

Corporate News

New HQ business centre at Science Park North43: ESPG launches first project with IWG in Cologne

- **Additional successful lease agreement with IWG at Science Park North43**
- **Around 1,300 square metres of space for flexible working environments under the HQ brand**
- **High-quality fit-out by ESPG, with operations managed by IWG**
- **Further step in unlocking value and activating space potential within the portfolio**

Cologne, 14 April 2026: European Science Park Group (ESPG), a real estate company specialising in science parks, is launching its first joint project with IWG Management (Germany) GmbH at Science Park North43 in Cologne. As part of the partnership, approximately 1,300 square metres on the ground floor and second floor will be fitted out and subsequently operated under the HQ brand. IWG plc is also well established in Germany through its brands Regus, Spaces and Signature, as well as following its recent acquisition of Design Offices. The opening of HQ is scheduled for June.

“With HQ, we are strategically expanding the range of uses at Science Park North43 to include flexible working environments for companies looking to start quickly and scale efficiently. The operation of the ‘business club’ on the ground floor will completely redesign the lobby and give North43 an entirely new look. The site already brings together a broad mix of tenants—from specialised SMEs to technology-driven companies—creating an environment in which different business models can benefit from one another. This combination of established occupiers and flexible office concepts is a key element of our holistic science park approach and sustainably strengthens the future viability of the location,” said **Markus Drews, Member of the Management Board of ESPG AG.**

Science Park North43, located in the north of Cologne, offers companies flexible and scalable space for a wide range of uses—from office and laboratory to technical and production-related applications. The modular building structure allows space to be tailored to individual requirements and to grow alongside tenants’ needs. In total, the site comprises approximately 10,450 square metres of lettable space, of which around 4,000 square metres are currently still available.

Companies from a wide range of industries are already based at the site today: in addition to flexible office concepts, technology-driven and security-related uses are

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also represented. For example, W.I.S Sicherheit GmbH utilises the site for demanding operational and technical processes, while Emil Koch uses the science park as a base for its technology-driven business. With the addition of HQ, the offering will now be further enhanced to include flexible workplace solutions.

The collaboration with IWG, the world's leading provider of flexible workspace solutions, aims to establish modern and flexible office offerings in technology-oriented locations. With brands such as Regus, HQ, Spaces and Signature, IWG operates a global network of more than 3,700 locations across over 120 countries. ESPG will be responsible for the high-quality fit-out of the space, as well as technical management and quality assurance. Following completion, IWG will operate the space and market it as a modern business centre under the HQ brand.

About ESPG

European Science Park Group (ESPG) is a real estate company specialising in science parks. The company focuses on developing science parks, primarily comprising tenants from future-oriented industries such as life sciences, green technologies, and digital transformation, which benefit from proximity to one another as well as to universities, clinics, and research institutions. ESPG's portfolio currently comprises 16 science parks across Europe with a total area of 126,000 square metres. The locations are typically situated outside metropolitan areas in regions recognized as science clusters or with a high concentration of innovative companies.

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