LIFE SCIENCES

BIOTECH

SOKAI

SPACE OF KNOWLEDGE AND INNOVATION

[GIPUZKOA, BASQUE COUNTRY]



VIRTUAL TOUR

DEEP TECH

SOKAIHUB.COM


THE ECOSYSTEM
WHERE SCIENCE
GROWS,
PRODUCES,
AND ADVANCES.
EUSKADI
TECHNOLOGY
PARK
SOKAI

SPACE, TALENT AND KNOWLEDGE CONNECTED TO SUPPORT THE GROWTH OF LIFE SCIENCES COMPANIES.

Life Sciences companies need much more than square metres. They need infrastructure capable of responding to a demanding activity, facilitating their evolution and creating the conditions for science and business to advance at the same pace.





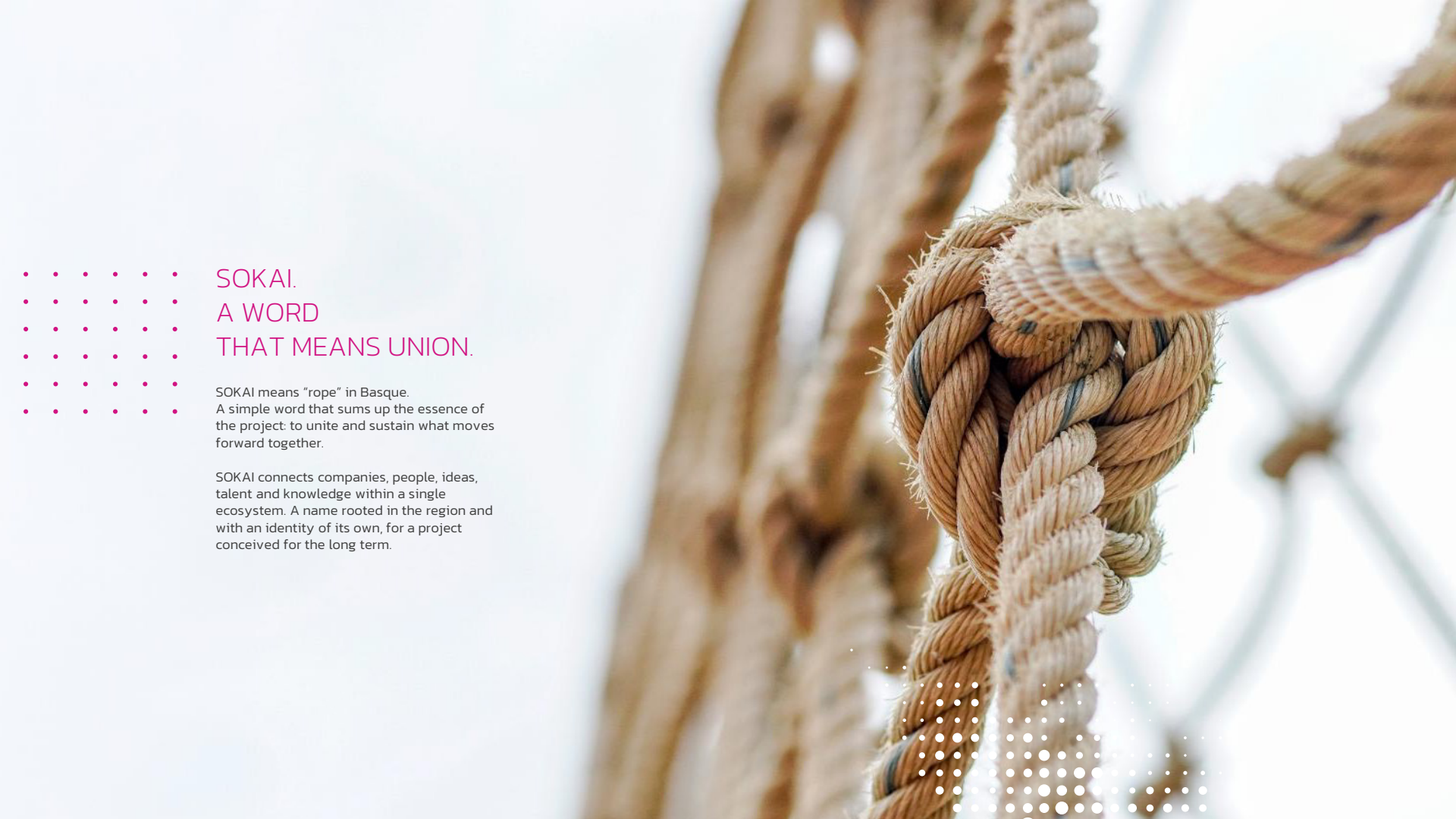
SOKAI HUB Gipuzkoa was born with that purpose: to bring together, within a single ecosystem, offices, laboratories, GMP spaces, technical warehouses, support areas, services, common areas and accommodation for talent.
An unusual combination that makes it possible to concentrate resources, simplify set-up and generate new synergies between teams and companies.

A PLACE DESIGNED TO ADVANCE.

SOKAI.
A WORD
THAT MEANS UNION.

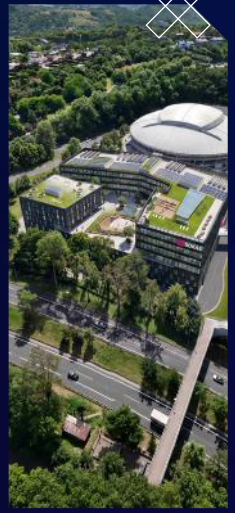
SOKAI means “rope” in Basque.
A simple word that sums up the essence of the project: to unite and sustain what moves forward together.

SOKAI connects companies, people, ideas, talent and knowledge within a single ecosystem. A name rooted in the region and with an identity of its own, for a project conceived for the long term.



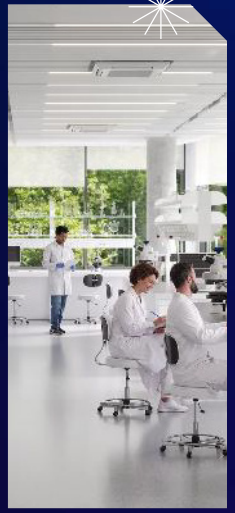
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01.

LOCATION AND SURROUNDINGS

SOKAI HUB GIPUZKOA

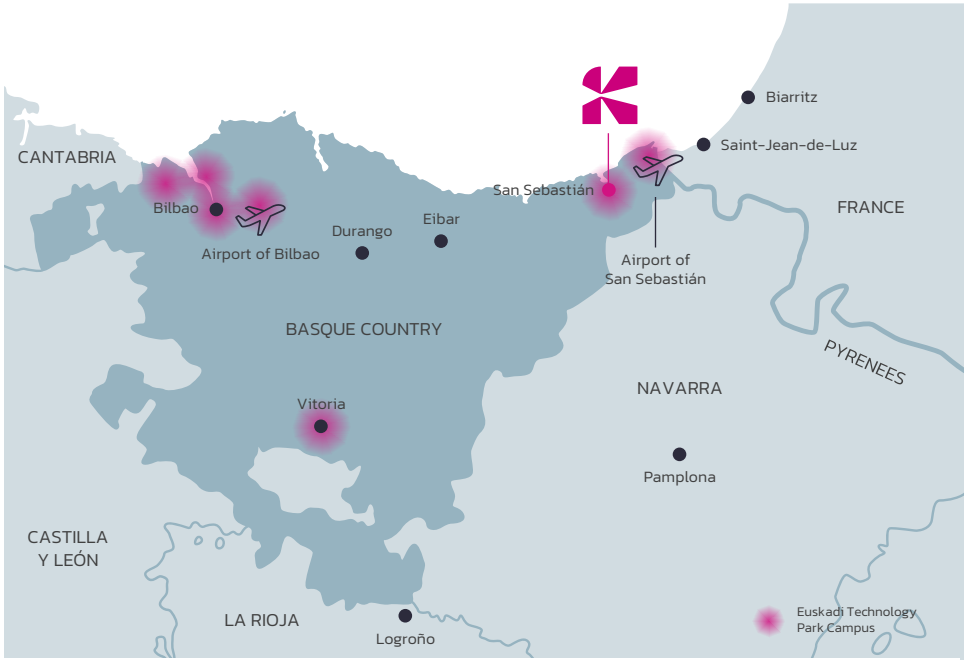
SAN SEBASTIÁN BRINGS TOGETHER SCIENCE, INDUSTRY, TALENT AND QUALITY OF LIFE IN A SETTING CONNECTED WITH EUROPE.

A SCIENTIFIC ECOSYSTEM GEARED TOWARDS MANUFACTURING AND R&D.

SOKAI HUB Gipuzkoa is located in San Sebastián, within the Euskadi Technology Park and close to an established network of research centres, universities, specialised companies and innovation-related institutions.

In recent years, the city and its surroundings have strengthened their position in biosciences, research and advanced technology, building a base of knowledge and talent that is especially valuable for companies that need to grow close to other players in the ecosystem.





A LOCATION OPEN TO EUROPE

Its proximity to France, Bilbao and the main corridors of northern Spain places SOKAI in a strategic position to engage with national and international markets, teams, clients and knowledge centres.

TRAVEL TIMES FROM SOKAI HUB

Airport of San Sebastián	25 min
France	25 min
Airport of Bilbao	1 h.
Bilbao	1 h. 10 min

WHERE TALENT ALSO WANTS TO LIVE.

San Sebastián offers an especially relevant advantage for a sector that competes for specialised profiles: the ability to attract and retain talent.

Its compact scale, natural surroundings, culture, gastronomy and quality of life mean that developing a career and building a life can happen in the same place.

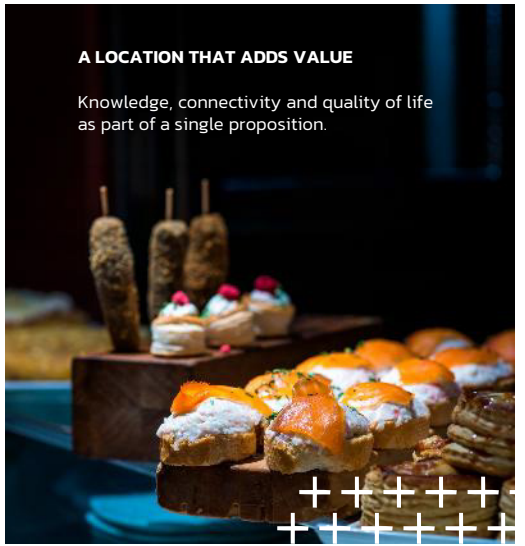






A LOCATION THAT ADDS VALUE

Knowledge, connectivity and quality of life as part of a single proposition.




SOKAI

CONNECTIVITY.

A strategic location within the city, combining accessibility, services and a direct connection to San Sebastián's main points of interest.

Topo train (Euskotren)
- Anoeta (E1, E2) – 12 min walk
- Amara–Donostia (E1, E2, E5) – 4 min by Topo
- Centro / La Concha – a few min by Topo or bus

Bus (Dbus)
- Lines 17, 28 and 31 – Begiristain I stop, 7 min walk

Renfe Cercanías (commuter rail)
- Anoeta – future Topo–Cercanías interchange at the newly renovated station
- Loiola (line C-1) – 30 min walk

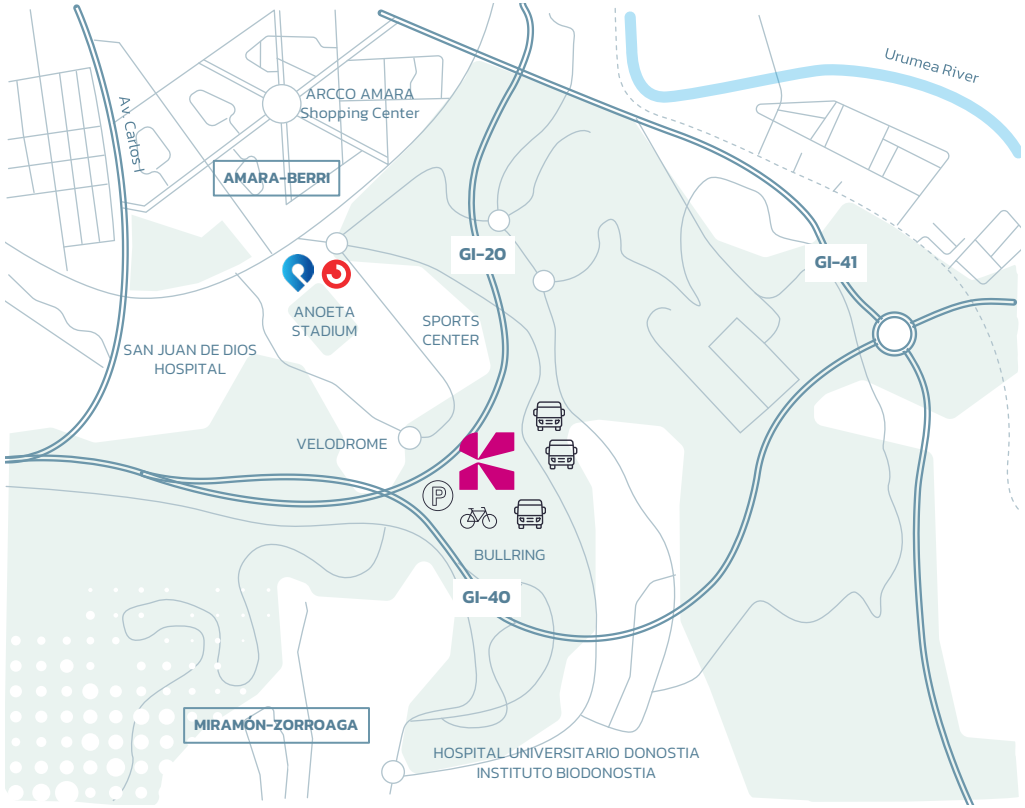
Airport
- San Sebastián (Hondarribia) – 25 min by car
- Bilbao – 1 h 10 min by car

French border
- Hendaye – 36 min by Topo (line E2) – 25 min by car
- Connection with TER and TGV to Bayonne and Bordeaux

Road access
- Direct access to the GI-20 (ring road) and, via it, to the A-8 (Cantabrian corridor), A-15 (Pamplona) and N-I

Car
- Illunbe park-and-ride car park within the site itself

Bike
- Bidegorri cycle lane next to the building (Topo–Urumea axis). dBizi station (public bikes, mechanical and electric) a few min walk away




PARK-AND-RIDE CAR PARK
SOKAI
VELODROME
ANOETA STADIUM
BULLRING
ATHLETICS TRACK
GI-20
SPORTS CENTER

02.

SOKAI HUB GIPUZKOA IN DETAIL

SOKAI HUB GIPUZKOA

A LARGE-SCALE COMPLEX WHERE RESEARCH, PRODUCTION, LOGISTICS, WORK AND COMMUNITY COEXIST WITHIN A SINGLE INFRASTRUCTURE.



EVERYTHING NEEDED TO ADVANCE, IN ONE PLACE.

What makes SOKAI unique is its combination of uses and the relationship between them. Each area maintains the functional independence its activity requires, yet forms part of a shared infrastructure that brings teams closer together, organises flows and enables more efficient operations.

An infrastructure conceived to reduce friction and support the evolution of each company.



A COMPLEX THAT INTEGRATES EVERYTHING.



Specialised infrastructure for research, development and production



Flexible spaces for companies at different stages of growth



Technical and logistics areas integrated into the complex's operations



Amenities and common spaces that foster community and collaboration



Integrated accommodation to facilitate the arrival of talent and teams

45,151 m²	15,737 m²	9,421 m²	6,206 m²	3,744 m²	436 m²	232
Total gross leasable area	Offices and laboratories	Warehouse	GMP technical areas	Integrated residences in the Talent House	Restaurant	Parking spaces

03.

AMENITIES AND COMMON AREAS

SOKAI HUB GIPUZKOA

SPACES THAT COMPLETE THE PROJECT EXPERIENCE AND FOSTER RELATIONSHIPS AMONG THE PEOPLE WHO OCCUPY IT.



AMENITIES AND COMMON AREAS.

SOKAI is not conceived as a sum of independent spaces, but as a community.

The common areas help connect companies and professionals, bring wellbeing to everyday life and create opportunities to share knowledge naturally.





THE AGORA, THE HEART OF SOKAI

An open, versatile space conceived as the complex's meeting point.

Informal meetings, presentations, events or spontaneous conversations find here a common place where scientific and business activity can connect.



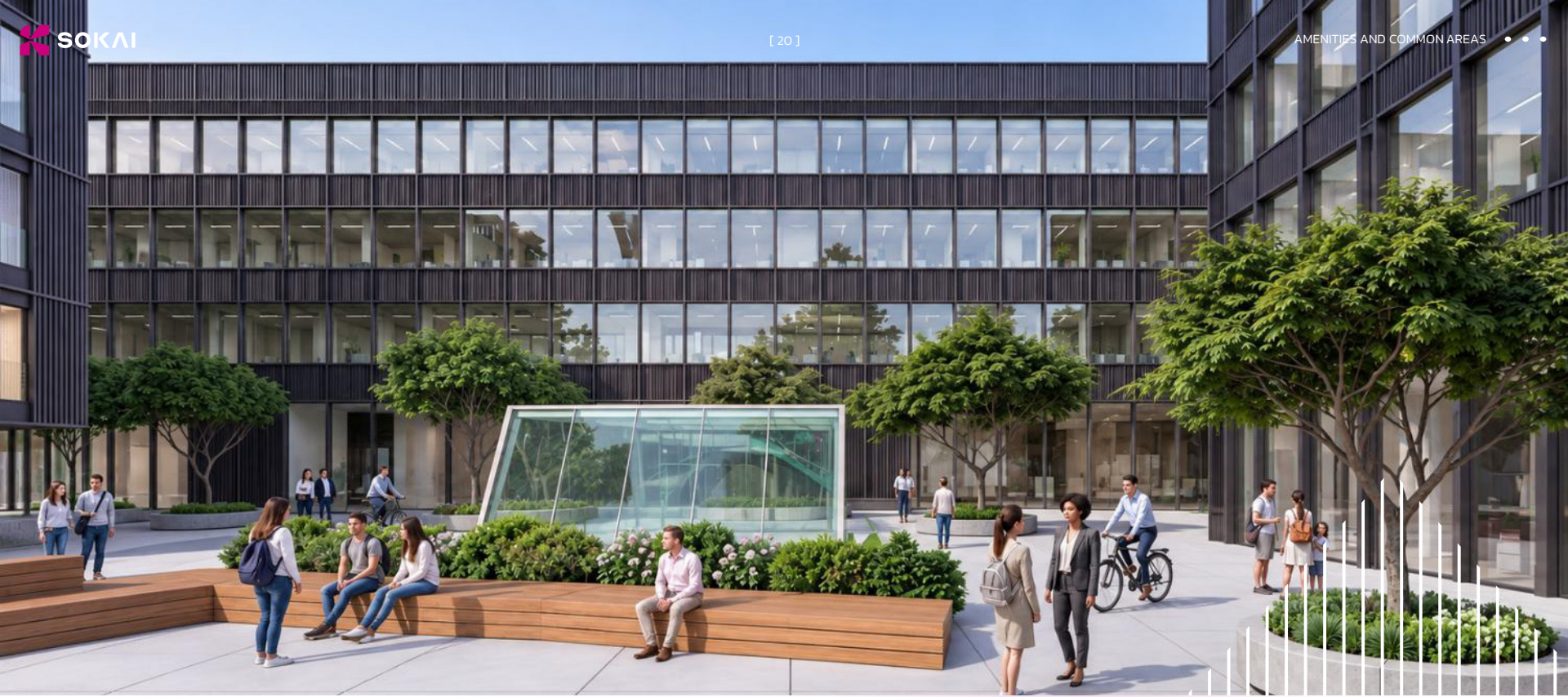


ENTRANCE AND LOBBY

The main entrance introduces SOKAI's identity from the moment of arrival and clearly organises the routes to the different uses.

A representative, functional and carefully designed space, in keeping with the character of the project.


SOKAI
PEOPLE
SCIENCE
IDEAS
FOR A
HEALTHIER
TOMORROW
RESEARCH
BETTER SCIENCE



TERRACES, GARDENS AND OUTDOOR AREAS

The outdoor spaces extend activity beyond the interior of the building and offer new places to meet, rest or work in a different way.

Vegetation, terraces and landscaped areas bring wellbeing and a more direct relationship with the surroundings.







DINING, WELLBEING AND SERVICES

Café, dining hall, gym, meeting rooms, rest areas and an auditorium complete an experience designed to make the working day simpler and more appealing for those who work at SOKAI.




SOKAI
Talent shapes what's next.
Building a more connected,
sustainable world together for
generations.
PEOPLE
EMPOWER
PROGRESS
IDEAS
CONNECT
MARKETS
SUSTAINABILITY
BUILDS
TOMORROW



TALENT HOUSE

The residential building includes 57 one- and two-bedroom homes for relocated professionals, visiting researchers or teams that need an immediate solution while setting up.

A practical response that facilitates talent mobility and reinforces the integrated character of the ecosystem.







04.

SPACES FOR ACTIVITY

SOKAI HUB GIPUZKOA

SPECIALISED TYPOLOGIES THAT MAKE IT POSSIBLE TO COMBINE RESEARCH, PRODUCTION, LOGISTICS AND WORK ACCORDING TO THE NEEDS OF EACH COMPANY.



SPACES FOR ACTIVITY.

SOKAI offers a combination of spaces that is unusual within a single project.

The proximity between the different typologies makes it possible to design more efficient set-ups and support the growth of each company without unnecessarily fragmenting its operations.





GMP SPACES

With 9,607 m² and a clear height of 6.70 m, the GMP spaces are one of SOKAI's main differentiators. Their volume and configuration offer flexibility to integrate processes, equipment and installations with demanding technical requirements.

The connection with the technical and logistics areas makes it possible to plan coherent set-ups from the outset, with the capacity to evolve as activity grows.











WAREHOUSE AND LOGISTICS CAPACITY

The 9,421 m² of warehouse space, with a clear height of 4.80 m, forms part of the complex's operational infrastructure. It is designed to receive, organise and move materials efficiently and to work in coordination with the production and technical areas.

The access points and manoeuvring areas are designed for the arrival of industrial vehicles and trailers, facilitating loading and unloading operations and providing logistics capacity in line with the scale of the project.

This direct relationship between storage, technical support and production reduces travel distances and allows operations to adapt to the needs of stock, picking, dispatch and support for production processes.









TECHNICAL AREAS

The 6,206 m² of technical areas provide support for the installations, equipment and services associated with scientific and production activity.

Their integration frees up operational space and facilitates the maintenance, adaptation and future evolution of each set-up.





OFFICES AND LABORATORIES

SOKAI offers 15,737 m² of offices and laboratories, with a height of 3.70 m and flexible configurations to adapt to different teams and ways of working.

The proximity between research, management and corporate activity fosters more agile collaboration and naturally connects those who develop, produce and make decisions.



05.

SUSTAINABILITY

SOKAI HUB
GIPUZKOA

A LONG-TERM
SUSTAINABLE VISION.

EFFICIENCY, WELLBEING AND ADAPTABILITY AS PART OF A LONG-TERM VISION.



SOKAI's sustainability is integrated into the building's efficiency, the organisation of its spaces, mobility and the quality of its surroundings. A commitment embodied in the BREEAM® Very Good certification.

In a complex with demanding technical requirements, efficiency also means optimising spaces, organising flows and facilitating the evolution of each company without losing functionality.

Use of natural light in offices, laboratories and common areas.

Green roofs and outdoor spaces linked to wellbeing and biodiversity.

Planned integration of rooftop photovoltaic generation.

Design focused on energy efficiency and consumption control.

Accessibility by public transport, bicycle and connection with the city.

Flexible spaces to facilitate future adaptations and extend their useful life.



06.

AREAS AND TECHNICAL SPECIFICATIONS

SOKAI HUB GIPUZKOA

THE COMBINATION OF USES INTEGRATES RESEARCH, PRODUCTION, LOGISTICS, WORK AND ACCOMMODATION WITHIN A SINGLE INFRASTRUCTURE, WHILE MAINTAINING THE INDEPENDENCE OF EACH ACTIVITY.

AREAS.

Total GLA	**45,151 m²**
Offices and laboratories	15,737 m²
Warehouse	9,421 m²
GMP technical areas	6,206 m²
Residential unit	3,744 m²
Outdoor areas	3,228 m²
Restaurant	436 m²
Parking	232 spaces



TECHNICAL SPECIFICATIONS.

- Structural capacities and imposed loads.
- Electrical provision, available power and redundancies.
- HVAC, ventilation and environmental conditions.
- Fire protection and compartmentation.
- Logistics access, turning radii and loading/unloading operations.
- Installations, telecommunications and control systems.
- Certifications, sustainability criteria and delivery schedule.

**Information pending validation by the client and the project's technical team.*



07.

CONTACT

SOKAI HUB
GIPUZKOA

IT IS NOT JUST ABOUT
FINDING A SPACE.
IT IS ABOUT FINDING
THE RIGHT PLACE TO ADVANCE.

THE RIGHT PLACE TO ADVANCE.

SOKAI HUB Gipuzkoa brings together specialised infrastructure, operational capacity and an exceptional scientific and urban setting for companies that want to grow with a long-term vision.

A project where research and production coexist. Where logistics is part of an integrated operation. Where common spaces connect teams. And where San Sebastián provides the talent, knowledge and quality of life needed to build ambitious projects.



VIRTUAL TOUR

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