



For rent

Plus Ultra Leiden



Building

Kadans has opted for a development of a generic structure that can be continued for the entire Kop van Leeuwenhoek. The development of the Kop van Leeuwenhoek area starts with multi-tenant building Plus Ultra Leiden which Kadans is going to build and operate. The Plus Ultra Leiden building will have a compact building volume with efficient lettable floor areas around a characteristic atrium with shared functions. The building will be built at the entrance plot of the masterplan and comprises of approximately 15,000 sq.m. LFA.

The building will primarily be the main building of the area and has an entrance on the ground floor on the north side. Behind the entrance is the parking facility and supporting functions in a functional base of the building that can be continued in the further development of the area.

The building has its own integrated parking with 70 parking spaces, including several electric charging stations. These parking spaces will be rented out pro rata to the leased space. Next to Plus Ultra Leiden there will be an additional parking facility that employees, visitors and residents can use. Of course, the most sustainable means of transport remains the bicycle. That is why Plus Ultra Leiden has its own bicycle parking with space for over 192 bicycles. You can walk straight into the entrance area from the bicycle parking. Of course, good shower facilities are provided for cycling colleagues.

Location

The Plus Ultra Leiden building will be located at the Emmy Noetherweg 2 in Leiden in a prime location at the Kop van Leeuwenhoek with a strategically favorable position for life sciences & health related businesses.

The Leiden Bio Science Park is a prominent environment for science and research. Approximately 130 dedicated companies and medical life science institutions are located here. The Leiden Bio Science Park has the largest number of startups in the Netherlands and various multinationals and internationally renowned research institutes.

Accessibility

Plus Ultra Leiden will be located next to the new entrance of the LBSP. This area will become the new center of the park with various new facilities such as a central square, housing, restaurants and leisure. The housing is aimed at employees of the park such as expats, PhD candidates, professors and conference visitors.

The LBSP can easily be reached by public transport, including train and bus. Plus Ultra Leiden is situated directly next to the A44 from Nieuw-Vennep to The Hague.



Available spaces

The availability of this building is approximately 3,817 sq m. LFA. (Lettable Floor Area) based on the NEN 2580 standard measurements Laboratory/ Office space for rent. It is divided as follows:

• Ground Floor	284 sq m
• 1 st Floor	2,181 sq m
• 2 nd Floor	1,352 sq m
Total	approx. 3,817 sq m LFA

Parking

On the ground floor, there is parking space for 67 cars, a spacious bicycle parking for 192 bicycles and facilities for loading, unloading and installations.

Structure

The basis for the creation of Plus Ultra Leiden is a building with a generic structure that has two side aisles of 16,2 meter that follows from the urban design. The Plus Ultra plot is somewhat wider, allowing for a central aisle of again 16,2 meter with functional office floors, lab floors and common functions.

The Plus Ultra Leiden building therefore fits in with the urban structure and optimizes the use of the wider plot. The building mainly consists of:

1. Three freely divisible aisles of 16,2 meter; with floors of 945 sq.m.
2. Two zones of 4,2 meters for vertical transport and building infrastructure
3. Greenery deep into the heart of the plan
4. 1st floor with general supporting functions



Delivery level

All floor areas are free of columns and other obstructing building components. The side aisles can be flexibly arranged as lab floors, office floors or as a combination of both. These are around 945 sq.m. and can also be letted as half a floor. All floors are designed to be able to contain lab floors and can be converted into office floors.

Because flexibility is key, there are different ways to create comfortable workplaces. All workplaces could be created along the light (interior) facades for sufficient daylight for all staff members.

All floors are equipped with climate ceilings which generate a comfortable energy transfer of both heating and cooling. They also provide good acoustics and are integrated with high quality LED lighting.

All floors will be delivered shell-state. To further develop the fit-out and interior design, Kadans Science Partner is happy to consult with the tenant. Together we decide what is needed to optimally set up your office and laboratories for your needs.

It is possible to agree on a turn key delivery level.

Leiden Bio Science Park

More and more organizations want to become part of the life sciences and health community of Leiden Bio Science Park (LBSP) and therefore settle in Leiden. To meet this need, LBSP urgently needs more accommodation opportunities.

With this space, LBSP can offer new parties the opportunity to establish at LBSP and give the organizations present at LBSP the opportunity to grow. LBSP accommodates the largest number of bioscience start-ups in the Netherlands. Some of the established names include various multinationals and internationally acclaimed research institutes.

LBSP is the largest knowledge cluster in the Netherlands in the field of life sciences & health and is highly regarded internationally. The clustering of high-quality education, research, healthcare and business attracts students, scientists and entrepreneurs from all over the world to the knowledge city of Leiden.

Kadans Science Partner

Kadans has many years of experience in creating tailor-made accommodation for companies and institutions in the knowledge-intensive sector. Kadans Science Partner is already active at twelve science parks in the Netherlands and abroad and plays an essential role in the innovative ecosystem at science parks.



Rent

Office space:

€ 265.00 per sqm LFA per year, excluding VAT .

Laboratory space:

€ 265.00 per sqm LFA per year, excluding VAT.

Parking place:

€ 1,650.00 per place per year, excluding VAT.

Service charges

€ 65.00 per sqm. LFA per year, excluding VAT.

Lease term

10 years with 5-year renewal period.

Commencement date

Directly.

VAT

All amounts exclude service costs and Value Added Tax (VAT).

Lease agreement

Lease of Office Accommodation and other Commercial Accommodation established by the Real Estate Council (ROZ) 2015 (Dutch version).

Contact

Lennard van Weelde

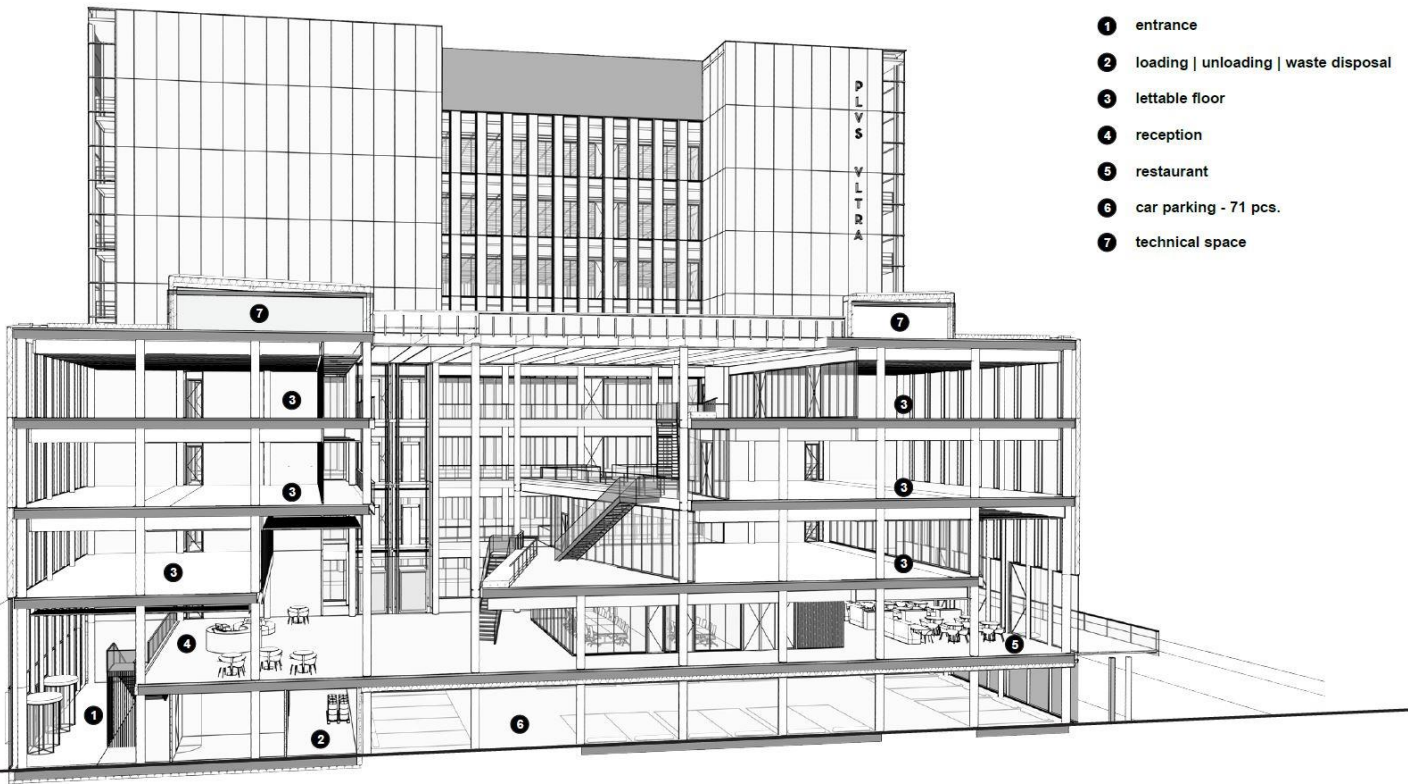
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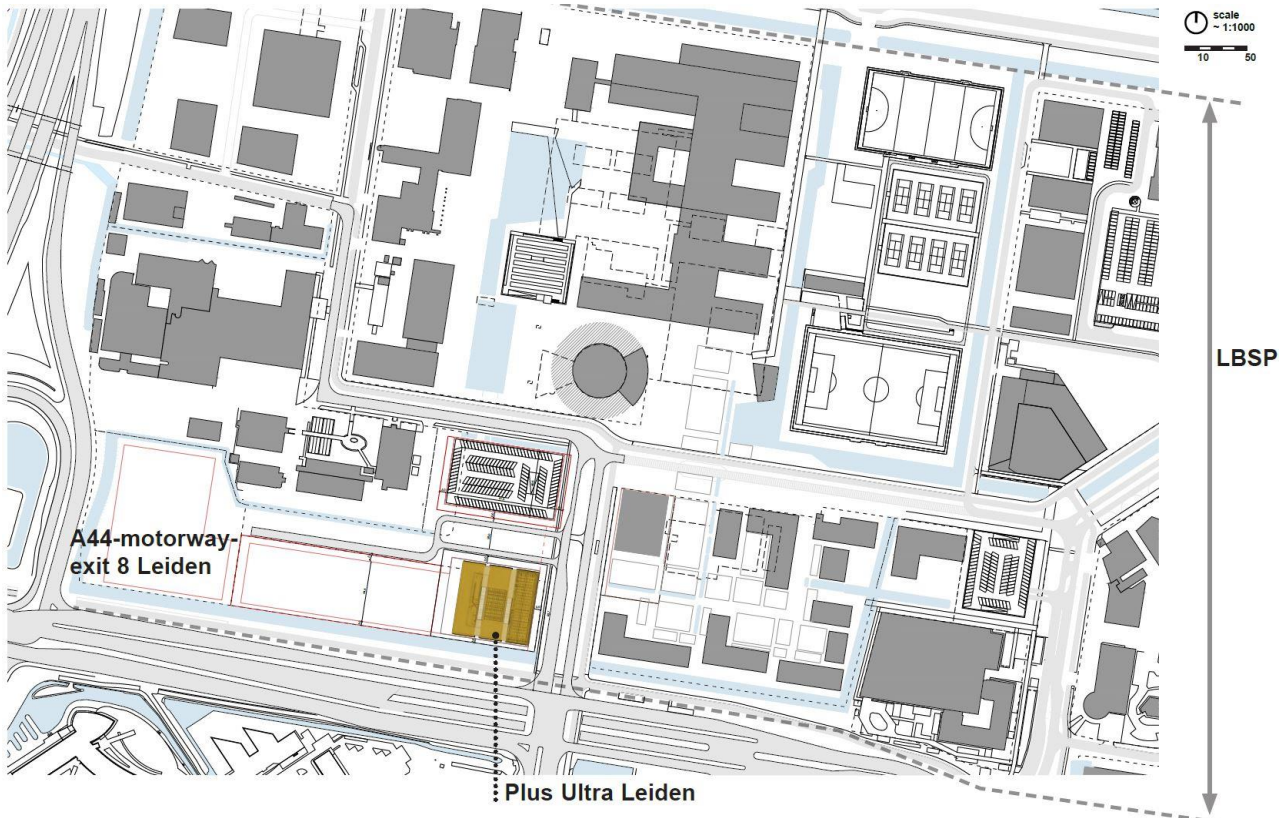
+31 6 138 35 101







- 1 entrance
- 2 loading | unloading | waste disposal
- 3 lettable floor
- 4 reception
- 5 restaurant
- 6 car parking - 71 pcs.
- 7 technical space



climate ceilings

Offer high comfort, low probability of draft or noise complaints, high efficiency and low maintenance costs



construction without gas

Preparing for the future



heat recovery

in the ventilation system



PV panels

for local energy generation



daylight

With workplaces alongside the facades and an exuberant atrium



- 1 escape routes
- 2 elevators
- 3 service elevator
- 4 shafts



Material use

Renewable and recoverable materials save the ecosystem, implementation according to the cradle2cradle helps well with this



Low emission materials

Does not contain adhesives or coatings with harmful emissions, trying to use as many biobased materials as possible.



Thermal energy storage

Usage of soil for the storage of heating & cooling for the building



Energy efficient LED lighting

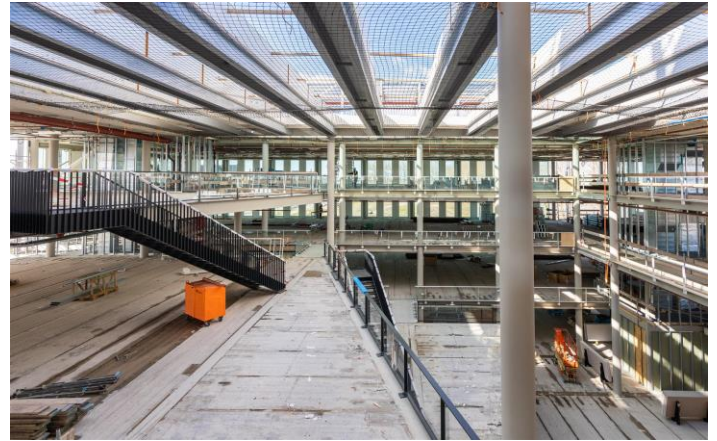
With daylight control and presence detection



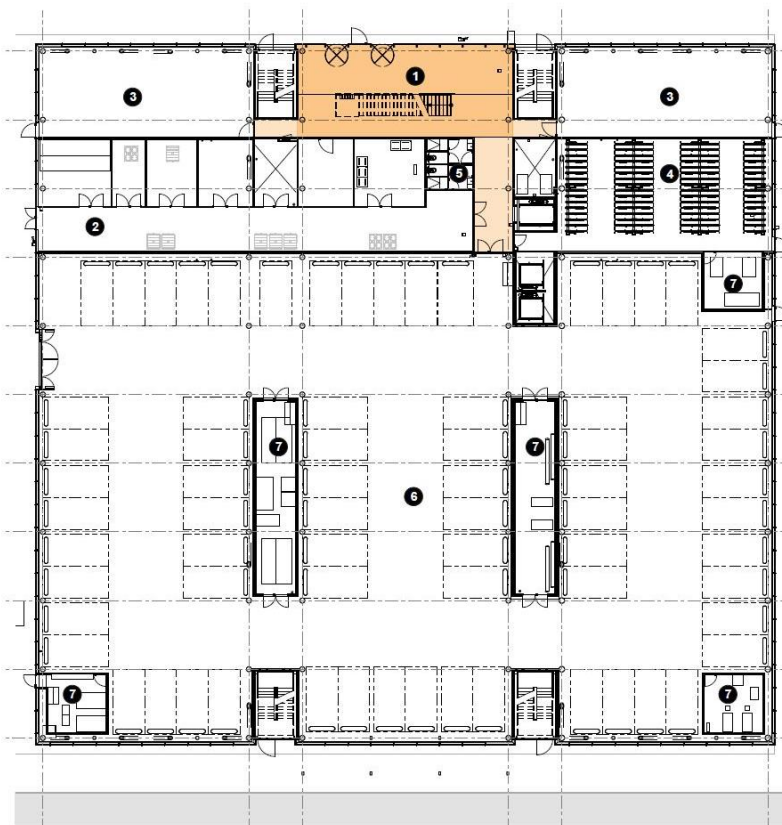
High-quality use of materials

Impact-resistant materials remain beautiful with 24/7 usage and have a long lifespan





Floor plans

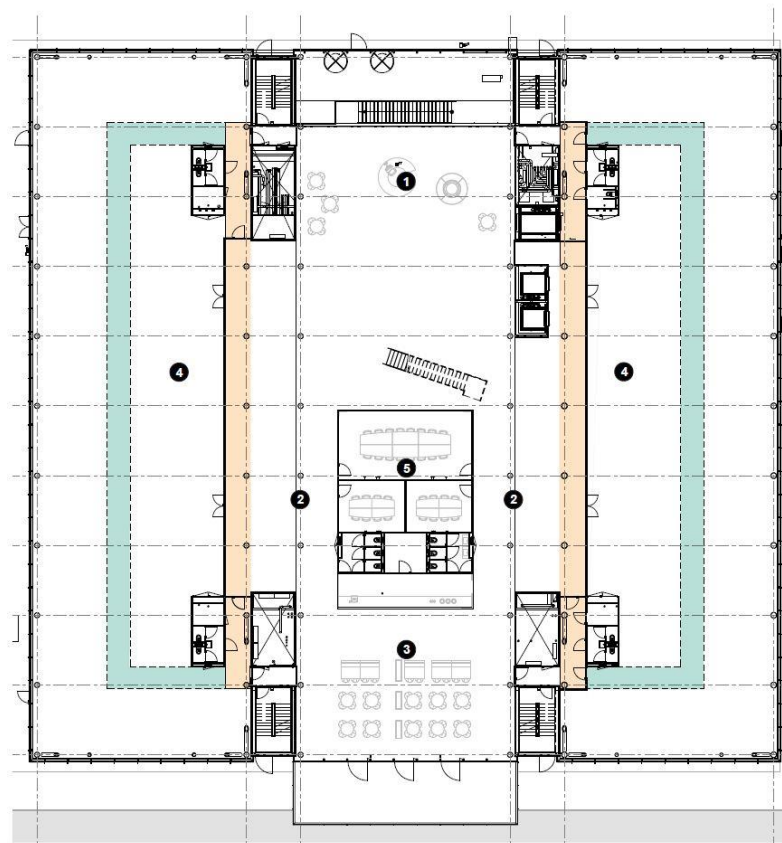


- 1 entrance
- 2 loading | unloading | waste disposal
- 3 lettable floor
- 4 bicycle parking - 192 pcs.
- 5 changing rooms and showers
- 6 car parking - 71 pcs.
- 7 technical space
- common circulation sapce

Plan ground floor

GF

scale
1:300



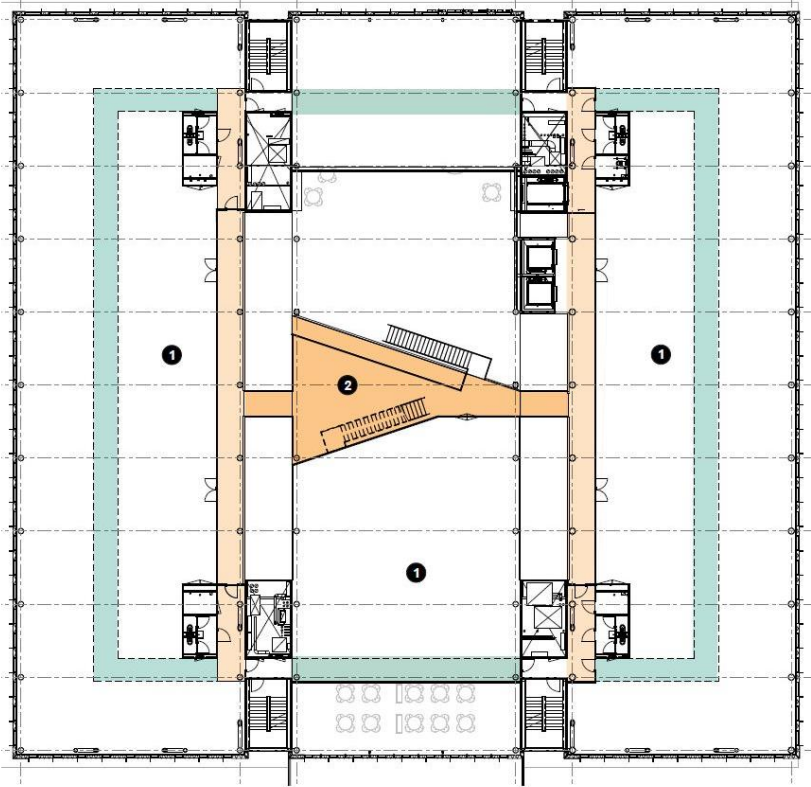
- 1 reception & barista
- 2 work café
- 3 kitchen / restaurant
- 4 flexible office / lab floor
- 5 meeting spaces
- common circulation sapce
- circulation sapce rentable floor

Plan plaza level, first floor

+1

scale
1:300



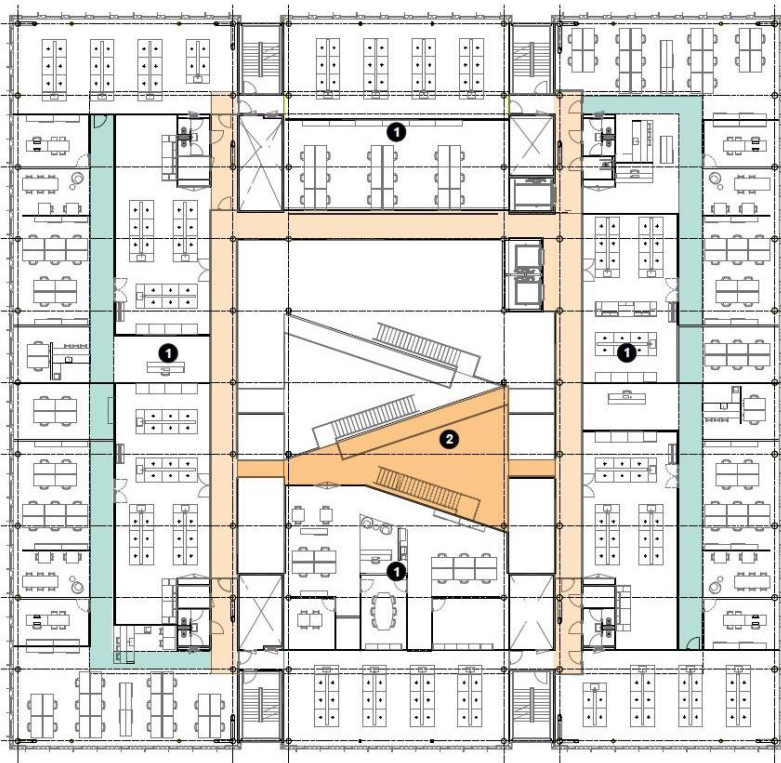


- 1 flexible office / lab floor
- 2 atrium balcony

- common circulation sapce
- circulation sapce rentable floor

Plan second floor

+2
 scale
 1:300
 1 5



- 1 shell-state office / lab floor
- 2 atrium balcony

- common circulation sapce
- circulation sapce rentable floor

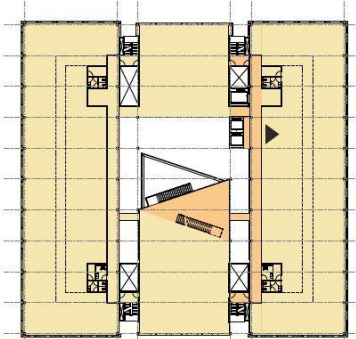
Plan third floor

+3
 scale
 1:300
 1 5

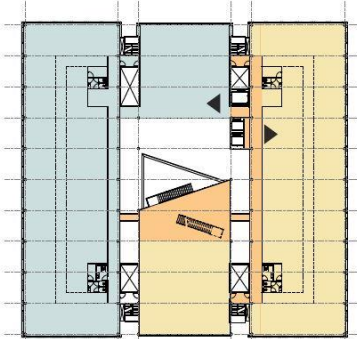
flexible lease options

various options for a typical floor; different lay-out bring about different LFA proportions between leased floor and general floor area. The proportions of totals therefore could differ.

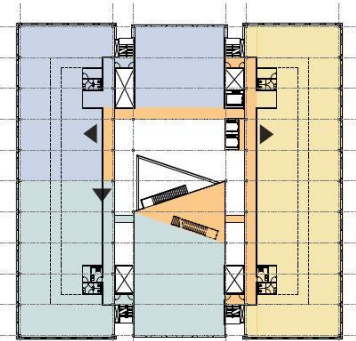
● common circulation sapce



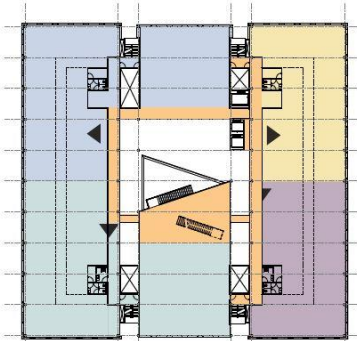
3rd floor - single tenant



3rd floor - two tenants



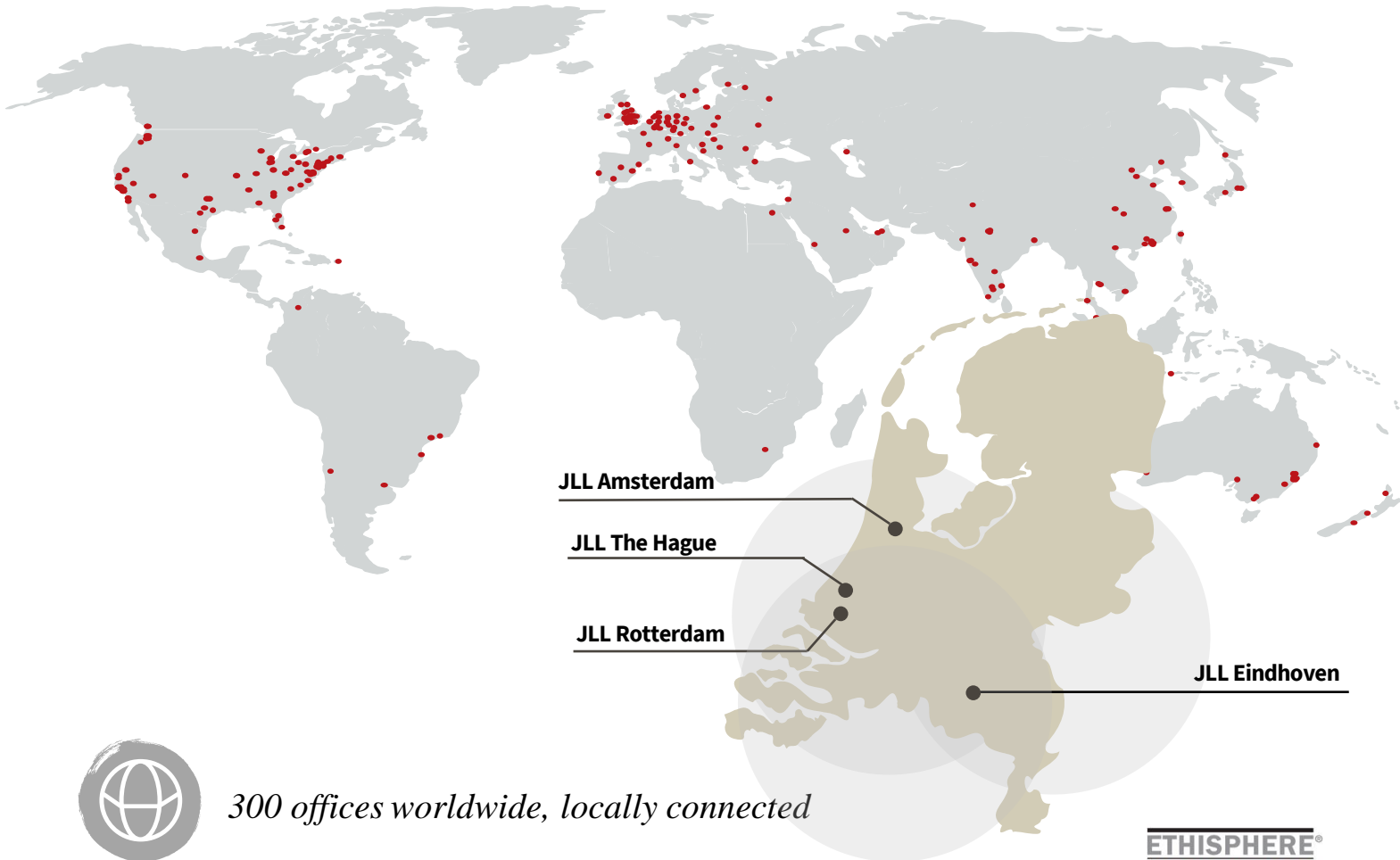
3rd floor - three tenants



3rd floor - four tenants

About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$19.4 billion, operations in over 80 countries and a global workforce of more than 100,000 as of March 31, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.



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100.000 colleagues worldwide



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180 professionals in The Netherlands



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