the Volkspark. Covering an area of 77 km<sup>2</sup>, Altona is currently home to 280,838 people [as of 2023].

In the 19th century, the formerly independent city of Altona had an important harbour that competed with the port of Hamburg at the time. During the advent of industrialisation, housing and production facilities were developed hand in hand, which is still reflected in the cityscape. Today, trade and industry are mostly found in the quarters of Bahrenfeld and Lurup, where space-intensive and manufacturing businesses are located, as well as in Altona and Ottensen, where media companies and stakeholders from the creative industries have long found a new home. Altona is characterised by a large number of industrial yards, and many of these are located in converted factories (e.g. Borselhof, Phoenixhof and Zeisehallen in Ottensen, Altes Gaswerk in Bahrenfeld, Altes Bahnkraftwerk Leverkusenstrasse, as well as Alte Pianofabrik in the Schanzenviertel). Prior to WW2, the banks of the Elbe along Altona/Ottensen were largely dominated by industry. Later on in the 20th century, the vision of an urban economy was realised with a number of striking developments (e.g. Dockland and Elbberg Campus alongside conversions of historic malshouses and warehouses).

**ADDITIONAL  
INFORMATION**

This commercial property is marketed by Hamburg Invest – the one-stop agency for investment. This property description is solely for information purposes. It does not claim to be comprehensive and does not establish any claim for the awarding of the property and/or other claims. Only a notarised sales contract has legal effects.

Interested parties are required to meet the economic development criteria defined by the City of Hamburg. These include the creation of jobs, a sound balance sheet and a solid financial performance alongside urban planning criteria.

Beyond brokering commercial real estate, we support you in all business matters, especially with regard to application and approval procedures as well as construction law issues. Moreover, we connect you with relevant stakeholders from our network in the areas of financing and subsidies as well as expert communities from the fields of industry and technology.

**IMPRINT**

HIW Hamburg Invest  
Wirtschaftsförderungsgesellschaft mbH

Wexstr. 7  
20355 Hamburg  
Deutschland  
Kontakt:

Telefon: +49 40 227019 - 0

E-Mail: [info@hamburg-invest.com](mailto:info@hamburg-invest.com)

Sitz Hamburg, Registergericht Hamburg, HRB 17592

UST-ID: DE 235323314

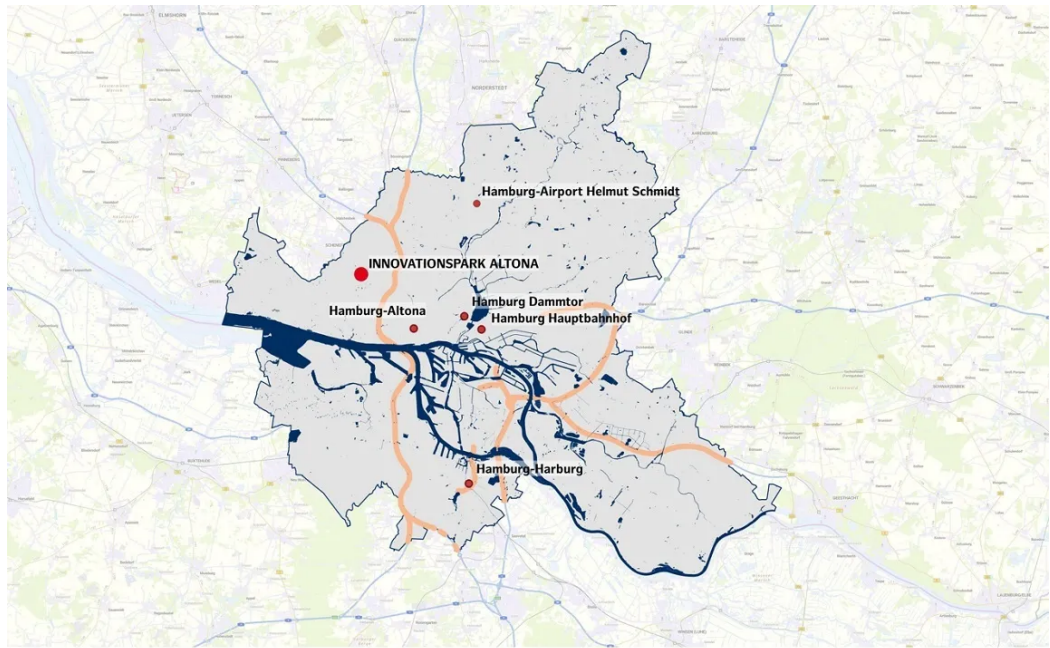
Geschäftsführung:

Dr. Rolf Strittmatter

Prokurist:

Udo Schimmelpfennig

IMAGES

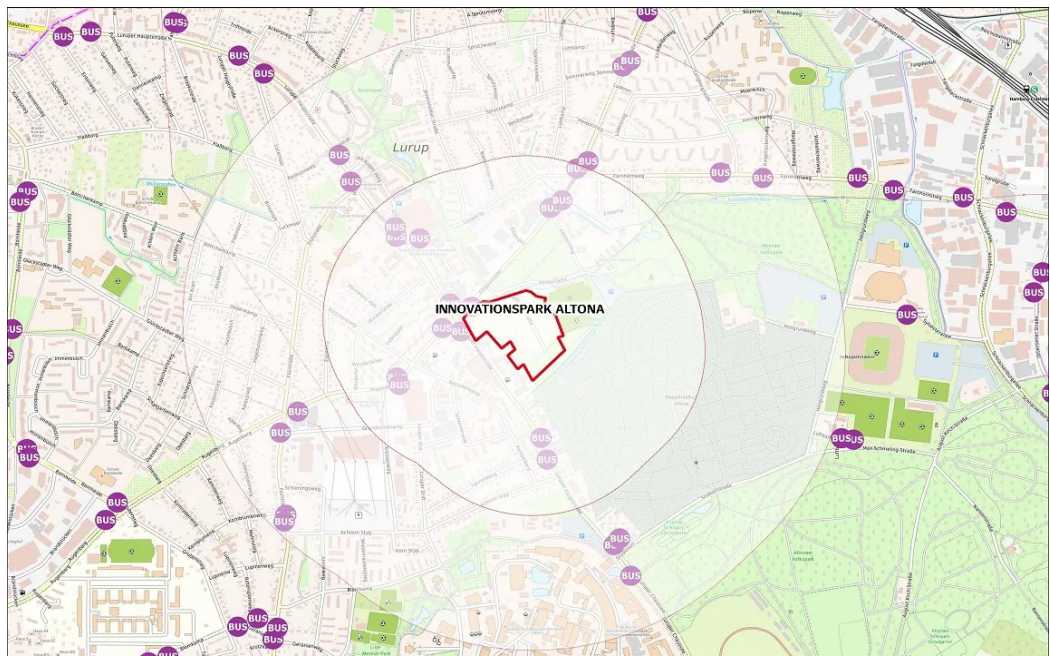


Datengrundlage:  
 2025 Hansestadt Hamburg  
 Landesbetrieb Geoinformation und Vermessung  
 2025 Geofabrik GmbH and OpenStreetMap Contributors

1:250.000

0 5 10 km

macro location



Datengrundlage:  
 2025 Hansestadt Hamburg  
 Landesbetrieb Geoinformation und Vermessung  
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1:12.500

0 250 500 m

micro location



view of Altona Innovation Park