PROJEKTCAMPUS



BROCHURE · NO-RISK TEAM SPACES

Furnished team spaces & project offices near Stuttgart

Your own self-contained 200 m² for teams of 5 to 20 people: fully furnished, from 1 month, with your own server room – right on the A8 in Heimsheim.

200 m²	€300	25 kW	1 month
per unit, 5–20 people	net per desk/month	power and cooling per unit	minimum term

Alemannenstraße 19–23 · 71296 Heimsheim · Germany · right at the A8 exit Heimsheim

As of November 2026

THE NO-RISK PROJECT OFFICE

Move in, get started, grow or shrink

The **PROJEKT**CAMPUS offers more than 20 self-sufficient half-floors of 200 m² each, every one with separate access control, fully furnished and with its own server room. Each unit works as a sealed, multi-tenant-ready ecosystem: own entrances, privacy screening, physically separated fibre infrastructure and 25 kW of capacity.

A carefree rental: furniture, service charges, heating and cooling, caretaker and cleaning in one all-inclusive fee – no fit-out, no conversion, no long lease.

20+
self-sufficient half-floors with server room

25 kW
per unit: 12.5 kW power, 12.5 kW cooling

4×
fibre, carrier-neutral, up to 25,000 Mbit/s

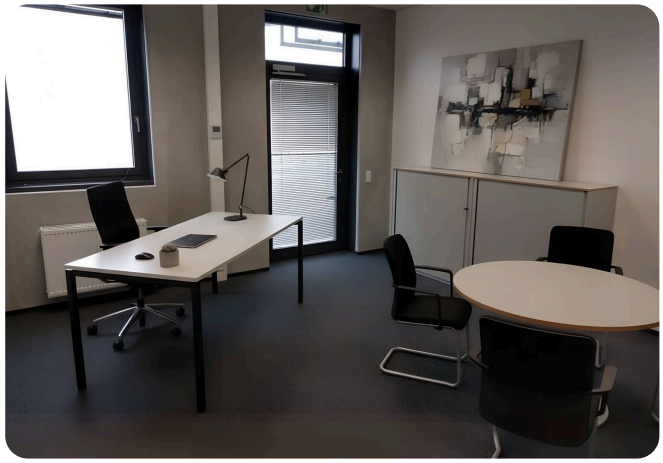
6 rooms
self-contained on 200 m²

from day 1
ready to move in, no fit-out

TISAX
audit-ready security infrastructure



Team office in a half-floor



Private office within the unit

Ready to go

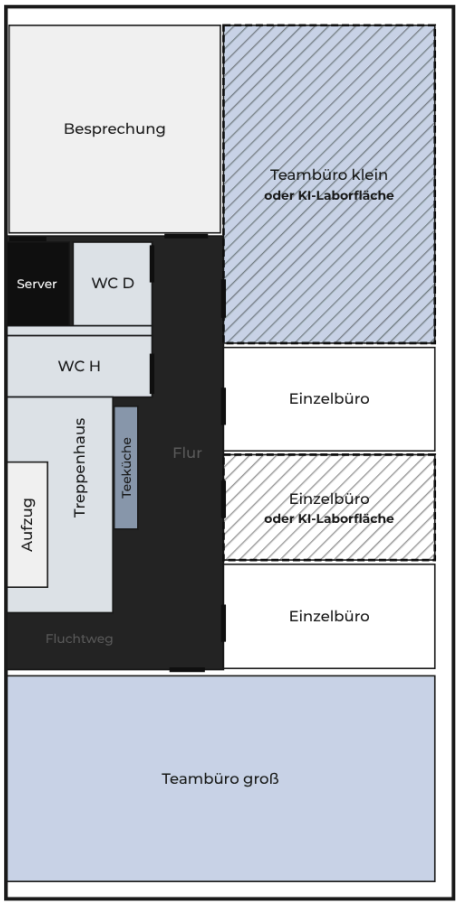
No months of planning and fit-out. Your team works from day one.

Furniture on wheels

Workshop layout on Monday, focus work on Tuesday – you rearrange the space yourself.

Data stays on site

Your own servers and AI hardware in your own alarmed server room instead of the cloud.



Floor plan of a half-floor (3rd floor, Small Business Tower II, simplified)

LAYOUT

One half-floor, 200 m²

- 3 private offices
- 1 large and 1 small team office
- 1 meeting room
- 1 kitchenette
- 1 own air-conditioned server room
- WC, lift and stairwell

Features

- Each office individually secured and air-conditioned
- Fully furnished, furniture on wheels
- Electric height-adjustable desks
- Cat7 cabling and fibre
- Excellent acoustics thanks to sound insulation

Alarmed and scalable

If your server racks grow, e.g. for AI hardware, the middle private office and the small team office can be used as lab space – inside your alarmed half-floor. Several half-floors can be combined.

WHO THE NO-RISK OFFICE SUITS

Downsize & stay flexible

Teams of 5–20 people moving out of large existing spaces, without a long lease.

Project & interim teams

Your own ready-to-use satellite office for 6 to 24 months.

AI, developer & engineering teams

Quiet, confidentiality and room for your own hardware.

TERMS

Flexible rental

Half-floor 200 m², 5–20 people	**€300 per desk / month**
Minimum term	**1 month**
Notice	**4 weeks to the end of the month**
Deposit	**2 months' rent**
Fit-out, furniture, one-off costs	**none**

All-inclusive

- Furniture, service charges, heating and cooling
- Caretaker and cleaning
- Parking
- Optional: garages, vehicle halls, test area
- On-campus Business-Motel for guests

COMPARISON

No-risk office or status quo?

	Long-term lease	No-risk office
Move-in	after planning & fit-out	from day 1
Commitment	3–5 years	monthly notice
One-off costs	fit-out, furniture	none
Services	separate	included
Adjusting space	move or renegotiate	on the campus

A8 exit Heimsheim	**right at the campus**
Weissach R&D centre	**approx. 8 min**
Renningen research campus	**8 km**
Stuttgart Airport & Messe	**approx. 25 min**
Stuttgart · Pforzheim · Karlsruhe	**via the A8**

Come and see your new office.

We adapt the furniture to your team. Arrange a viewing – you are welcome to stay overnight at the Business-Motel.

Arrange a viewing

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