

CREATING THE FUTURE



THE GOOD GETS BETTER

LABORATORY BUILDING B407



2024 marks the opening of our specially designed, state-of-the-art laboratory building for advanced research and medical development.

Like other functions within Medicon Village, the new lab building is vital to the idea of promoting medical research as envisioned by the Mats Paulsson Foundation for Research, Innovation and Societal Development. This vision is being realised in part through the innovation-enabling environment at Medicon Village, and in part through grants given by the foundation to initiatives that promote human health and better lives. These grants have totalled nearly 100 million kronor since the foundation's inception up to and including 2023.

Medicon Village opened in 2012, rising like a phoenix from Astra Zeneca's emptied buildings to create a research facility where one plus one becomes three, small becomes big, and a start-up can enjoy the advantages of a larger company. In just over a decade since its inauguration, the facilities have been filled with over 180 companies and nearly 2,800 workspaces. And there are more to come.

The contribution to human flourishing is a natural component of any endeavour in the field of life science. This is especially apparent at Medicon Village, an environment characterised by collaboration, innovation, development, and growth – all to benefit human health and improve people's lives. With the opening of the specially designed lab building we have added a space where the future is being born and where human flourishing gets to thrive.

ARCHITECT: SWECO
GROSS AREA: 12,488 m²
LEASABLE AREA: 9,270 m²
NUMBER OF TENANTS (COMPANIES): 7 – 8
NUMBER OF WORKSPACES: 300 – 350

SPECIALLY DESIGNED LAB BUILDING

Here, researchers are offered a state-of-the-art environment that meets operational requirements for cutting-edge technology, safety, and stability.

The facility has been designed by architects specialising in laboratory environments, and in close dialogue with tenants. This has made it possible to create work environments not only for today's requirements and needs, but also for adapting to the needs of future tenants in step with new ideas and trends in the field.

Construction of the 12,500 m² building was carried out in accordance with the requirements for environmental sustainability as set forth in the "Miljöbyggnad" certification scheme by the Swedish Green Building Council. The construction process and building meet the requirements for a Silver rating, and the energy supply, a Gold rating. The latter is due in part to the installation of solar panels on the roof and an innovative and award-winning energy system. Common areas and individual premises are adapted for optimal accessibility.





SUSTAINABILITY AND WELL-BEING

The facility is built on a slope and connects to Medicon Village's central greenway. Architecturally, its appearance has been adapted to the other buildings in the area both in form and in the choice of materials.

The various rooms are situated around a central stairwell with entrances from both north and south. In the common areas, natural materials such as wood and stone have been used. Interiors have been designed to create a welcoming setting, using warm colours, textile floors in the office areas, natural stone windowsills and abundant natural light. The guiding principles have aimed to blend ecologically sustainable construction techniques with well-being and job satisfaction.

The architects have also collaborated with the building's tenants to ensure that individual premises are tailored, in various ways, to the activities they are to be used for.

EFFICIENCY AND SAFETY

The laboratory and office spaces have been optimised to ensure the greatest possible efficiency in combination with a work environment where the lab section is separated from the office area.

The floorplan features centrally situated lab areas, with administrative spaces placed along the exterior walls to permit generous amounts of natural light. Internal spaces are structured according to each tenant's specific workflow, ensuring secure premises that are well-adapted for their purpose. Glass partitions between corridors, laboratories and offices give a feeling of openness that creates community.

Naturally, the focus inside the laboratories is on safety and the work environment. Thus, hygiene and safety requirements have been fundamental to the design. Here, neutral colours have been chosen to create a calm atmosphere in relation to equipment and other furnishings. The result is a laboratory and office environment that is as efficient and safe as it is pleasant and welcoming.





LAURA VON SCHANTZ, CTO

ALLIGATOR BIOSCIENCE

“This is where the competence and experience are.”

Alligator Bioscience develops antibody-based pharmaceuticals for the treatment of cancer. Recently, the company has shown positive Phase II data with the drug candidate Mitazalimab, the leader in its category. Alligator has been at Medicon Village since 2012. Here, the company has developed from a small preclinical firm to today's medium-sized biotech enterprise, which is now preparing for clinical Phase III. Laura believes that the time at Medicon Village and in the region has been important because this is where the skills and experience are found. Medicon Village is a hub for life science, providing opportunities for spontaneous meetings that can lead to collaborations, exchanges, and recruitment. “It's easier in an environment as dynamic as Medicon Village”, emphasises Laura.



HIGHEST DEMANDS ON RELIABILITY

The activities conducted at Medicon Village are sensitive to external circumstances such as power outages, insufficient ventilation, and ensuring high availability for prioritised technology*.

Critical technical functions required for day-to-day operations are fail-safe and have backup power, ventilation, and gas supply systems, such as nitrogen and carbon dioxide, as well as centralised clean water, vacuum, and compressed air systems. Naturally, all of this exists in the laboratory building. Ensuring that all the functions required by tenants' activities can be satisfied at every given moment, regardless of potential external disturbances, was a fundamental prerequisite.

*One example is Region Skåne's biobank, which is situated at Medicon Village and contains over 20 million human tissue samples that can be used for research purposes. As these need to be kept refrigerated or frozen, guaranteed continual electrical supply is a necessity. Medicon Village has a system in place for this, to which the laboratory building is connected.



BJÖRN WALSE, CEO

REDUNDANT CAPACITY

The laboratory building is connected to the Medicon Village central backup power plant, and prioritised lab equipment is connected to uninterruptible power supply systems.

Additional fail-safe features are the central ventilation systems, which have redundant capacity. This means that operations can continue even if one unit breaks down or needs servicing.

The heating and cooling system also has redundant capacity using two energy solutions. To create a good indoor climate, the offices are equipped with active ventilation devices that are controlled by temperature, presence, and carbon dioxide levels in the air. The laboratories also have zone control to ensure a good working environment, adequate air flow and the right temperature.

SAROMICS BIOSTRUCTURES

“I see Medicon Village as a vibrant ecosystem.”

SARomics Biostructures is a technology-driven research company specialising in protein structure determination and rational drug development using structure-based design. Customers are located all over the world, and the company's approximately 30 employees come from all over the world as well. SARomics has been at Medicon Village since 2012, then as a development company at SmiLe Incubator. For Björn, the time at Medicon Village has been crucial for the company's organic growth. As the company grew, new premises in the area were obtained. Now, in Laboratory Building B407, SARomics was offered premises which it helped to design. This, together with the unique collaborative environment at Medicon Village, means a lot to Björn.



NINA WOODWORTH, COO
MALIN HULTQVIST, CEO

REDOXIS

“To be part of something bigger.” Redoxis offers services in preclinical drug development and customised studies focusing on inflammation and autoimmunity. The company started in 2007 with its own research and came to Medicon Village and SmiLe in 2012. Over time, Redoxis was asked by other companies to help with different types of studies. This led to the company's own research being spun off, and in 2016 Redoxis became a pure CRO. Malin believes this development is largely due to being a part of Medicon Village. Here, there is an invaluable proximity to others, an open and generous culture, and always someone to ask. “From an international perspective, it is also an advantage to be connected to the entire community, Lund and the tradition that exists here”, says Malin.



BALANCE, STORE AND SHARE ENERGY

The E.ON ectogrid™ energy system is an innovative heating and cooling system that balances energy flows inside a building and between buildings within a specific area.

In addition to balancing energy flows, the system also ensures that both heating and cooling can be recovered and shared with others. E.ON ectogrid™ is a closed, low-temperature grid where heat pumps and cooling machines in each building adjust the temperature as needed. In the process, each building sends excess heating or cooling to other buildings, depending on their needs.

By sharing, balancing, and storing energy in a closed circuit, all available energy flows are used as efficiently as possible before new energy is added. The result is a significant reduction in energy consumption, lower costs, and reduced impact on the environment.

In December of 2023, E.ON ectogrid™ won first prize in the energy efficiency category at the COP28 UN Climate Change Conference in Dubai.

MEDICON VILLAGE

- » 180 COMPANIES
- » A FOCUS ON LIFE SCIENCE
- » 2,800 COLLABORATORS

MEDICON VILLAGE – THE ALL-IMPORTANT CONTEXT

Today, Medicon Village is the largest research park in Scandinavia with a focus on life science. Behind its strong development is a belief in its fundamental concept – to create an effective mix of companies, academic activities, and support functions where the entire value chain is represented.

Essential to success is the idea of Medicon Village as a gathering place where cross-border meetings take place, both spontaneously and through a structured platform for exchanging knowledge and experience. In fact, the entire area is designed to facilitate meetings and create a sense of belonging, with restaurants, gyms, and other social spaces.

Medicon Village is home to 180 companies and numerous organisations linked to Region Skåne and Lund University. All businesses are offered innovation support initiatives adapted to different phases and needs. SmiLe Incubator is an independent operation at Medicon Village owned by the incubator foundation, STIL. It is an important part of the innovation ecosystem and provides invaluable support for many start-ups from initial idea to commercialisation and growth.

Our members represent every part of the health chain, from prevention and diagnostics to treatment and care. Ensuring a holistic contribution to societal health and wellbeing requires continued expansion and even greater collaboration – regionally, nationally, and internationally. Medicon Village is all about the future.



KARIN VON WACHENFELDT, CEO
CHARLOTT BRUNMARK, CSO

TRULY LABS

“A pioneering spirit that is important to nurture.”

Truly Labs offers contract research in drug development with a focus on translational research, i.e. the transition from pre-clinical to clinical activities. Founded in 2011, Truly Labs was one of the first companies to come to Medicon Village in 2012 and has grown organically ever since. Laboratory Building B407 offers an opportunity to grow even more in the customised spaces. Though already an established company at Medicon Village, Karin feels there is still much to do. There is a spirit of curiosity here. Collaborating, interacting, and helping each other means that development gets a fifth gear here. Many outside Skåne say they are a bit jealous of the feeling of community that exists here at Medicon Village. Karin can only agree.

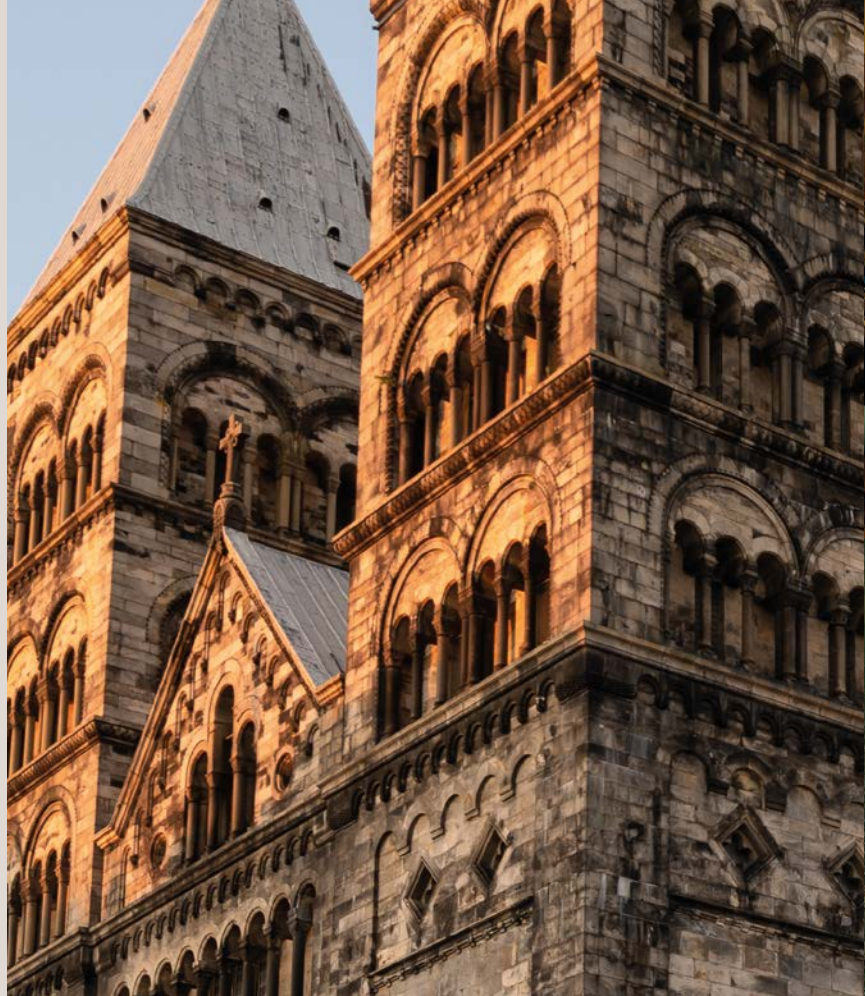


LAURA CHIRICA, CEO

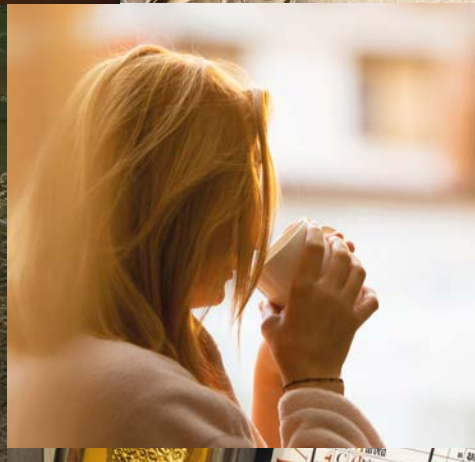
CELLEVATE

“It’s rare to be able to customise your own space.”

Cellevate develops and markets products based on a proprietary nanofiber-based platform – Cellevat3d™. The goal is large-scale manufacturing in bio-processing applications such as cell, gene, and vaccine therapies. Laura believes that the infrastructure that exists at Medicon Village has been indispensable for the company’s development. This is a dynamic environment where the sharing of experiences between companies is a natural part. The opportunity to network and learn from each other is a valued resource that has contributed to the success in a way that would not have been possible elsewhere. “To also be able to customise its own space in the lab building would have required a significant investment that many companies would not have the resources for on their own”, Laura argues.



“KUNSKAPSSTRÅKET”
– Lund’s knowledge district encompassing:
LUND UNIVERSITY
SKÅNE UNIVERSITY HOSPITAL
IDEON SCIENCE PARK
MEDICON VILLAGE
MAX IV
SCIENCE VILLAGE
ESS



TO WORK WITH THE NON-EXISTENT

Medicon Village is all about the future. About products that do not yet exist. About therapies and services that are constantly evolving. And about insights and opportunities.

Lund University has an international profile, with partner universities in nearly 70 countries. The university, the university hospital, and leading research infrastructures such as ESS and MAX IV are key components of the Lund story. They are all closely linked to research parks and business incubators, creating a unique innovation community that combines culture, city life and research within a compact radius of just two kilometres.

This brochure tells the story of Medicon Village’s specially designed laboratory building. But it is also a story about a vision that is bigger than the village itself. It’s a vision of the future, of engaging with the yet-to-be, in an environment of unprecedented openness, aimed at fostering a cohesive force for the entire life science ecosystem of the region. It is also one that aims to bolster internationalisation and cross-border collaborations, both in research and commercially. Medicon Village is a young life science park. It feels like we have only just begun. Which is why we have good reason to say:

HERE IS WHERE THE FUTURE IS CREATED.

MEDICON VILLAGE – A PART OF MEDICON VALLEY

- » 350+ biotech, pharmaceutical and medical device companies with local R & D
- » 5 global pharmaceutical companies in research and development
- » 65,500 employees in the private life science sector
- » 9 life science universities with 35,300 life science students
- » 15,000 life science researchers
- » 6,000 doctoral students in life sciences and health
- » 7 science parks with a strong focus on life sciences (totalling 1,500 companies)
- » 10 business incubators
- » 28 hospitals in all, including 9 university hospitals



GET IN TOUCH WITH THE FUTURE!

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