



## Space List Summary

Code	Tag	Space Group	m <sup>2</sup> NUA (hym <sup>2</sup> )	m <sup>2</sup> NUA (hym <sup>2</sup> )	Ratio GFA/NUA	% of GFA	m <sup>2</sup> GFA (brm <sup>2</sup> )	m <sup>2</sup> GFA (brm <sup>2</sup> )	Details
	1	Labs	5 000	0	1,40	17 %	7 000		
	2	Offices	18 000	0	1,50	66 %	27 000		1800 work places. 15 brm <sup>2</sup> /person (GFA). Built in phases. Phase 1: 13 500 m <sup>2</sup> GFA, 900 work places (50 %). Phases 2–3: 6 750 m <sup>2</sup> GFA, 450 work places (25 %).
	3	Common Spaces	3 400	0	1,50	12 %	5 100		
	4	Service Spaces	1 600	0	1,25	5 %	2 000		
			28 000	0	1,47	100 %	41 100		
	5	Mechanical Spaces	3 800	0					
		Car parking					343 pcs		1 car parking place/120 brm <sup>2</sup> (GFA). Above-ground parking.
		Bicycle parking					685 pcs		1 bicycle parking place/60 brm <sup>2</sup> (GFA).

## Detailed Space List

Code	Tag	Space	# of Unit(s)	m <sup>2</sup> NUA per Unit (hym <sup>2</sup> )	m <sup>2</sup> NUA (hym <sup>2</sup> )	m <sup>2</sup> NUA (hym <sup>2</sup> )	Dimens. W x D min. (m)	Free height L min (m)	Details
	1.1	Modular Labs		2 400					
	1.1.1	Flexible Research and Testing Space ('The Hangar')	1 pcs	2 400	2 400		60 x 40	15	Small modular laboratories (shipping containers) min. 20 pcs. Presentations. Delivery drive-in (truck). Delivery vehicle length 12 m, height 3,5 m (door height 4,2 m).
	1.2	OTA RF (Over-the-Air Radio Frequency) Testing Ranges		1 300					OTA RF (Over-the-Air Radio Frequency) test ranges. Electromagnetically shielded anechoic chambers (no reverberant sounds, reduced electromagnetic field). Wall thickness with radiation-absorbent material 0,9–1,2 m. Delivery drive-in (forest harvester). Delivery vehicle length 8 m, height 3,7 m (door height 4,2 m).
	1.2.1	Radar Cross Section Test Range	1 pcs	1 000	1 000		35 x 25	20	Delivery drive-in (truck). Delivery vehicle length 12 m, height 3,5 m (door height 4,2 m).
	1.2.2	Compact Antenna Test Range	1 pcs	100	100		12 x 8	8	Multi-purpose chamber for accurate, indoor antenna, radome and radar cross-section (RCS) measurements.
	1.2.3	Combo Near-Field Test Range	1 pcs	90	90		10 x 8	7	Multi-purpose chamber for Planar Near-field (PNF) antenna, Cylindrical Near-field (CNF), and Spherical Near-field (SNF) measurements.
	1.2.4	Multi-purpose Near-Field and Calibration Test Range	1 pcs	60	60		6 x 9	5	Test range for calibration of antennas.
	1.2.5	Spherical Near-Field Test Range	1 pcs	40	40		6 x 6	6	Accurate pattern testing of directive, multi-port and beam steering antennas. Near-field and far-field measurements.
	1.2.6	High-Frequency Spherical Near-Field Test Range	1 pcs	10	10		3 x 3	4	Test range for characterizing low gain antennas at millimeter (mm) wave frequencies.
	1.2.7	Outdoor Far-Field Test					100 x 40		Outdoor test range.
	1.3	SIT (System Integration Testing) Labs		1 300					SIT (System Integration Testing) laboratories. High demands for IT infrastructure.
	1.3.1	Flexible SIT Lab	1 pcs	500	500			3.5	Flexible laboratory with modular installations. Open space configuration.
	1.3.2	Avionics SIT Lab	1 pcs	200	200		14 x 14	6	System integration testing for avionics.
	1.3.3	Large SIT Lab	2 pcs	200	400		16 x 12	8	General purpose laboratory.
	1.3.4	Small SIT Lab	4 pcs	50	200			3.5	General purpose laboratory.
	2.1	Office		18 000					2.8 Modular office spaces. Open office space, team workspaces, and private offices.
	2.1.1	Private Office	480 pcs	10	4 800				8–12 m <sup>2</sup> . Large offices (10–12 m <sup>2</sup> ) for 1–2 person(s). Vacant/non-dedicated offices can be used as additional quiet spaces.
	2.1.2	Team Workspace			2 560				2–6 persons. 8 m <sup>2</sup> /person. Vacant/non-dedicated team workspaces can be used as additional meeting rooms.
	2.1.3	Open Office			6 400				8 m <sup>2</sup> /person (workspace 7.5 m <sup>2</sup> /person, open meeting area 0.5 m <sup>2</sup> /person).
	2.1.4	Quiet Space	96 pcs	7	672				6–8 m <sup>2</sup> . Small meetings (2–3 persons), phone calls, remote meetings, and silent work.
	2.1.5	Meeting Room	48 pcs	18	864				6–10 persons. 16–20 m <sup>2</sup> . Meetings (in-person and remote) and project work.
	2.1.6	Print Room	48 pcs	5	240				
	2.1.7	Storage			480				General purpose storage. Office supplies and archives. 40–80 % decentralized.
	2.1.8	Lobby/Breakroom	16 pcs	100	1 600				1/100 persons. Kitchen and lounge. Decentralized.
	2.1.9	Cloakroom/Lockers	16 pcs	7	112				Decentralized.
	2.1.10	Bathroom			192				Decentralized.
	2.1.11	Accessible Bathroom	16 pcs	5	80				Decentralized.
	3.1	Foyer		750					
	3.1.1	Foyer			400				Waiting area and exhibition space.
	3.1.2	Reception	1 pcs	30	30				
	3.1.3	Back Office	1 pcs	20	20				Connected to reception.
	3.1.4	Cloakroom			180				Served (desk) or self-service.



3.1.5 Restrooms			120			Connected to foyer, restaurant, and conference area. Includes accessible bathrooms (2 pcs).
3.2 Restaurant	1 150					
3.2.1 Restaurant			720			480 persons. Separate dining rooms for 12 persons (2pcs) and 24 persons (2 pcs). Can be used as a reading area and open work space outside lunch hours. Separate entrance.
3.2.2 Cafeteria			180			120 persons. Connected to restaurant and kitchen. Can be used as a dining space during lunch hours. Separate entrance.
3.2.3 Kitchen			250			Delivery.
3.3 Conference Area	1 500					
3.3.1 Auditorium		1 pcs	720	720		540–600 seats. Raised seating.
3.3.2 Multi-Purpose Space ('Black Box')		1 pcs	240	240		6 150–180 seats. Flat floor. Flexible seating.
3.3.3 Conference Room		2 pcs	120	240		4 Flat floor. Flexible seating.
3.3.4 Meeting Room		2 pcs	48	96		24–30 persons.
3.3.5 Meeting Room		4 pcs	24	96		10–14 persons.
3.3.6 Meeting Room		6 pcs	18	108		6–10 persons.
4.1 Personnel Services	660					
4.1.1 Gym		1 pcs	240	240		Connected to locker rooms.
4.1.2 Locker Room		2 pcs	180	360		Locker room, bathrooms, shower, and sauna for occupants. Good connection to gym and bicycle parking.
4.1.3 Locker Room		2 pcs	30	60		Locker room, bathrooms, and shower for staff.
4.2 Building Services	940					
4.2.1 Mailroom		1 pcs	100	100		Mail and delivery. Temporary storage.
4.2.2 Central Cleaning Service Room		3 pcs	24	72		1 pcs/space group 1–3 (labs, office area, common spaces).
4.2.3 Cleaning Storage		16 pcs	3	48		Decentralized in office area.
4.2.4 Control Room		1 pcs	10	10		Central control and monitor station for building systems.
4.2.5 Building Security		1 pcs	10	10		
4.2.6 Workshop		1 pcs	120	120		Building maintenance workshop and storage.
4.2.7 IT Workshop		1 pcs	120	120		IT workshop and storage.
4.2.8 Archive		1 pcs	40	40		
4.2.9 Central Storage				360		Central storage.
4.2.10 Property Maintenance Storage (Garage)		1 pcs	60	60		Drive-in.
4.2.11 Waste Management						Outside building's thermal envelope but sheltered. Restricted access. Delivery.
5.1 Mechanical Spaces	3 800					
5.1.1 HVAC – Labs			700			4 10 % of GFA (brm <sup>2</sup> ).
5.1.2 HVAC – Office			1 890			4 7 % of GFA (brm <sup>2</sup> ).
5.1.3 HVAC – Common Spaces			510			4 10 % of GFA (brm <sup>2</sup> ).
5.1.4 HVAC – Services			140			4 7 % of GFA (brm <sup>2</sup> ).
5.1.5 Transformer			80			Direct access from outside.
5.1.6 Switch			80			Direct access from outside.
5.1.7 Heating Room			240			
5.1.8 Water Control Room			60			
5.1.9 Telecommunication Room			100			Direct access from outside.
5.1.10 Sprinkler Riser Room (optional)						