

Brainport
Industries
Campus

BECOME A
BIC ONE
Rental Brochure

The place for promising companies in the high-tech manufacturing industry that aspire to collaborate on innovations and accelerate production

BECOME A
BIC ONE

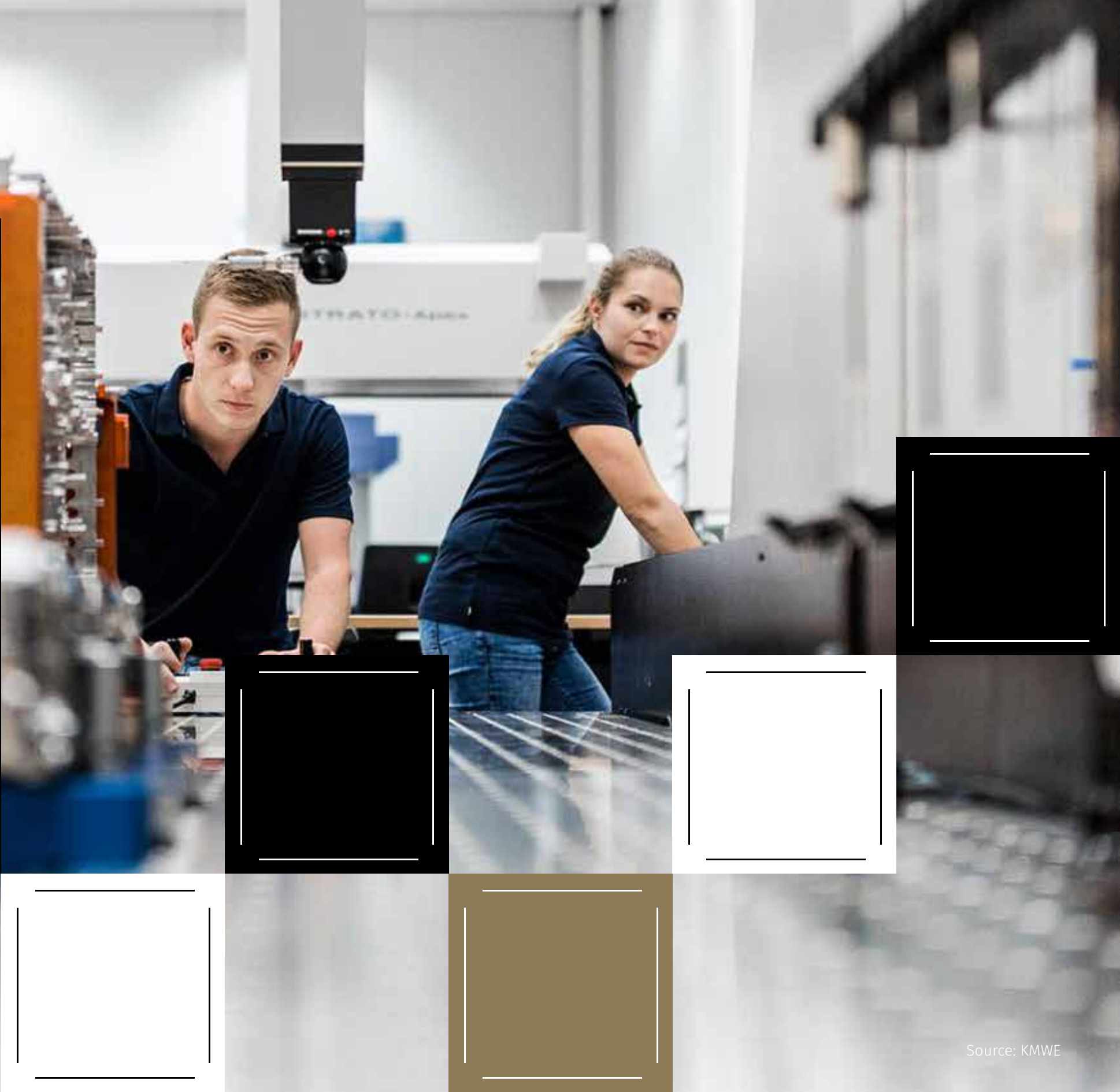




Table of Contents

1. Brainport Industries Campus	4
2. BIC ONE	5
3. BIC Building Blocks	6
Ecosystem	7
Triple helix	10
Sharing	13
Talent	16
Smart	19
Green	22
4. BIC Building Blocks	25
5. BIC is growing with you	28
6. Brainport Eindhoven	29
7. Accessibility	31
8. Contact	37

Brainport Industries Campus

Brainport Industries Campus is the ideal location for progressive companies in the high-tech manufacturing industry that aspire to collaborate in business, innovations and production. The campus has created a unique environment for gaining a competitive edge. In cooperation with governments, educational institutions and other partners, the future of the high-tech manufacturing industry is brought to life here.

Brainport Industries Campus (BIC) is the face of the high-tech manufacturing industry. An international campus development in the heart of Brainport Eindhoven. Top technology, education, government and high-quality facilities come together under one roof here. Brainport Industries Campus is the place where the innovative and competitive strength of the high-tech manufacturing industry spreads its wings.

At Brainport Industries Campus, collaborations are formed quickly and achieve their full potential. Companies and institutes draw upon each other's strengths and specialisations. In every field. Because there is one common goal: to produce and innovate in less time and with fewer major investments. By working together, we can respond more quickly to market demands. Short lines of communication and shared facilities make this possible.



BIC ONE

The west wing of Brainport Industries Campus is called BIC ONE and offers promising companies in the high-tech manufacturing industry the opportunity to become part of its unique ecosystem, without having to make major investments.

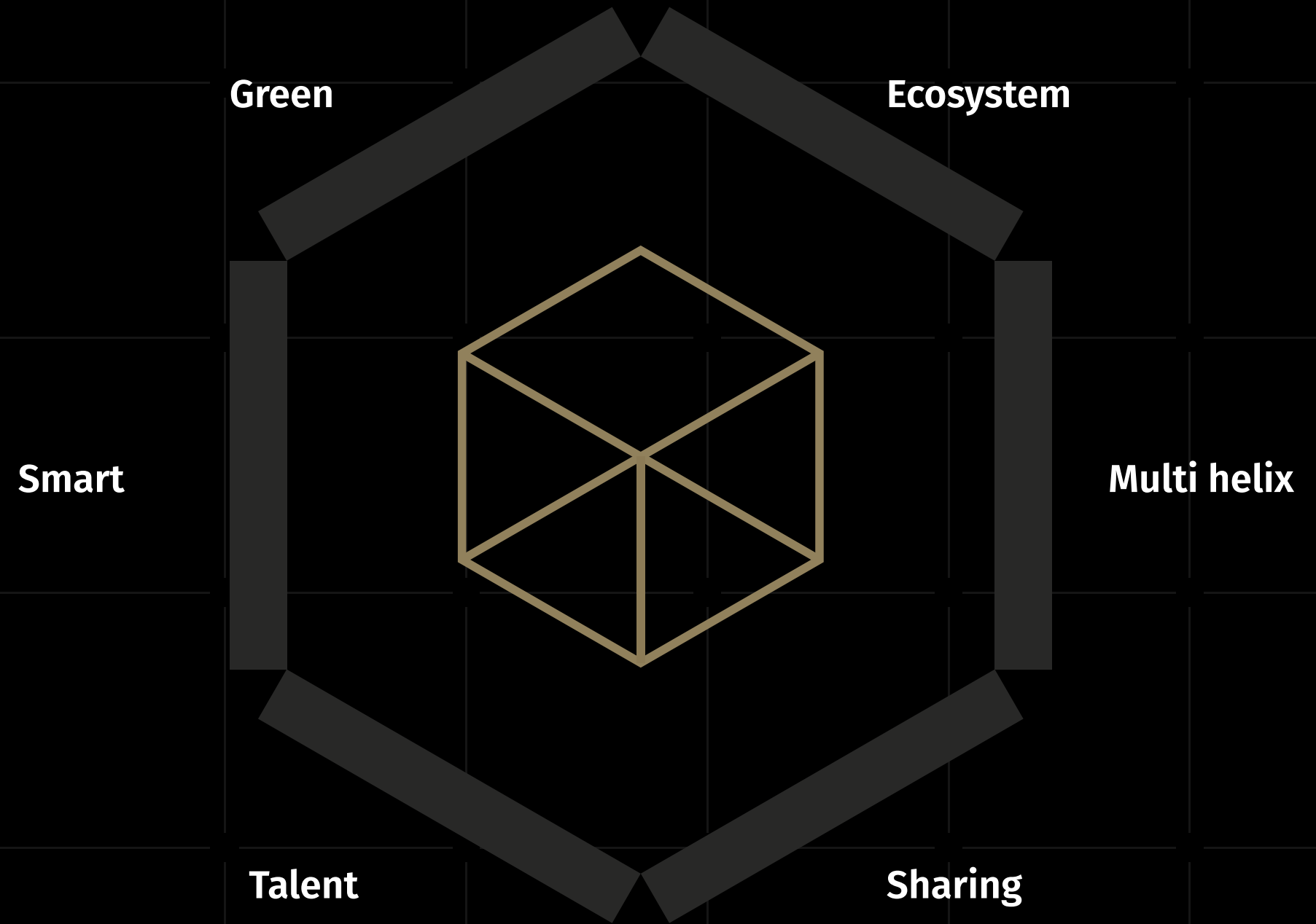
At BIC ONE, you can take maximum advantage of everything that Brainport Industries Campus has to offer, without having to commit to major investments straight away. Are you looking to do smart business and grow alongside leading companies, educational institutes and high-end (production) facilities? Are you interested in joining other growing companies and benefiting

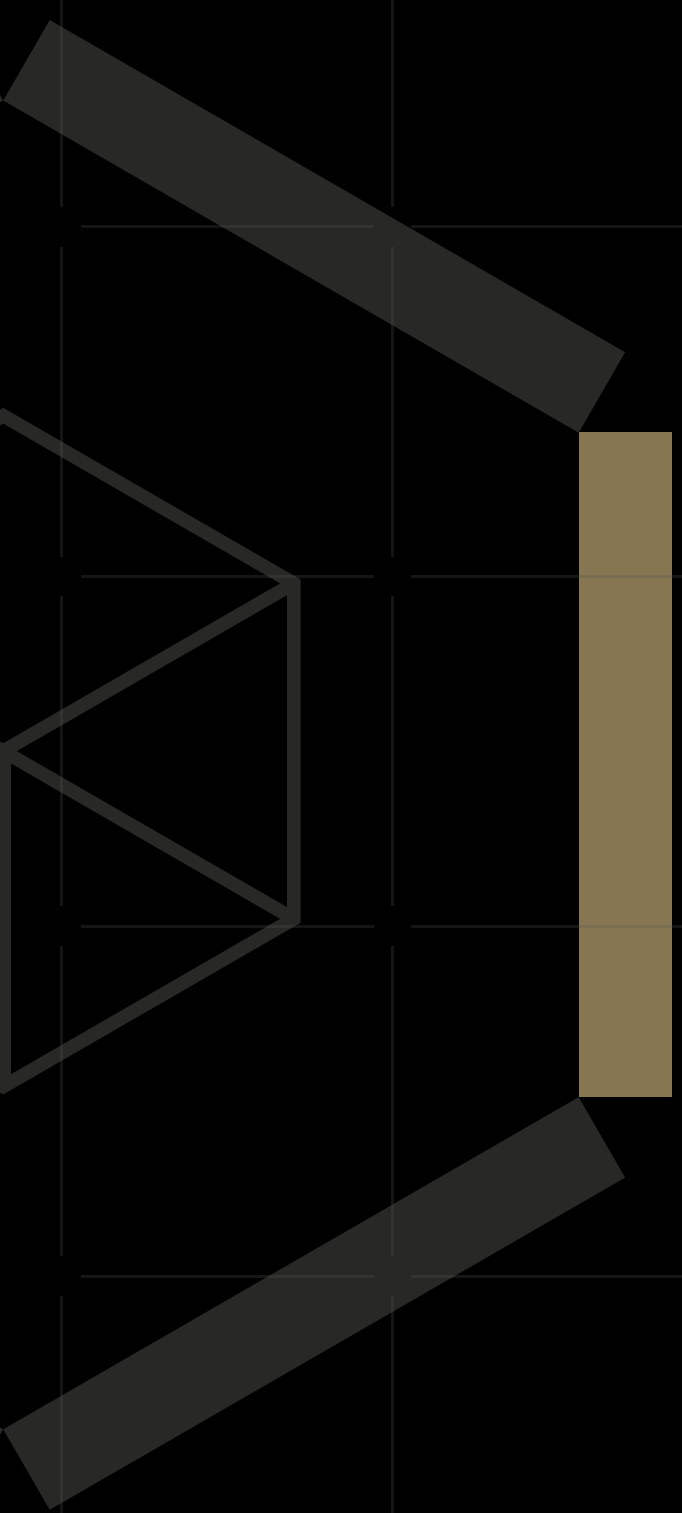
from the impressive atmosphere and inspiring work environment? The community needs your knowledge and specialisations to grow, innovate and achieve synergy. That is why we are reaching out to you. Lease flexible business space at BIC ONE, become part of its powerful ecosystem and enjoy maximum benefits.



BIC Building Blocks

What does BIC ONE have to offer you?
The 'BIC Building Blocks' – to get your start-up, scale-up or grow-up into top gear. There are six: Ecosystem, Multi helix, Sharing, Talent, Smart and Green.





Ecosystem

At BIC ONE, the start and end of the complete supply chain come together. Collectively, these companies and organisations form a high-tech ecosystem. People come here to 'gain' something, but also to 'contribute' something. Therein lies the very power of this campus.



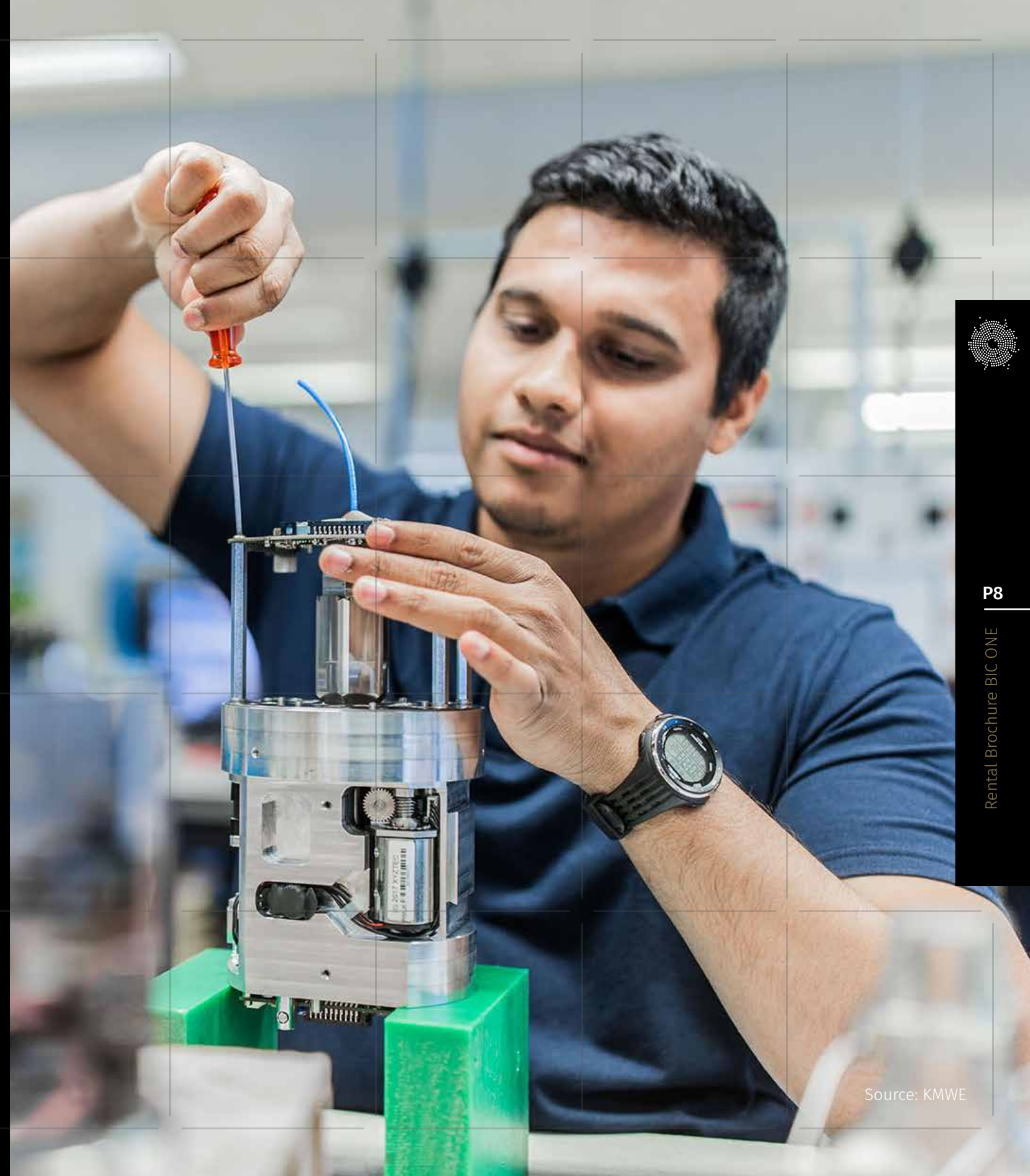
ECOSYSTEM

From supply chain to powerful supply network

Bringing together the start and end of the entire supply chain results in a network where anything is possible. Short lines between a myriad of specialisations act as a driving force for innovation and flexibility. The chain as a network is the power behind our campus.

The chain is evolving, from supply chain to a supply network where partners can draw upon each other's strengths and specialisations. Brainport Industries Campus was developed with the starting point of bringing the supply network together under one roof, helping to harness its advantages.

Brainport Industries Campus unites the most innovative and successful companies and institutes. The campus is a fully-fledged ecosystem where progress is achieved through constantly forming new collaborations. The close proximity to innovation partners in technology, engineering, manufacturability and logistics serves as an accelerator.

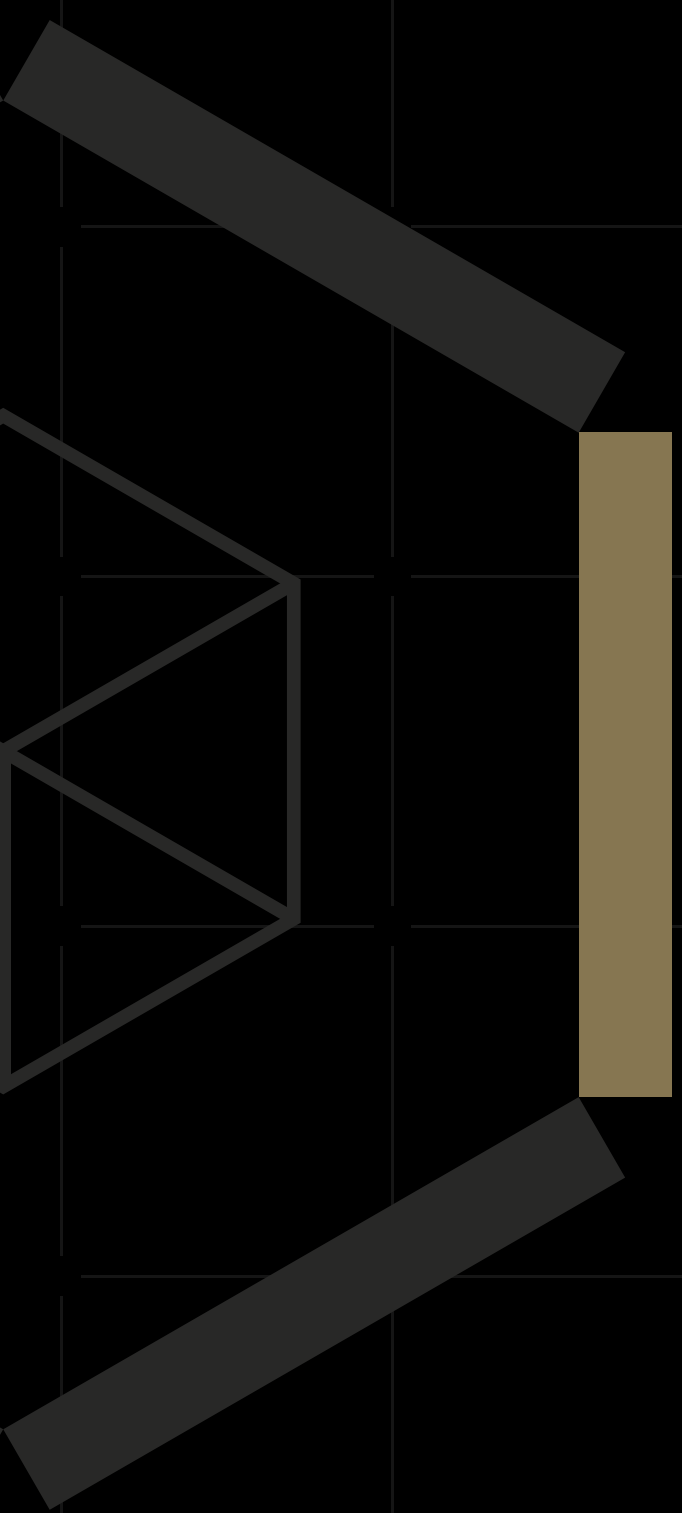




'BIC stands for encounters, inspiration, innovation and production. We have a lot of contact with the users, which enables us to stimulate 'chance' encounters. This has already led to some wonderful collaborations and innovations. In addition, the presence of the educational institutions is invaluable for lifelong learning. Collaborations and innovations are stimulated with the help of BIC ONE, where extra focus is placed on start-ups and scale-ups.'

Erik Veurink
Campus Director BIC





Multi helix

Innovation spreads its wings wherever industry, education and government come together – Brainport is powerful evidence of this. Knowledge flows freely between the three forces of the multi helix at BIC ONE. Take full advantage of this opportunity by setting up your company here.



MULTI HELIX

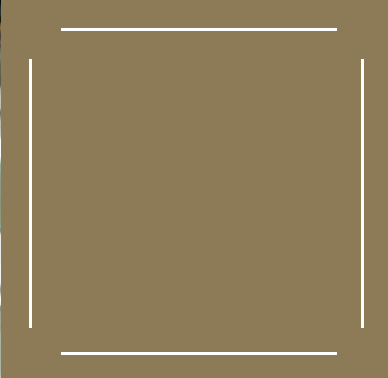
The place for promising companies in the high-tech manufacturing industry that aspire to collaborate on innovations and accelerate production

At BIC ONE, you maximise your use of knowledge and skills and achieve innovative solutions and modernisations by working directly with a new generation of technically trained people. On top of that, you also benefit from the competitive power of Brainport, both on a national and an international level.

Multi helix stand for close collaborations between government, business and education. To harness the full potential for innovation and economic development within Brainport, the government, the business community and the various knowledge institutes need to work together.

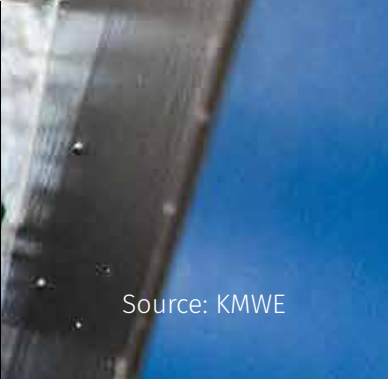
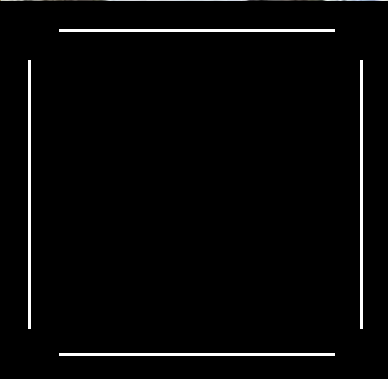
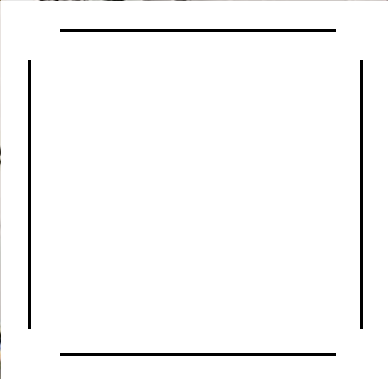
At Brainport Industries Campus, the high-tech manufacturing industry has joined forces under a single name and face. The aim is to become the global brand for collaborative innovation and flexible production within this industry. The entire sector will benefit from this – entrepreneurs, employees, educational institutions, students and citizens.



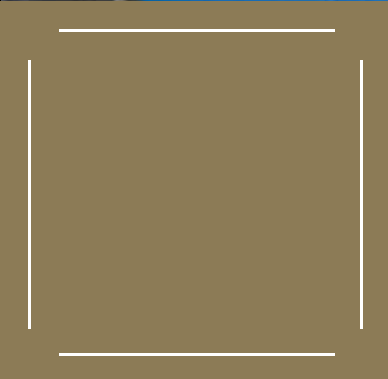
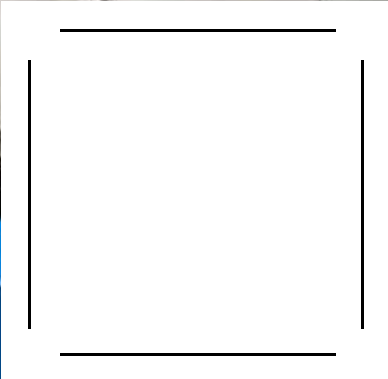


'As a company in the high-tech manufacturing industry, when you choose BIC you are making a strategic choice for its network, facilities, innovation programme and growth potential. Add to that the short lines to talent for spurring on and helping your team, the companies and field labs at BIC, Fontys, Avans, Summa Techniek, TU/e and more as well as the international exposure for your company. See you at BIC!'

Michel Weeda
 Innovation Programme Manager
 Factory of the Future



Source: KMWE





Sharing

The most specialised conditions and raw materials: at BIC ONE you are not alone in your reliance on them for production. Only pay for what you use and enjoy the convenience of shared facilities such as the restaurant, theatre and meeting rooms.



SHARING

Sharing is the new having

BIC ONE offers all the facilities and amenities for a pleasant production and business environment. Employees and business associates have everything at their disposal that they need to successfully innovate together. Sharing is also the credo here: we make collective use of a wide range of high-tech facilities, saving you costs, energy and hassle.

How it works

You sign a lease for your business space, including the use of the general facilities. You also sign a separate contract for only those utilities that you need. There are no high connection costs and everything is arranged within a day.

EAT & MEET

A sunny central area with a large indoor terrace for having a coffee or enjoying a fresh meal or lunch.

THEATRE

Planning a film, panel discussion or presentation for a large audience? Brainport Industries Campus has its own theatre that seats 200 people.

MEETING ROOMS

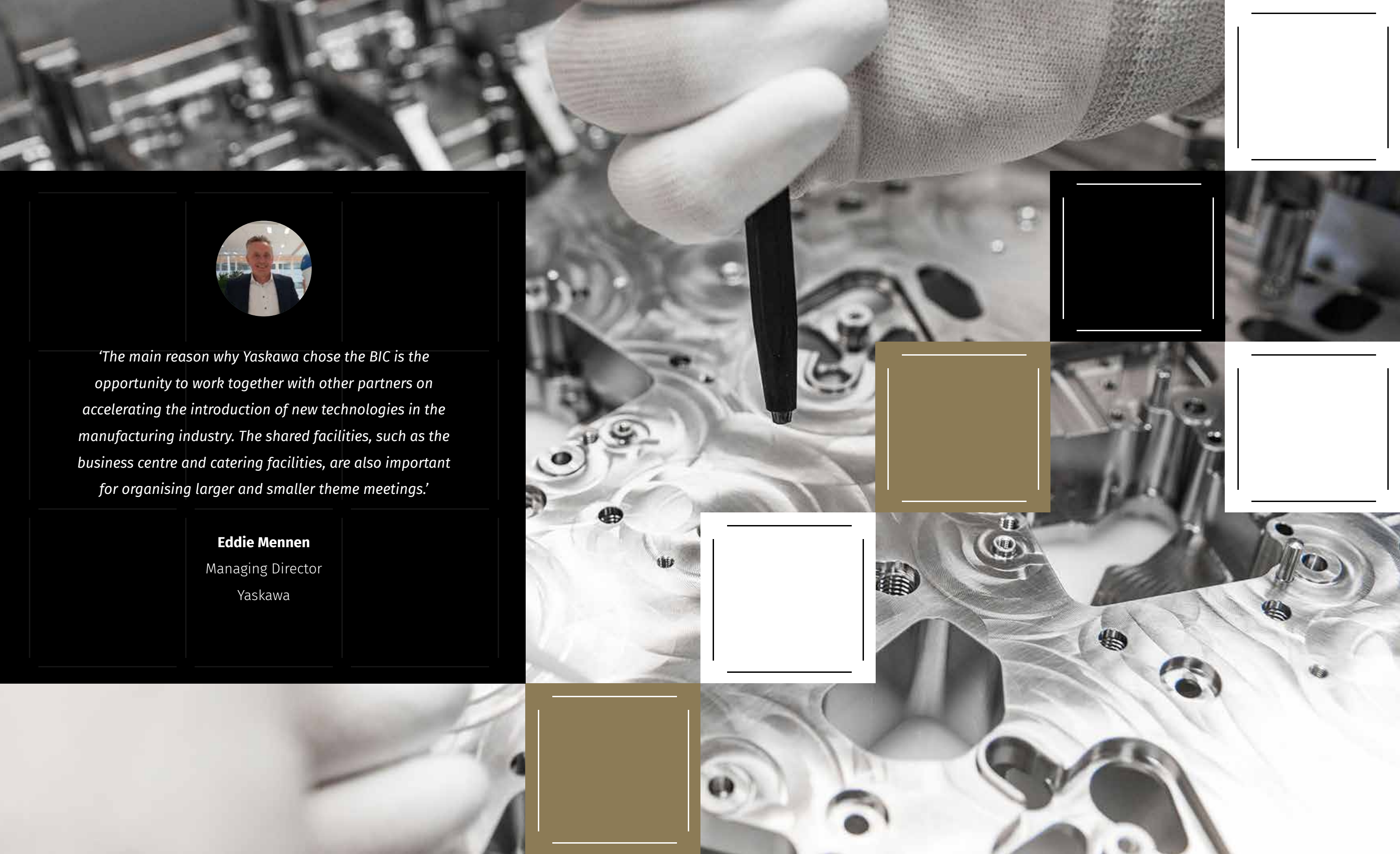
Large or small groups can meet in one of the many glass conference rooms, which are all equipped with fast Wi-Fi and presentation screens.

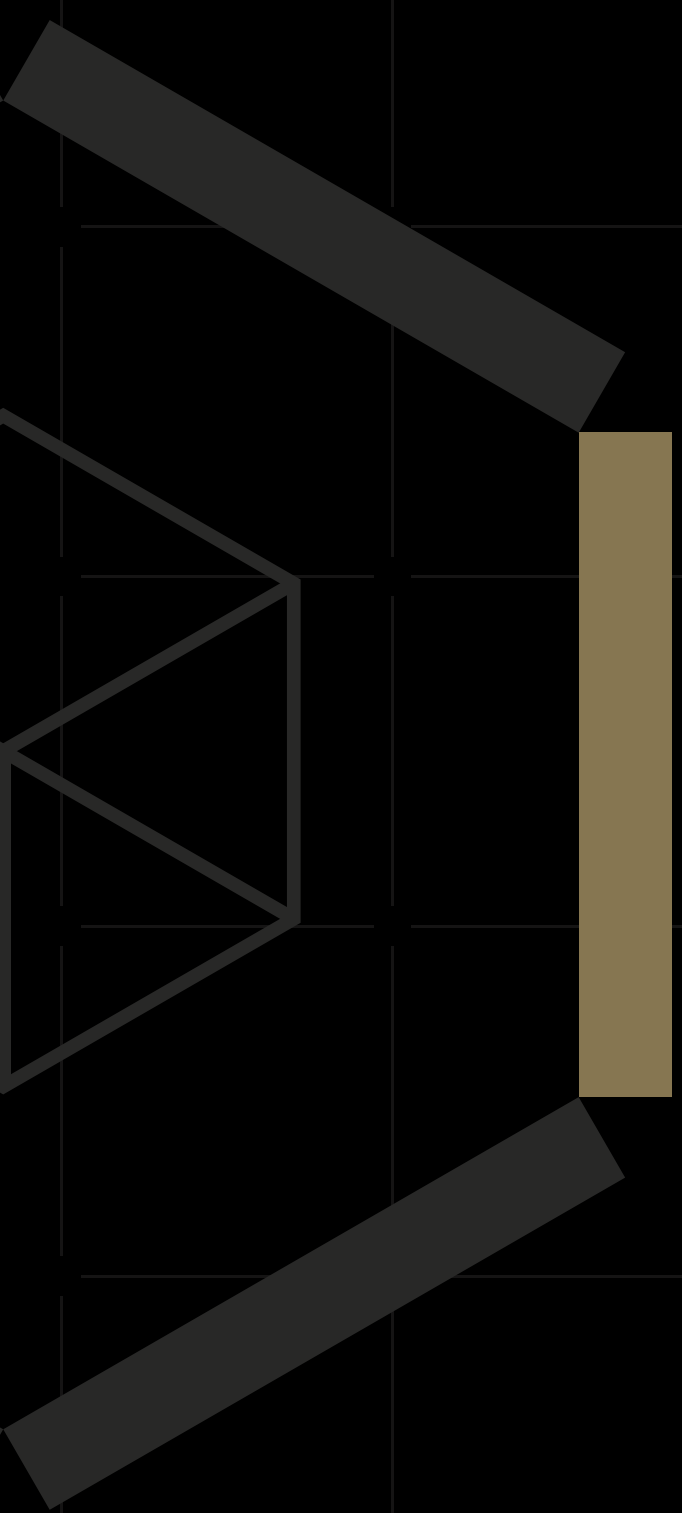




'The main reason why Yaskawa chose the BIC is the opportunity to work together with other partners on accelerating the introduction of new technologies in the manufacturing industry. The shared facilities, such as the business centre and catering facilities, are also important for organising larger and smaller theme meetings.'

Eddie Mennen
Managing Director
Yaskawa





Talent

When you have the best educational institutions under one roof, it is easy to attract talent. As a business owner, you can just grab a seat at a table with a talented first-year student in the company restaurant. That's the magic of BIC ONE.



TALENT

An iconic home base for the new generation of professionals in the high-tech manufacturing industry

Companies at the campus compete together on a global scale from a leading position. The strong image of Brainport Industries Campus acts as a magnet for talent. Companies are better able to recruit, engage and retain talent over the long term.

Brainport Industries Campus is a showcase for craftsmanship and talent and plays an important role in students' career choices. The campus has developed into an iconic home base for the new generation of professionals in the high-tech manufacturing industry.

Because educational institutes such as Summa College, Fontys and Avans are seamlessly intertwined with top companies in the high-tech manufacturing industry at Brainport Industries

Campus, theory and practice unite to form a perfect match. More than ever before, students are able to put their knowledge to the test almost immediately. And even more importantly, being trained on obsolete equipment has become a thing of the past. Students are taught using the latest technologies and the most innovative techniques.

Of course, this seamless integration is not only good for education. For you as an entrepreneur, it also makes it easier to attract talent and knowledge.

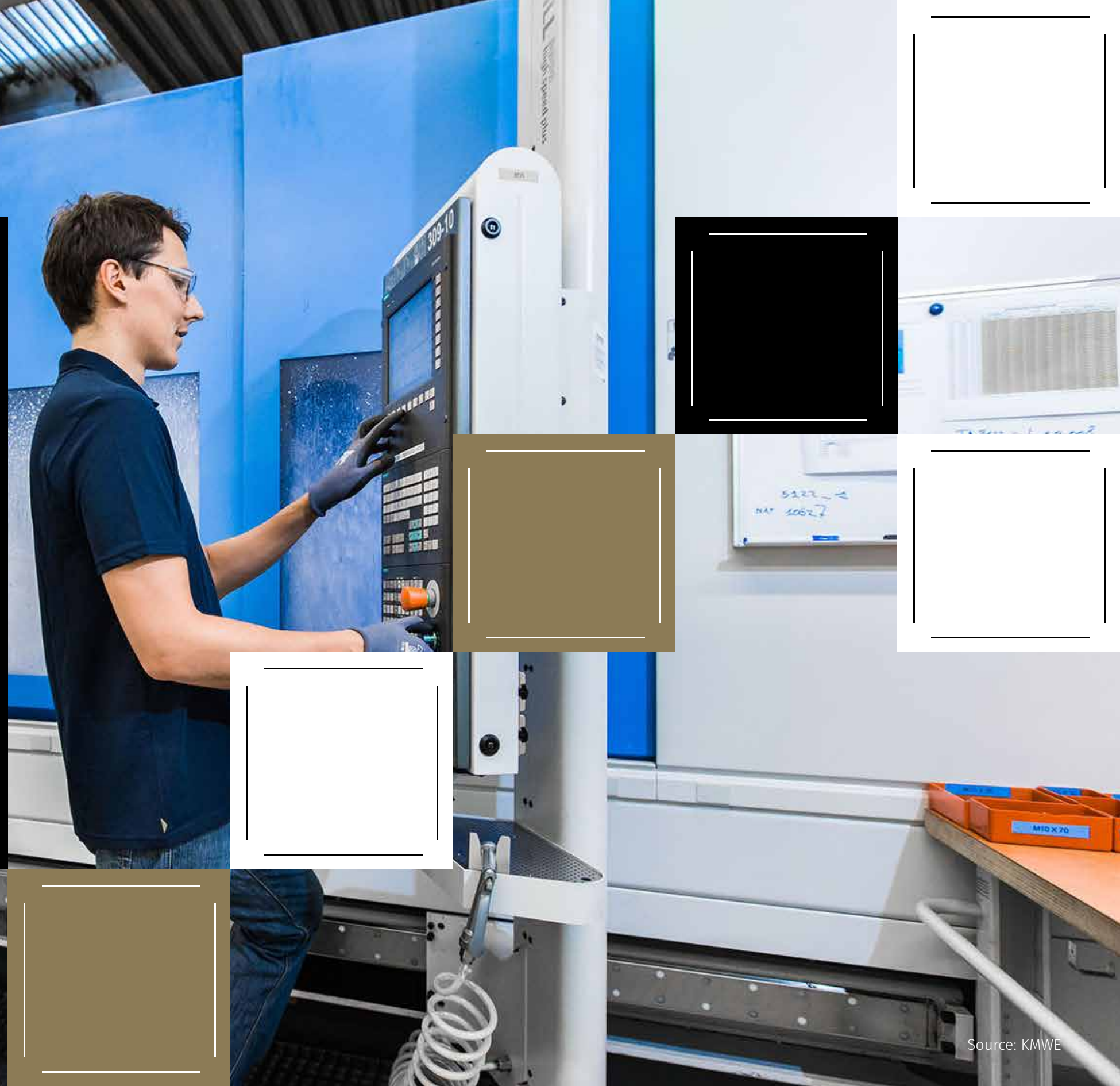




'Brainport Industries Campus is a place where companies and educational institutions collaborate and innovate together. The students form part of the whole and they immediately encounter all kinds of different professionals. Training is provided in an inspiring environment that also challenges teachers.'

Martin Rodenburg

Vice Dean
Academy of Industry and
Informatics at Avans University of Applied Sciences





Smart

In the high-tech manufacturing industry, companies experience enormous growth spurts. Fortunately, the modular structure of BIC ONE makes scaling up easy. Workspaces can also be arranged flexibly. Want an office that overlooks the production area? No problem, renting at BIC ONE is renting made to measure!



SMART

Customised units that grow with your ambitions

SMART BUILDING

The smart building principle of BIC ONE ensures ultimate flexibility. Want an office that overlooks the work floor? Or do you want to rent an adjacent floor to accommodate your growth ambitions? Need to install a cleanroom? Anything is possible.

Because the spaces are completely modular, you can respond effectively to unexpected changes and fast-changing market demands. You can also create workspaces, meeting rooms and sanitary facilities into units tailored specifically to your needs. All building units and built-in modules have flexible partitions and removable walls and mezzanine floors.

SMART LOGISTICS

BIC ONE is designed to facilitate logistics as a matter of course. The shared loading docks are coordinated by a single operator, ensuring that goods arrive at the right location at the right time. That is beneficial from both an efficiency and a cost point of view. Materials, goods, employees and visitors all have their own separate pathways, preventing the various processes from interfering with each other.

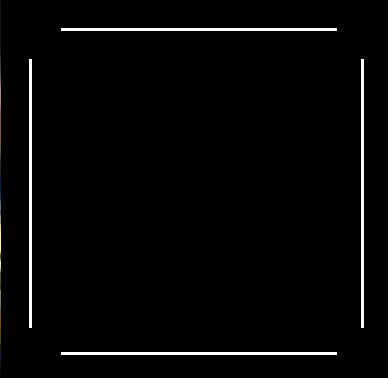
SMART PACKAGING & STORAGE

Sustainability, maximising the reusability of products and raw materials, and reducing the loss of value are central to all processes. Together with your partners, you can eliminate waste from the chain. Centralised robot handling, sharing cleanrooms and cleaning semi-finished goods and products within the same process all play an important role in this. There are also options for centralised inventory management.

PLUG & PLAY UTILITIES

The centrally located 'utility box' of Brainport Industries Campus provides heat, cold, electricity and water as well as the more specialised services required for production processes, such as process cooling, compressed air, demineralised water and vacuums.



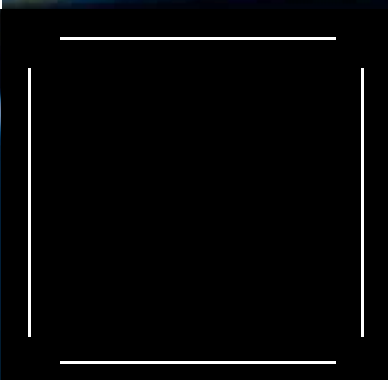
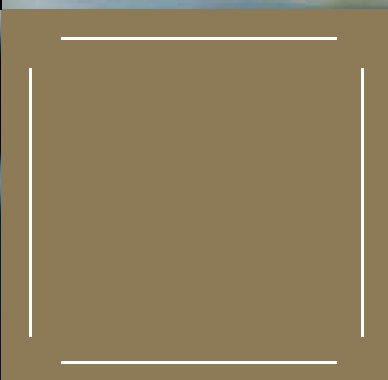
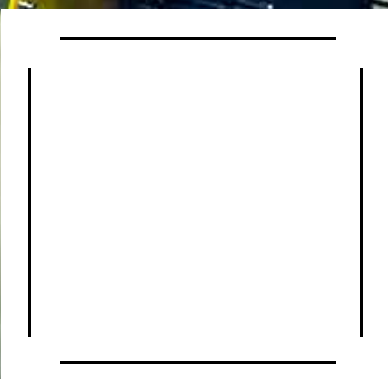
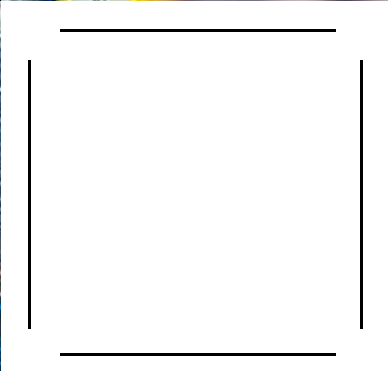


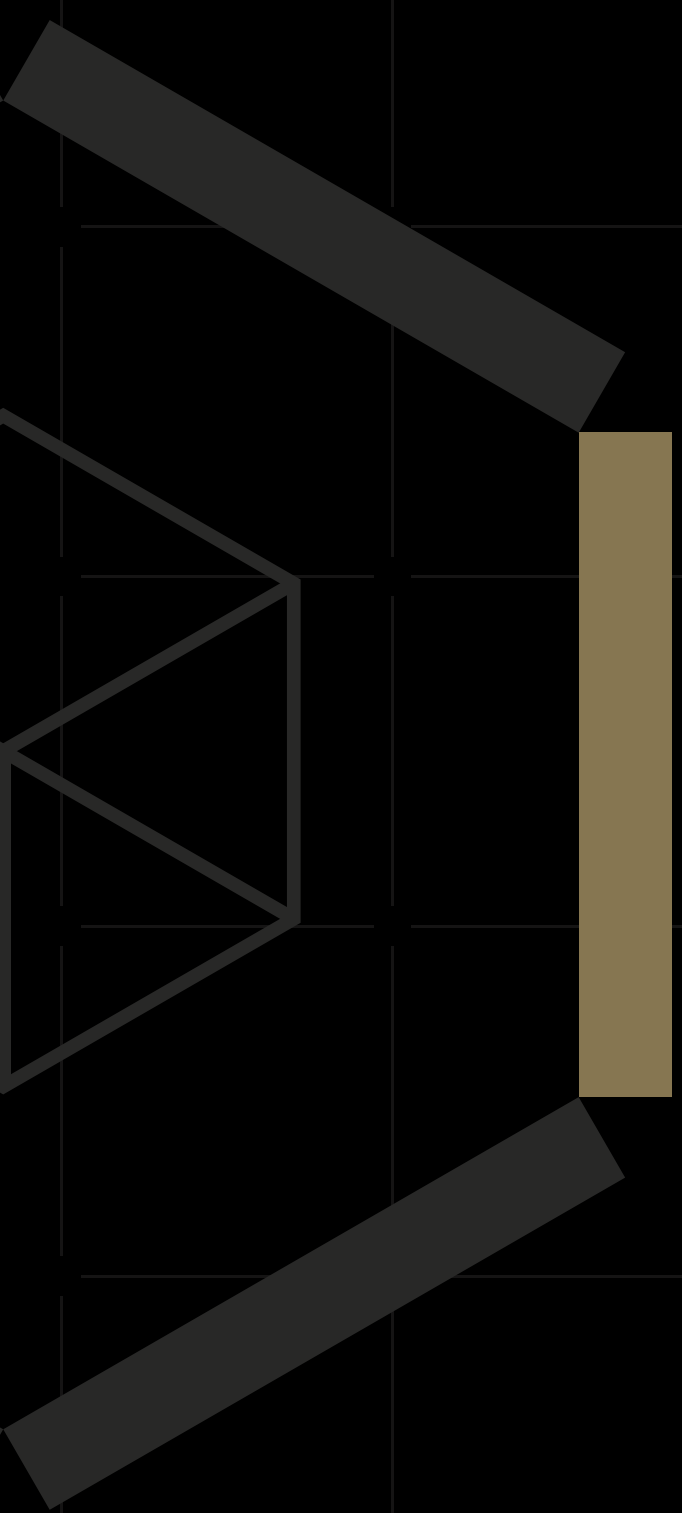
'The modular options in terms of production and office space at BIC are unique and gave us the opportunity to set up our business quickly. BIC feels like a university campus. For us, it's great to be close to innovative tech companies, both small and large.'

Sarthak Yadav

CEO and Co-Founder

Aziobot BV





Green

Sustainability is at the heart of BIC ONE. It is only natural that Brainport Industries Campus is built in accordance with the highest standards of sustainability and that the building boasts a range of special features. By working together smartly and sharing facilities, we make production efficient and sustainable. And all this while being surrounded by a remarkable wooded area.



GREEN

A circular approach for the area, building and usage

An ultramodern campus, surrounded by greenery in the middle of one of the largest city parks in Eindhoven. This striking combination underscores the character of Brainport Industries Campus.

The area around Brainport Industries Campus is linked to an important network of existing and future nature conservation areas: the Netherlands Nature Network. That means that when developing Brainport Industries Campus, a great deal of attention was devoted to preserving the quality of the nature and landscape.

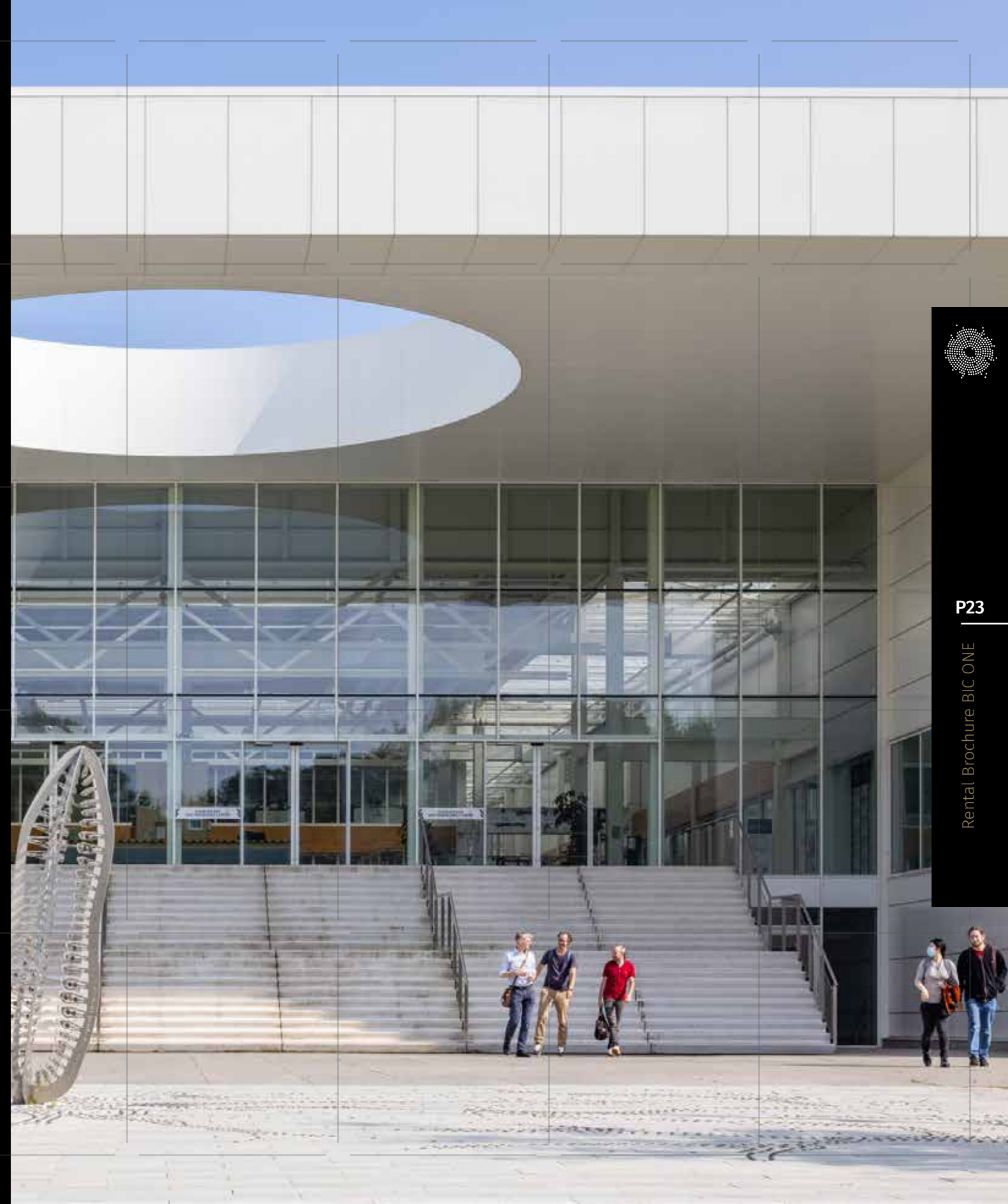
Circularity

At its core, Brainport Industries Campus is focused on Design for Disassembly. Materials used in Brainport Industries Campus come from healthy and well-managed ecological cycles where possible. Sustainability and circularity also played an extremely important role in its construction.

Sustainable building

Brainport Industries Campus is entirely gas-free, powered by sustainable energy and completely energy-neutral with an A+++ energy label. The solar panels on the roof generate approximately 2.1 MW. Surpluses from overproduction contribute to the business case for companies in the area and if necessary, any shortages are purchased in the form of green energy. A thermal energy storage system is used for heating and cooling the campus.

By physically bringing together companies at a single location, transport between companies is also reduced to a minimum, resulting in enormous savings.

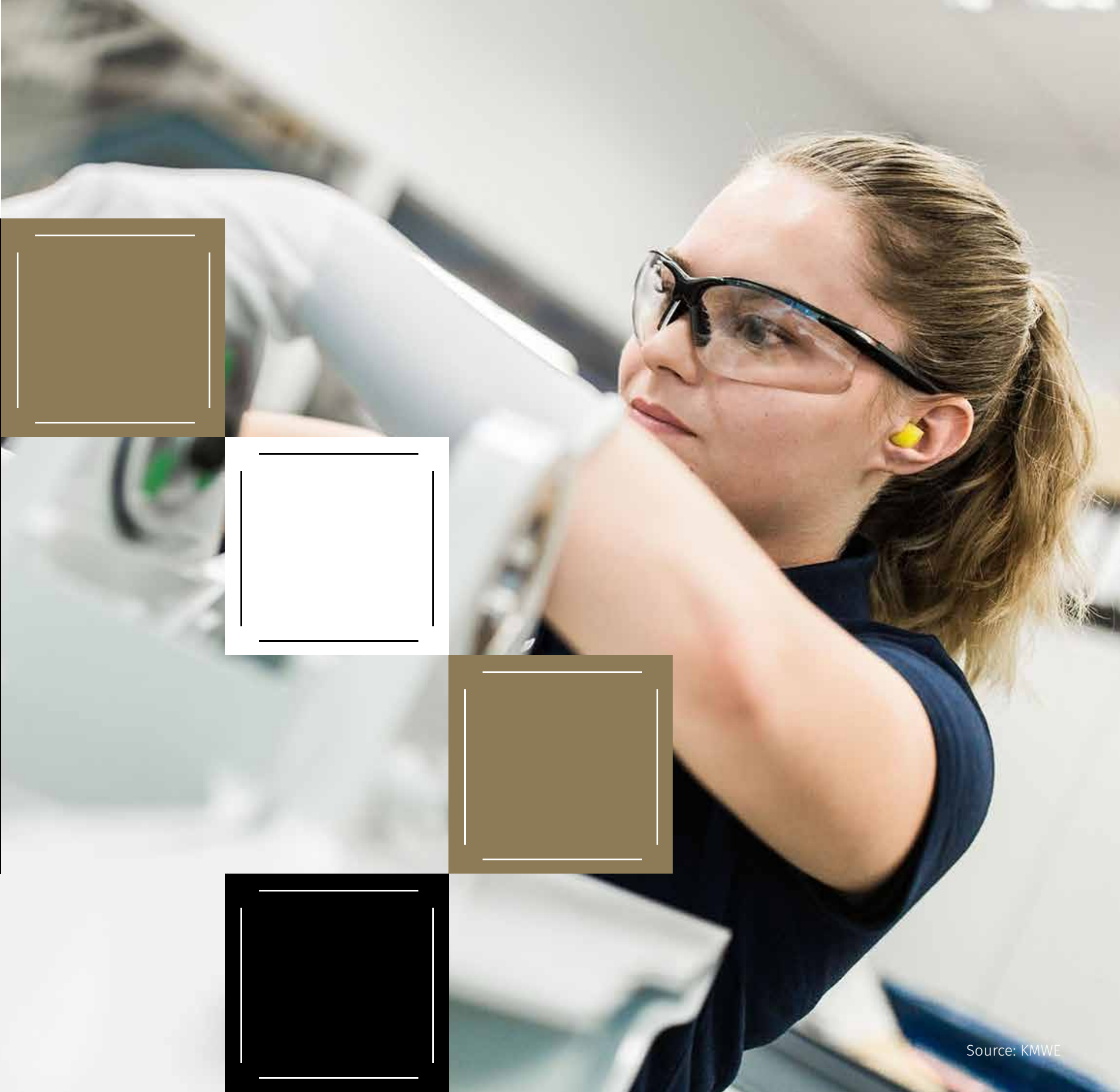




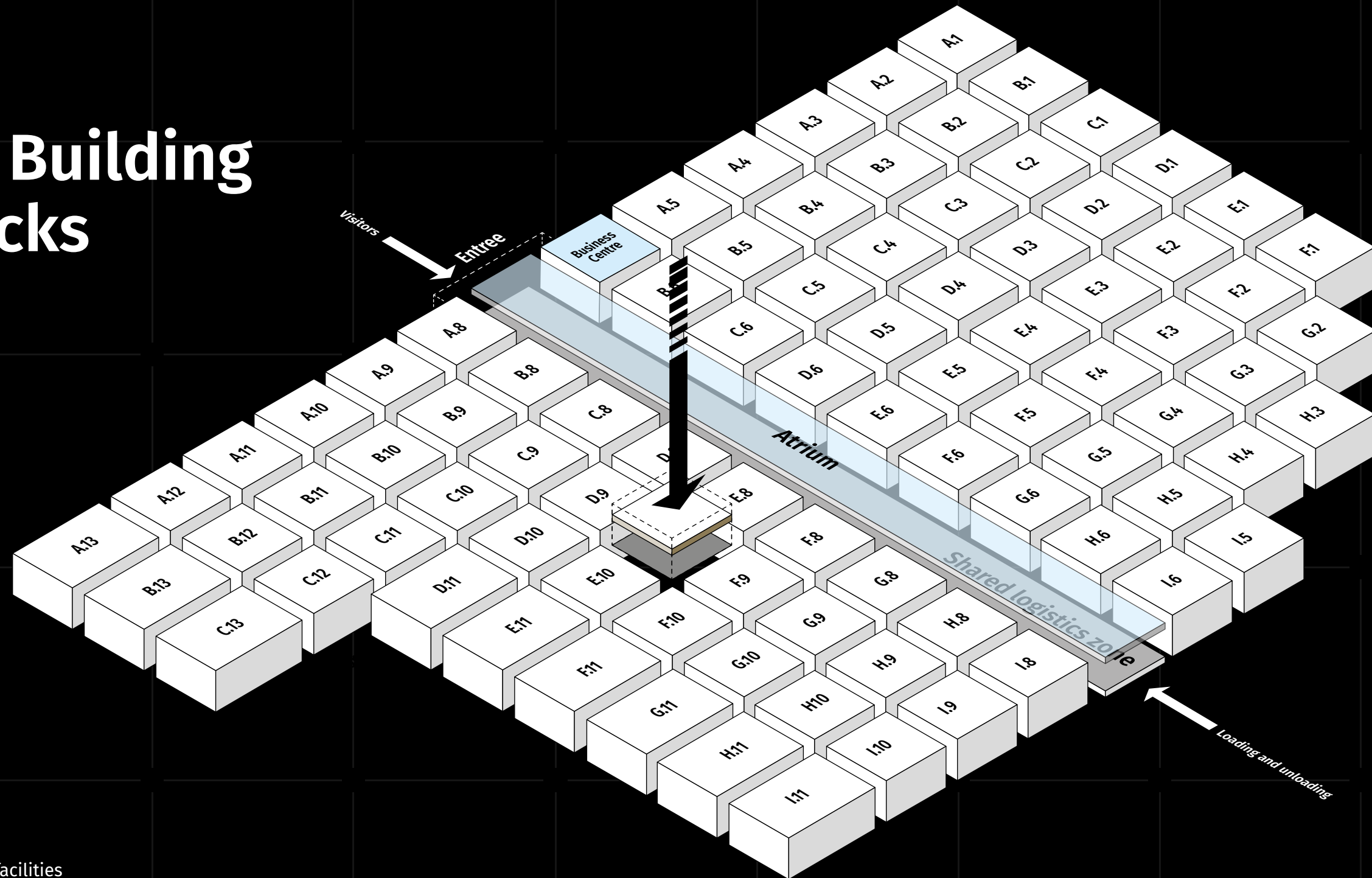
'For us, deciding to set up our office at Brainport Industries Campus was a choice for sustainability. Not only because the building meets the highest sustainability standards, but also because of the approachability when it comes to working together as well as the shared facilities. And to top it all off, we have a beautiful view. We are in the middle of a green wooded area.'

Patrick Fokke

Vice President & Managing Director
Siemens Digital Industries Software



BIC Building Blocks



- Shared facilities
- Shared logistics zone

Smart business

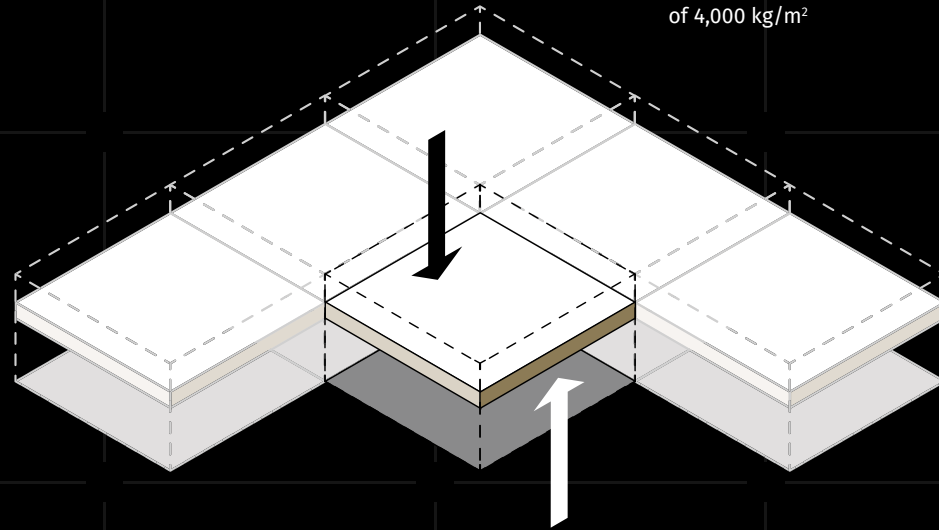
Smart workspaces

BIC ONE offers smart workspaces starting from 300 m², which can be combined with office spaces starting from 100 m². Some of the spaces have a free height of 4.3 m and up to as much as 13 m. This means that BIC ONE offers several options for accommodating companies that are looking for high-tech production areas, cleanrooms, lab spaces, storage areas, showrooms or any combination of these facilities.

Generously equipped as standard

The physical building units are delivered in shell form with, among other things:

- Free span of 20 m
- Free height of 13 m
- Sprinkler installation and fire prevention
- Customised climate
- Skylights for a pleasant working environment
- Utilities on pay per use basis
- Loading and unloading facilities through the logistics zone
- Variable floor load of 8,000 kg/m²
- Floor point load of 12,000 kg/m² – tensile force of 4,000 kg/m²



Delivery level BIC ONE



Fresh air
(centrally controlled)



Option for a kitchenette with
refrigerator, microwave and
dishwasher



Heating and cooling via ATES



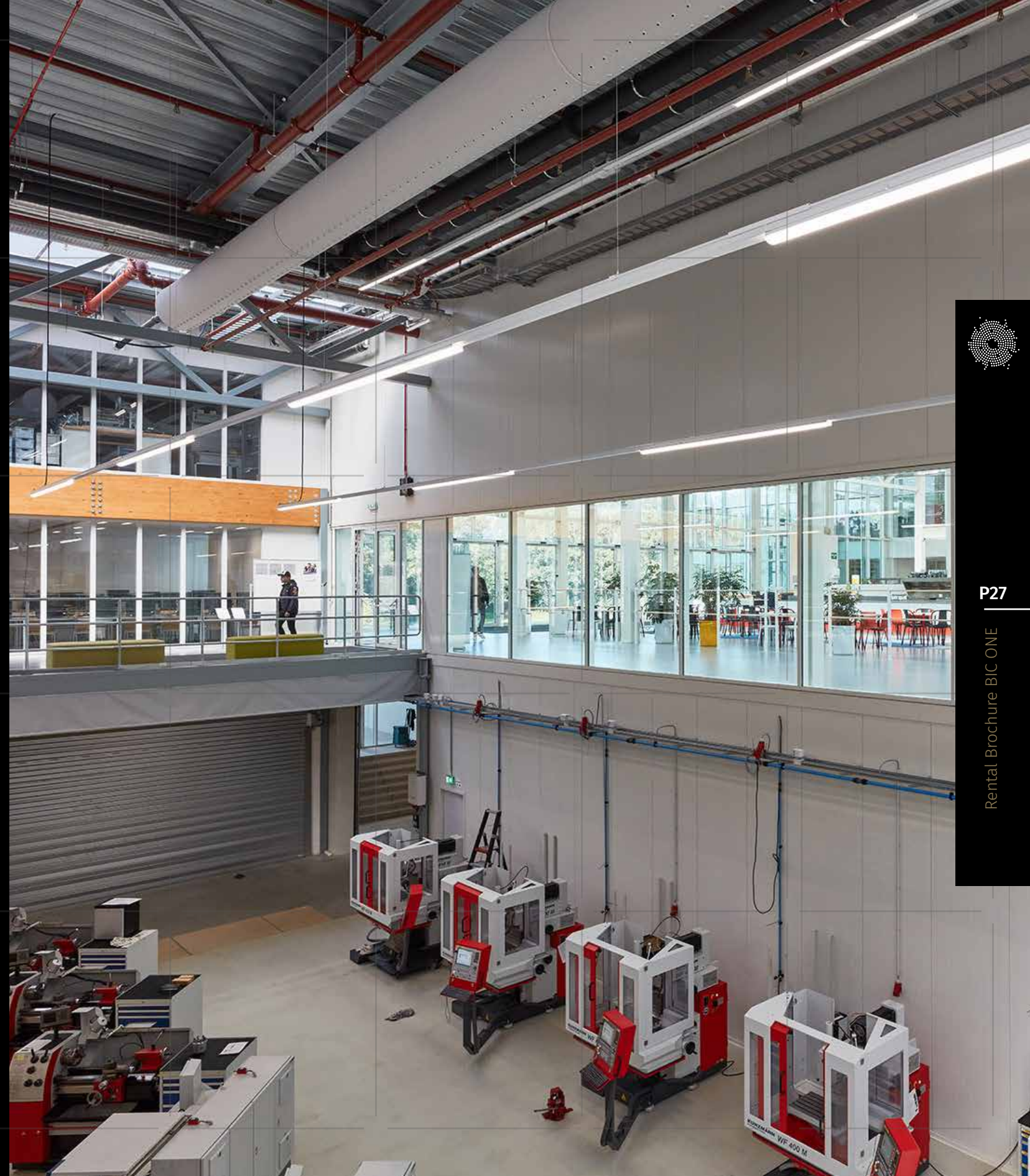
Separate toilets for men and
women



Ceiling fixture system with LED
lighting



Flooring with carpet tiles, coating
for industrial flooring



BIC is growing with you

Brainport Industries Campus has big ambitions. So big, in fact, that they will soon no longer fit in the building. That is why an expansion is already underway. Join BIC ONE and be at the forefront of the high-tech revolution of Brainport.



Brainport Eindhoven

Brainport Eindhoven is an unprecedented success. Business, government and knowledge institutes are working together toward technical and economic growth based on open innovation. New ways of doing business, developing and producing are responding to the demands of today's world and giving the region a place on the global map.

Brainport Eindhoven offers all the facilities and conditions needed to create a healthy environment for business, innovation and production.

Business climate

People are just as important as companies. A pleasant living environment is just as important as economic growth. Brainport Eindhoven offers all the facilities needed to attract international companies and provides all the necessary amenities for people, such as culture, housing and mobility.

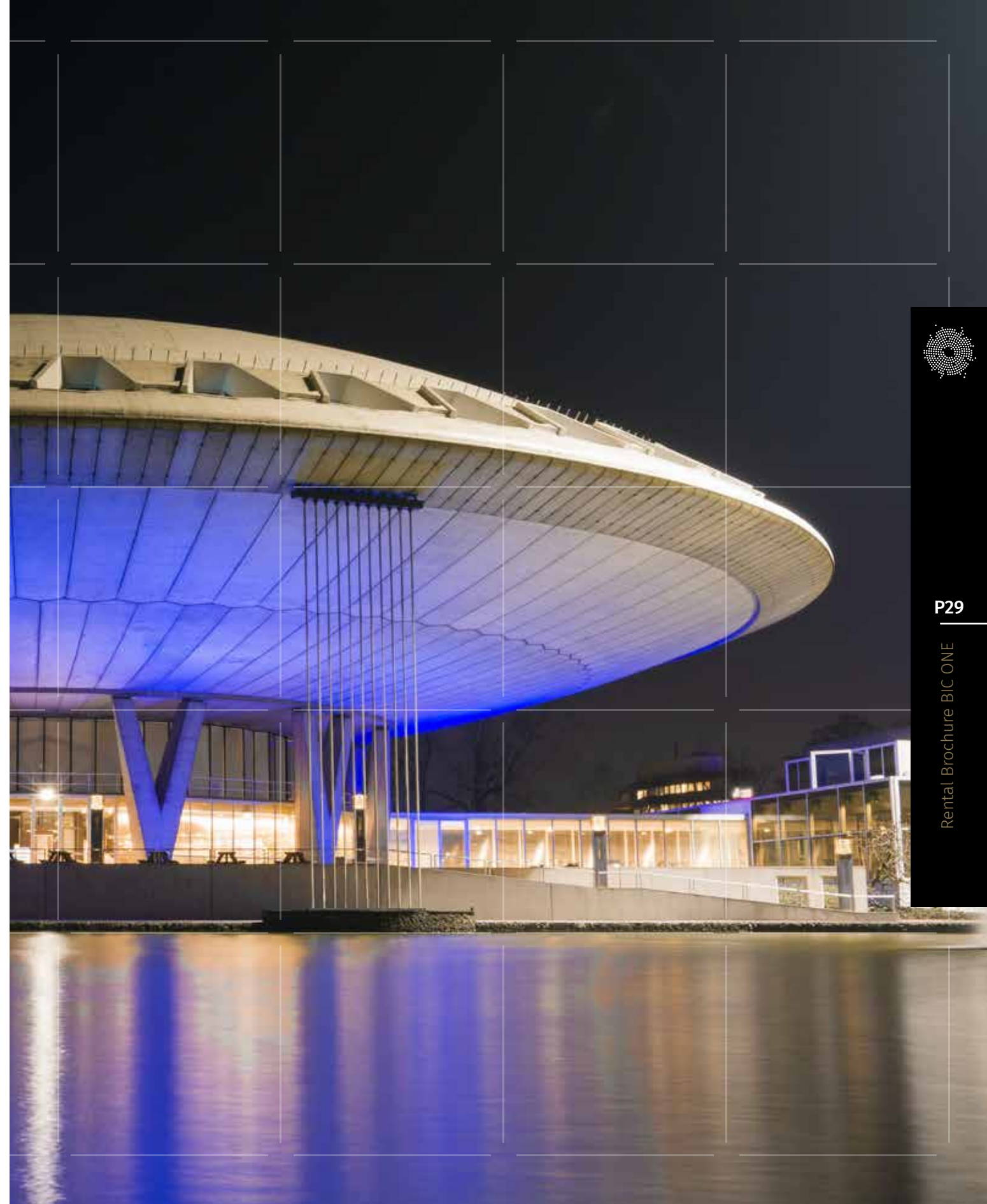
Talent

Brainport Eindhoven is well known for its bright minds and incredible talents. More people are needed at every level. And the people who are already working in Brainport Eindhoven need to have the opportunity to continue developing

and educating themselves. Attracting and retaining talent is successful in regions where companies, governments and knowledge institutions are closely connected.

Innovation

The speed and complexity of technological developments are increasing. New players and business models are rapidly turning industries and sectors upside down. Companies and knowledge institutions in the region need to work closely together to develop the next generations of competitive applications. The innovative and organisational strength of Brainport is equipped for future success. There are a myriad of opportunities in further developing and applying the key technologies that we harness to address the major societal challenges of tomorrow.





PHILIPS

Woolworths Woolworths Woolworths
Woolworths Woolworths Woolworths
Woolworths Woolworths Woolworths
Woolworths Woolworths Woolworths

Accessibility

Brainport Industries Campus is easily accessible from any perspective: regional, national and even international.

Its location nearby Eindhoven Airport gives it direct access to virtually every major European city. The campus is located directly alongside the Eindhoven ring road with connections to the A2 and A58 motorways. There are also two railway stations nearby and the campus is on a public transportation route with a high level of service (HOV line) and a direct bus connection to both Eindhoven Airport and Eindhoven Central Station **ten times an hour**. An impressive green 'slow lane' connects Brainport Industries Campus to the centre of Eindhoven and the surrounding municipalities for bicyclists.

GO Sharing scooters

Brainport Industries Campus can also be reached with the shared electric scooters from GO Sharing. You can use the free app to find and reserve one of the hundreds of e-scooters. After your ride, you can park the scooter in the service area without any parking fees. It is also possible to park the scooter outside of the service area (temporarily) for €0.05 a minute.

Amber shared cars

The electric shared cars from Amber are available in the car park for tenants as well as visitors. If you book at least three hours in advance, Amber guarantees that a car will be available for you.

The shared cars can be picked up and returned at the campus, as well as at dozens of other locations in Eindhoven and throughout the rest of the Netherlands.

Parking on the campus

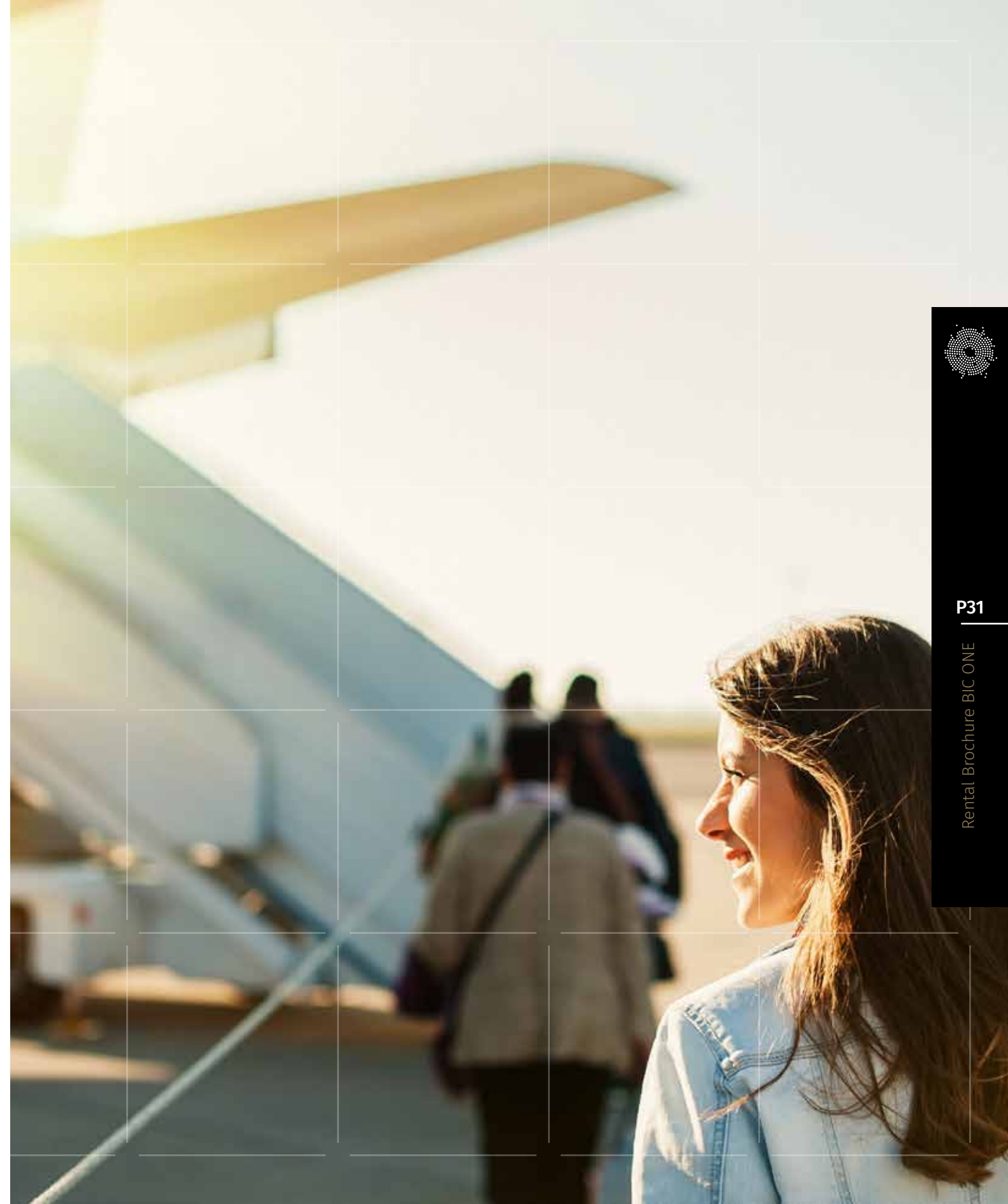
The Brainport Industries Campus car park has 1,000 parking spaces for cars and bicycles. The car park is surrounded by greenery to preserve the landscape. It has also been built in a sustainable and circular way. The car park has parking spaces for people with disabilities. Parking spaces for bicycles are located near the main stairwell at the west side.

Charging electric cars

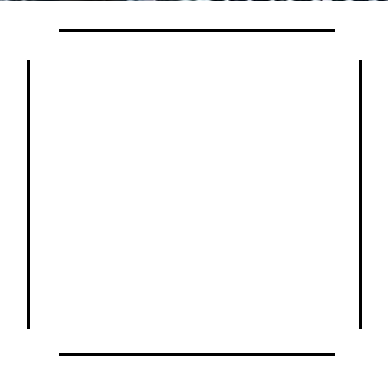
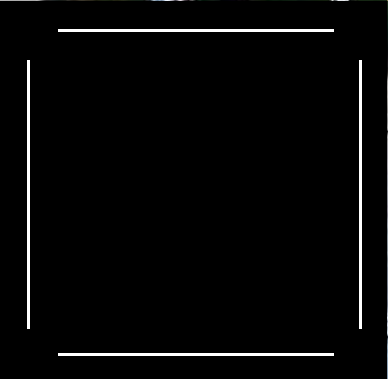
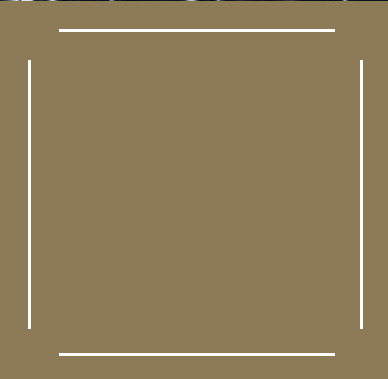
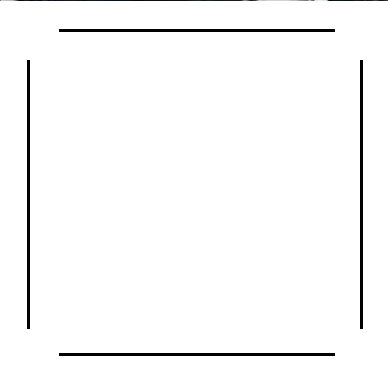
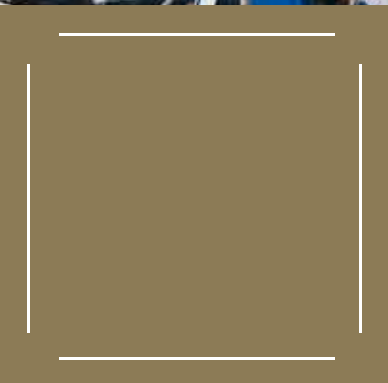
The car park is equipped with forty charging points for cars. These are located on the first and second floors of the car park. There are charging points for electric bicycles, mopeds and scooters on the ground floor.

Rates

€1.20 per 60 minutes
€8.00 per day (1st and 2nd days)
€50.00 per dag (from the 3rd day)



Eindhoven Airport





Schiphol Airport



Brussels Airport



Düsseldorf Airport



Amsterdam
Den Bosch

Tilburg
Nijmegen

Helmond

BIC ONE

A2

Strijp-s

Eindhoven
Centraal

N270

Tongelre

Centrum

Eindhoven

Stratum

Veldhoven

A2

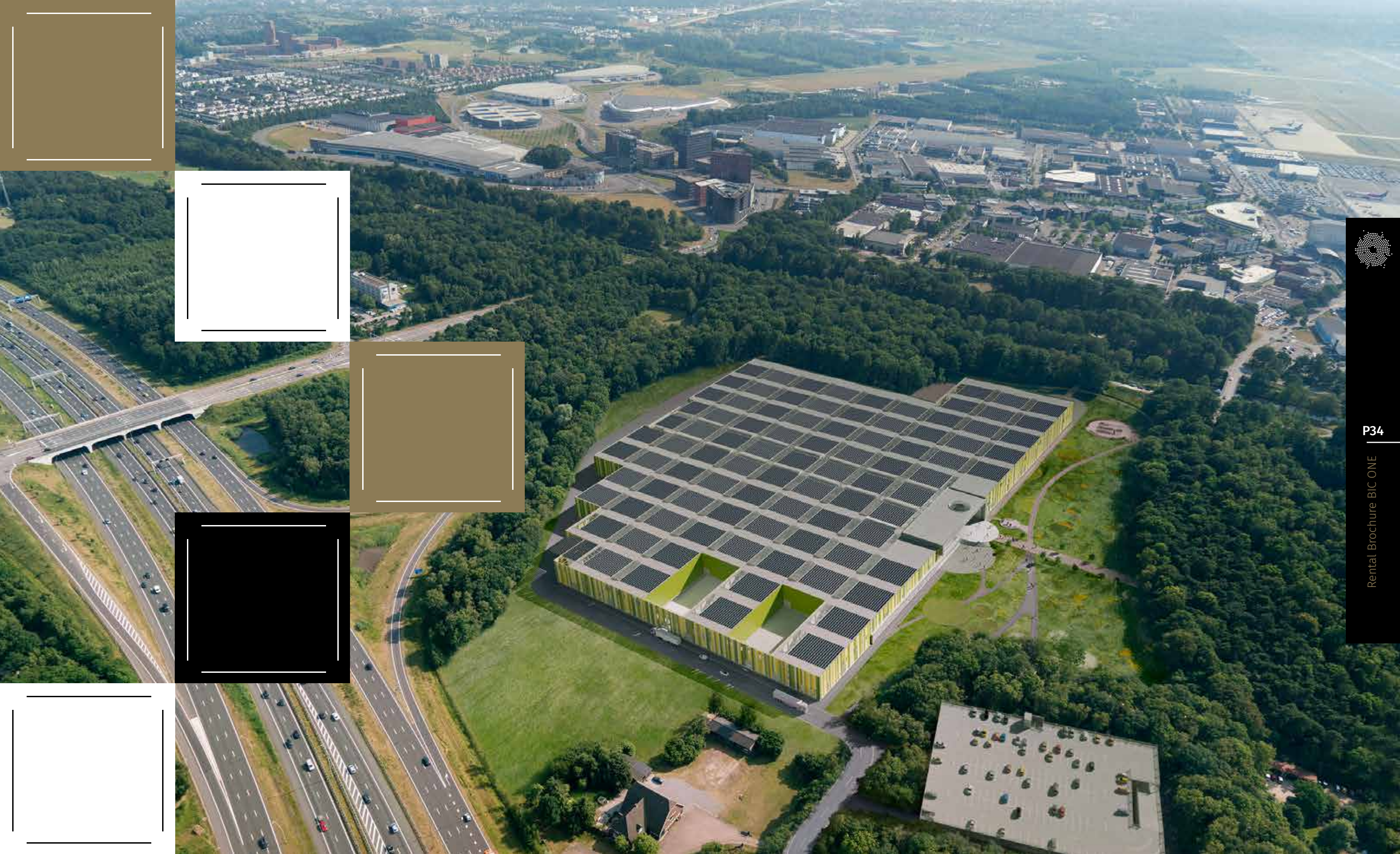
A67

Venlo

Antwerpen

126 km to Amsterdam Schiphol Airport
115 km to Düsseldorf Airport
128 km to Brussels Airport





2,000
High-tech staff

>50
Companies

6,000 m²
Shared facilities

0 m³
Gas

70,000
Piles

2,000
Students
MBO/HBO

**Innovation
programs**

A+++
Building

3
Restaurants



















































135 HA
Park

8,800
Solar panels

105,000 m²
Total space

6,000 m²
Shared logistics

The BIC ONES

 AM-FLOW	 AMCUBATOR	 AMS Automation & Manufacturing Services	 Anteryon	 avans hogeschool	 AZIOTOT
 Additive Center	 ABAB ACCOUNTANTS EN ADVISEURS	 BESTRONICS Specialist in Print-Assemblage	 BG.legal	 Brabantse Ontwikkelings Maatschappij BOM	 Brainport Industries
 BRAINPORT EINDHOVEN	 Brainport Industries Campus	 ceratec TECHNICAL CERAMICS BV	 CORDIS SUITE	 DVCSI Meerwaarde met data	 Faes The Packaging People
 FESTO	 FESTA solutions	 FLUKE	 Fontys	 FOOTPRINT	 FULLFACT Productivity Solutions
 FUJITSU FUJITSU GLOVIA	 HIGH TECH SOFTWARE CLUSTER	 IJSEL	 ITAM empowering data solutions	 KMIWE	 K3D
 kpn	 Kieue Engineering	 luxexcel	 macroSCOOP	 MakerPoint digital fabrication solutions	 marketiger
 PROCUREON SUPPLY CHAIN SOLUTIONS	 Provincie Noord-Brabant	 prespective digital twin platform	 RUBIX	 SIEMENS	 sodexo
 Subsidiefocus	 SUMMA College	 SOLAR TEAM EINDHOVEN	 tbp electronics	 TNO innovation for life	 TOMRA
 VDL VDL TBP ELECTRONICS	 YASKAWA				



Kennedyplein 244a
5611 ZT Eindhoven
+31 (0)40 250 01 00



BIC ONE
Bic 1, 5657 BX Eindhoven
Noord- Brabant, Netherlands



BIC ONE is a development of V.O.F. BIC
SDK Vastgoed is the delegated developer of BIC.



Brainport
Industries
Campus