



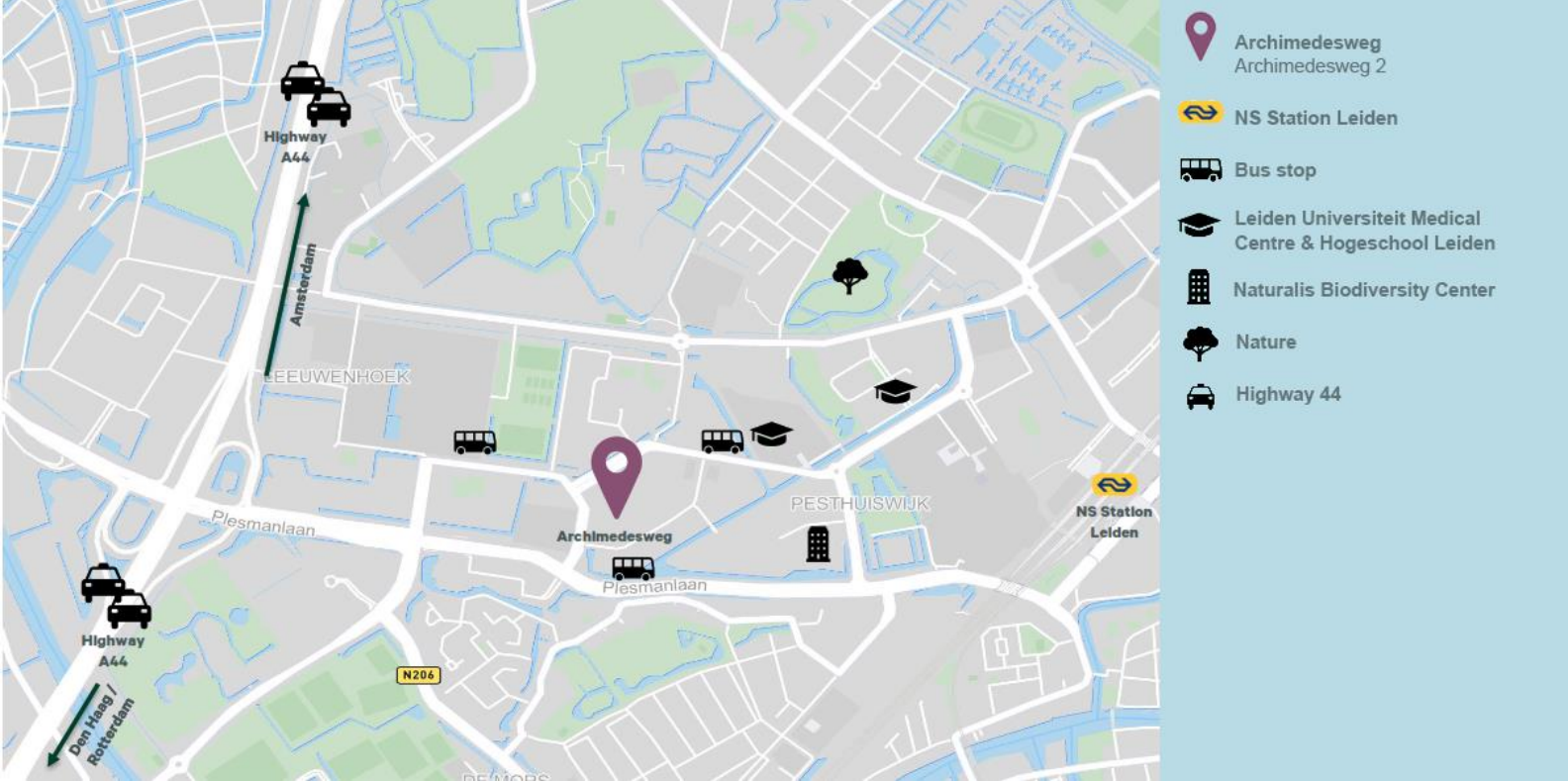
For Rent

Archimedesweg 2,
Leiden,
The Netherlands



“A unique opportunity to create a sizeable GMP standards production facility in an existing building at the heart of the Leiden Bio Science Park within in a short period of time”

- Prominent location on the Archimedesweg, at the center of Leiden Bio Science Park (LBSP)
- Approx. 11,212 sqm LFA in total
- Office- production and laboratory space with warehouse
- Energylabel C
- 64 parking spaces



Property description

The object comprises a total of approximately 11,212 sqm of office- /production-/laboratory space and warehouse. The current set-up of the building is suitable as a medical production facility and is specifically designed for the production processes of the departing tenant. The premises is suitable for single tenant use.

Office space (frontside of the building):

The office building consists of approx. 1,406 sqm l.f.a. and has energy label C. The building was completed in 1994. The office space is located at the Archimedesweg in a separate building at the front. On the right side at the 1st floor there is a bridge that connects the office space with the production area.

Production / laboratory space (middle part of the building):

The middle part consists of approx. 5,182 sqm l.f.a. and is suitable for the heavier category of laboratories and has extra clear height. The laboratory and production area are partly equipped with clean rooms and the production area meets the required GMP standards. In addition, mezzanine floors have been installed for the production process and technical installations.

Warehouse (rear):

The back side consists of two warehouse- / storage rooms of a total of approx. 4,624 sqm l.f.a. with part with a clear height of approx. 8.3 meters and part approximately 12.2 meters. The warehouse space is accessible at the Zernikedreef, where two overhead doors are also located.

Location

The building is situated at a very prominent location on the Archimedesweg, at the center of Leiden Bio Science Park (LBSP), close to Leiden University Medical Center (LUMC), Naturalis Biodiversity Center (Museum Naturalis) and Leiden Central Station.

Accessibility

By car:

Leiden Bio Science Park is located directly off the A44 highway, which provides good access to The Hague, Schiphol and Amsterdam. Via the Plesmanlaan and the N206, Leiden Bio Science Park is connected to the A4 which is on the eastern side of Leiden. It takes approximately around 23 minutes by car to travel to Amsterdam Schiphol Airport.

Public transport:

LBSP can easily be reached by public transport, including train and bus. The building is also centrally located in the immediate vicinity of Leiden Central Station. Bus lines (37, 43, 221 and 250) stop in front of the building and provide direct connections to Leiden CS, Den Haag CS, Katwijk station and Noordwijk station. It takes approximately around 35 minutes by bus (bus line 430. 431) and/or train to travel to Amsterdam Schiphol Airport.

<u>Travel time</u>	<u>Car</u>	<u>Public transport</u>
Amsterdam-Zuid	32 min	35 min
Schiphol Airport	23 min	35 min
Rotterdam	35 min	45 min
The Hague	20 min	25 min
Utrecht	55 min	55 min



Leiden Bio Science Park

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

Companies in all sizes: from start-ups to multinationals;

- Companies in all sorts: drug developing and MedTech companies, service providers and dedicated business services;
- Renowned research groups and shared research facilities: such as LACDR, LUMC and CHDR;
- Biopharmaceutical education: from dedicated vocational training to specialized PhD programs;
- Professional training programs: such as the Biotech Training Facility and Paul Janssen Futurelab Leiden;
- Amazing life science related museums: Naturalis Biodiversity Center and CORPUS Experience on the human body;
- A lively network and supporting facilities: the Life Sciences café, R&D events, BioPartner incubation, the Expat Centre, park.





Rear entrance for the warehouse

Available spaces

The availability of this building is approximately 11.212 sq. m. l.f.a. The entire building is available for rent, divided as follows:

Building	Office space	Total l.f.a.
• Ground floor		583 sqm
• 1 st floor		528 sqm
• 2 nd floor		295 sqm
Total l.f.a.		1,406 sqm

Building	Production/ laboratory space	Warehouse	Total l.f.a.
• Ground floor	-	-	5,204 sqm
• Mezzanine	-	-	2,704 sqm
• 1 st floor	-	-	1,894 sqm
• 2 nd floor	-	-	4 sqm
Total l.f.a.	5,182	4,624	9,806 sqm

Parking

There are a total of 64 parking spaces available next to the building.

Rent

Office space:

€ 175.00 per sqm l.f.a. per year, excluding VAT.

Production/ laboratory space:

€ 250.00 sqm l.f.a. per year, excluding VAT.

Warehouse:

€ 100.00 sqm l.f.a. per year, excluding VAT.

Parking place:

€ 1,750.00 per place per year, excluding VAT.

Service charges

The lessee itself will decide, in consultation with lessor, with the utility companies for direct connections to be made (concerning consumption of gas, water and electricity).



Delivery level

General:

The building will be delivered in renovated core and shell condition with. The main building installations will be renewed. All current tenant related fit-out and installations will be removed unless otherwise agreed.

- Energylabel C (office space)
- The windows and frames are made of aluminum and have double glazing
- The heat demand is supplied by district heating which enters the warehouse
- The building is connected to the network of the local energy supplier for gas for the steam boiler
- There are two cooling machines on the roof of the warehouse. The existing chiller is equipped with R410A refrigerant (47.5 kg)
- An emergency power generator is available on the ground floor. This concerns a Bredenoord BRK 3372. The emergency power generator is intended to be able to stop the production process safely in an emergency
- The building is equipped with its own transformer, Smit 10 KV. The main connection has a capacity of 2500 and is now set at 1600 amps, equipped with a circuit breaker
- There are 3 elevators in the warehouse and 1 at the offices
- The buildings have various fire safety installations
- The warehouse has overhead doors for loading and unloading the goods.
- The capacity of the installations will be in consultation with lessee.

Office:

- Maximum floor load: 2,5 kN/sq m up to 6 kN/sq m

Production Area:

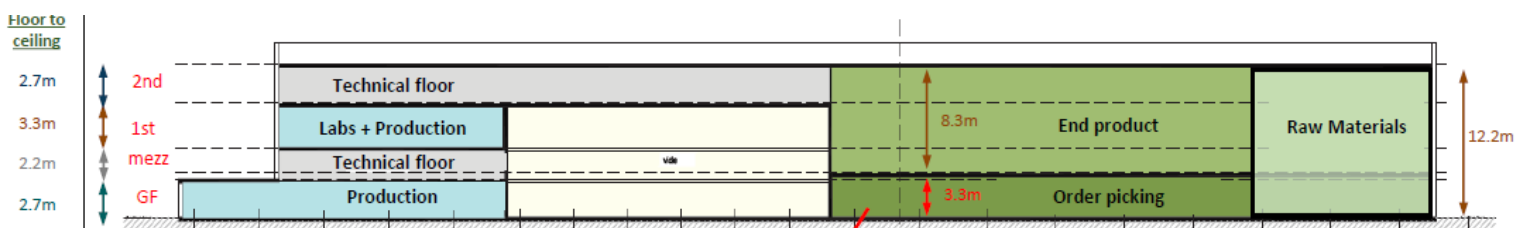
- Clear height ground floor: 2.7m
- Maximum floor load ground floor: 5 kN/sq m
- Clear height first floor: 3.3 m
- Maximum floor load first floor: 4 kN/sq m.

Technical Area:

- Clear height mezzanine floor: 2.2 m
- Clear height second floor: 2.7 m
- Maximum floor load ventilation area 2,5 kN/sq m
- Maximum floor load ground floor: 5 kN/sqm
- Maximum floor load roof mezzanine: 5 kN/sq m

Warehouse:

- Type of floor - ground floor: Hollow-core slab floor
- Type of floor - first floor: cast-in-place concrete floor
- Type of floor - roof: Channel plate floor
- Clear height warehouse for order picking is 3.3 m
- Clear height warehouse for storing raw materials is 12 m
- Clear height warehouse for end product: 8 m
- Maximum floor load ground floor: 15 kN/sq m
- Maximum floor load first floor: 15 kN/sq m
- Maximum floor load roof: 0,5 / 1 kN/sq m.





Main entrance to office space

Lease term

10 years with 5-year renewal period. The notice period is 12 months.

Commencement date

To be discussed.

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.

Contact

Lennard van Weelde
Office Agency The Hague
Lennard.vanWeelde@jll.com
+316 138 35 101



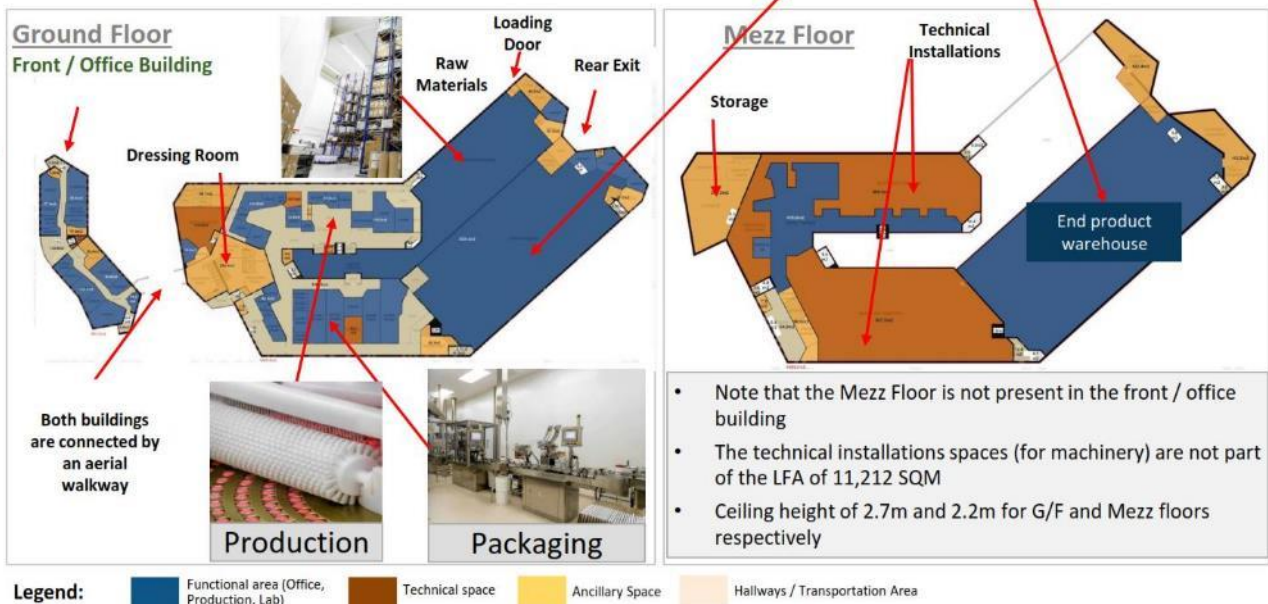
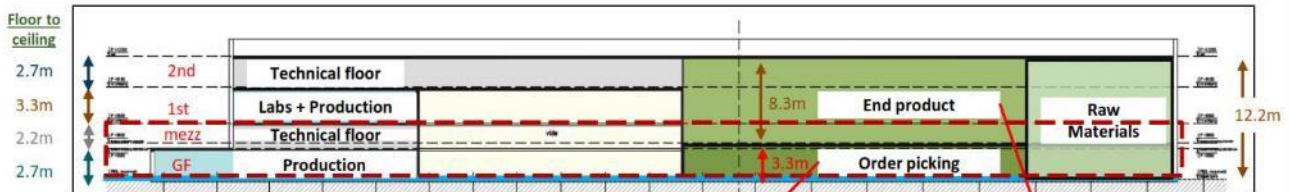
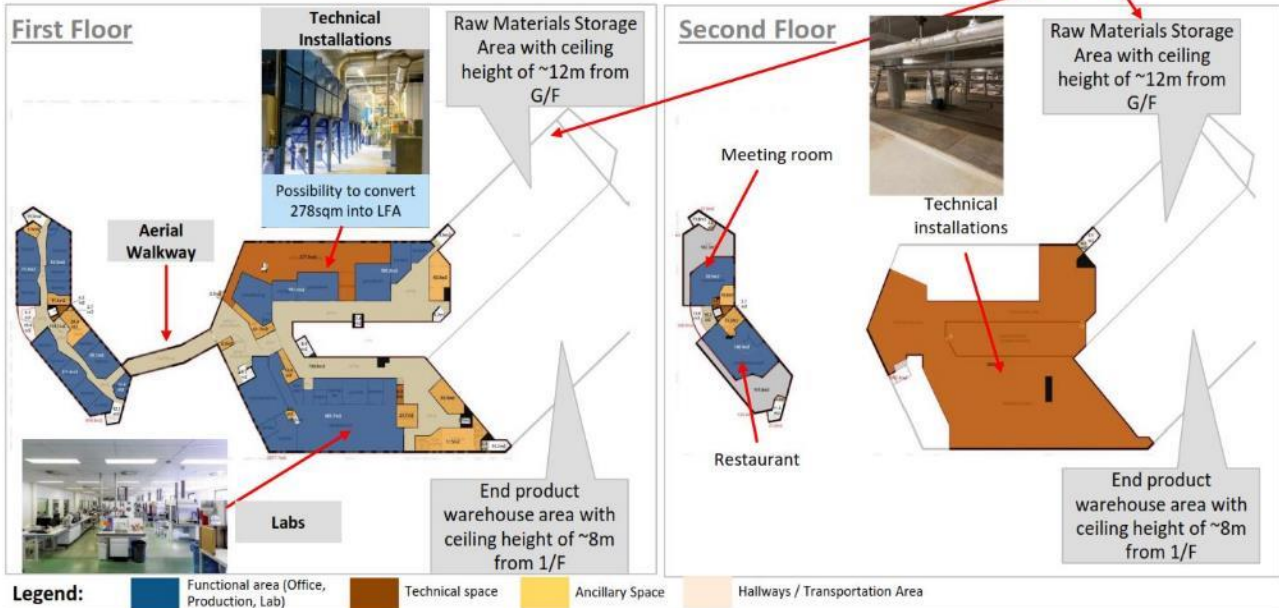
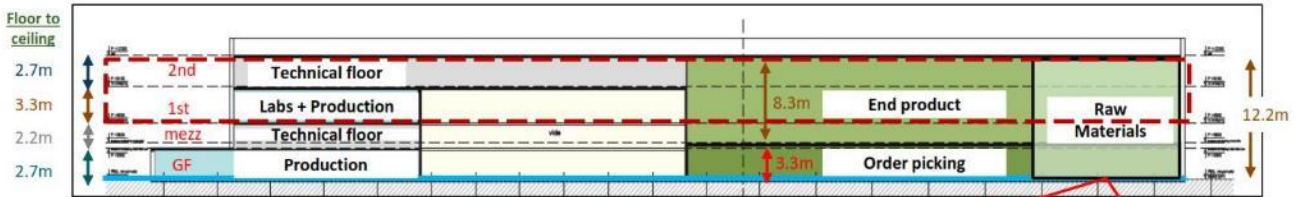






2 Floor Plan Overview – First & Second Floors

Stacking Plan



Building Overview

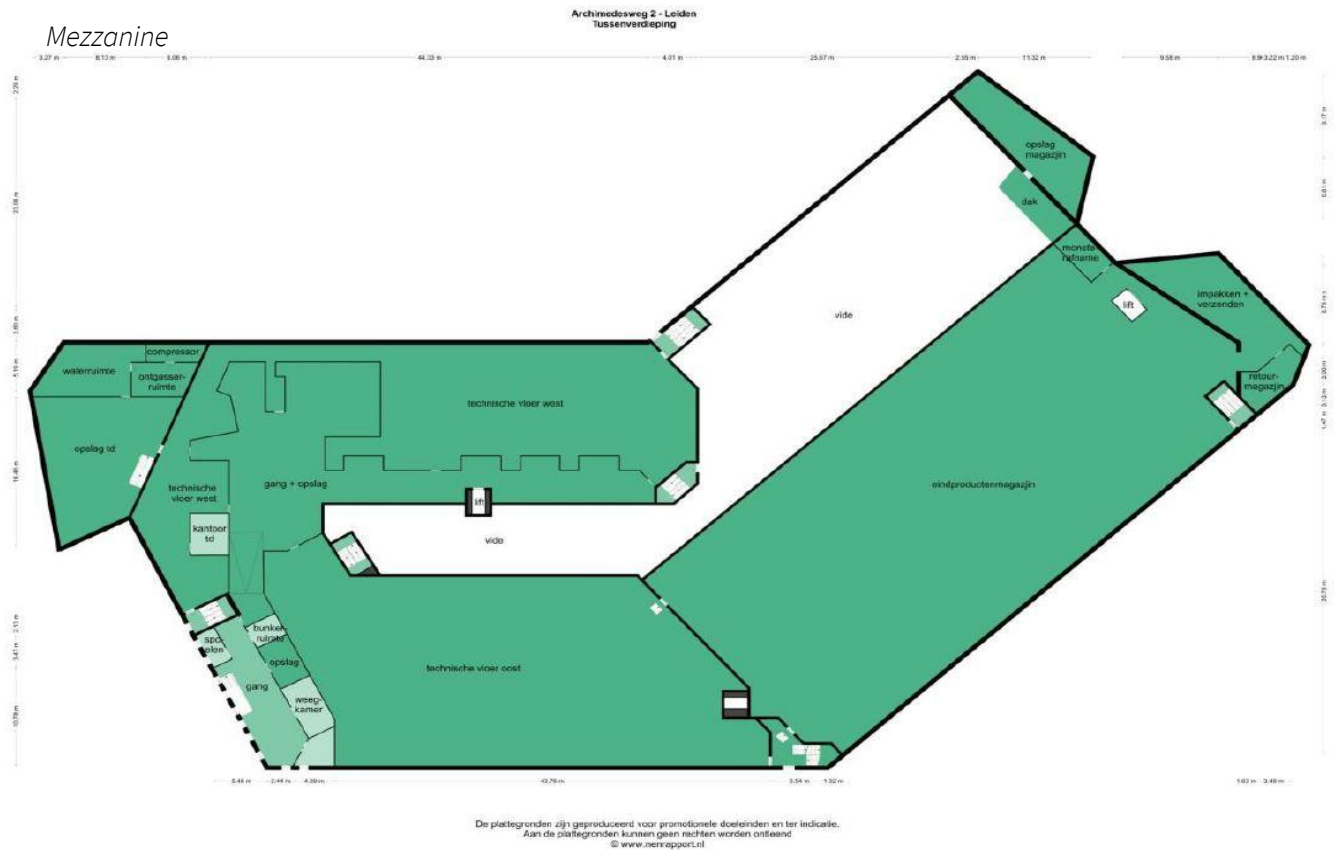


Floor plans

Ground floor



Mezzanine

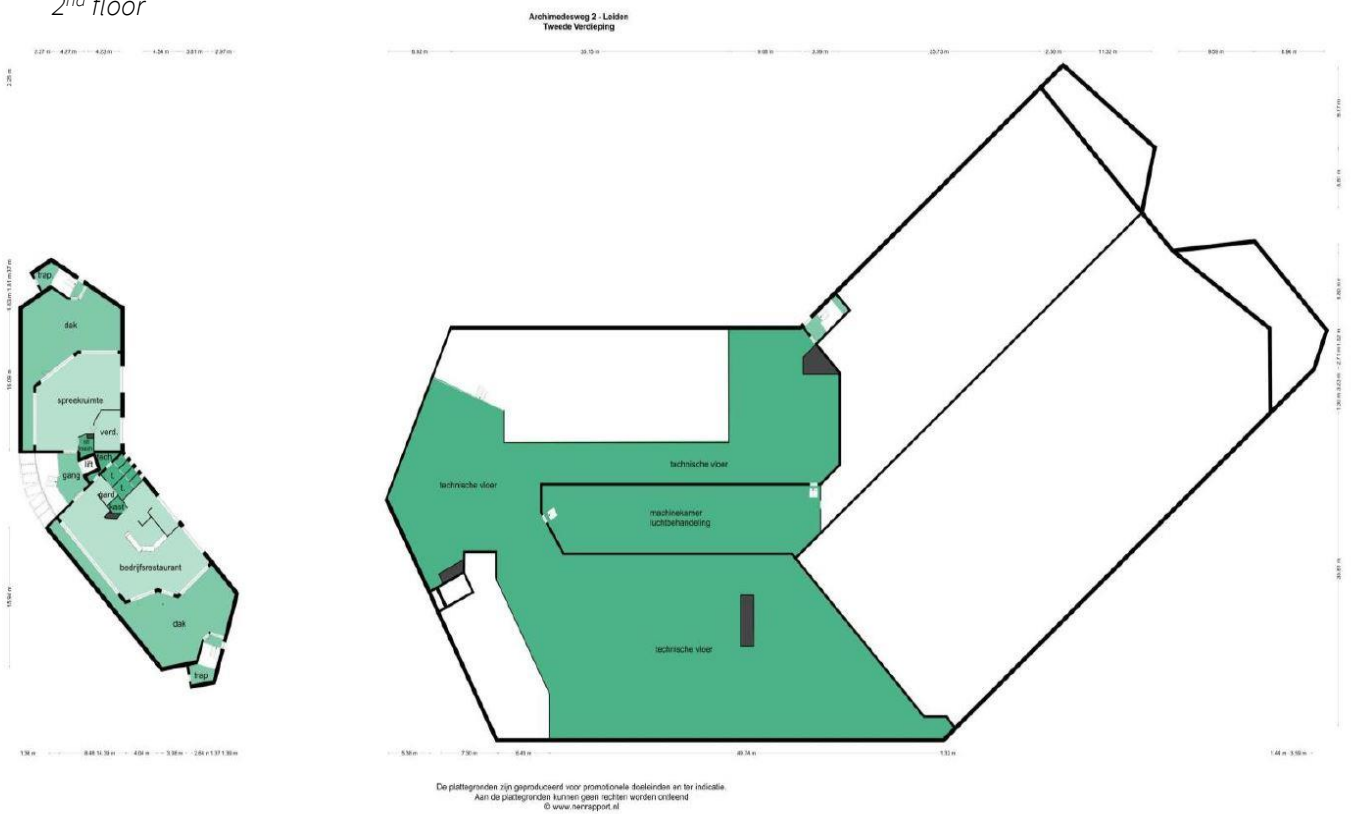


Floor plans

1st floor

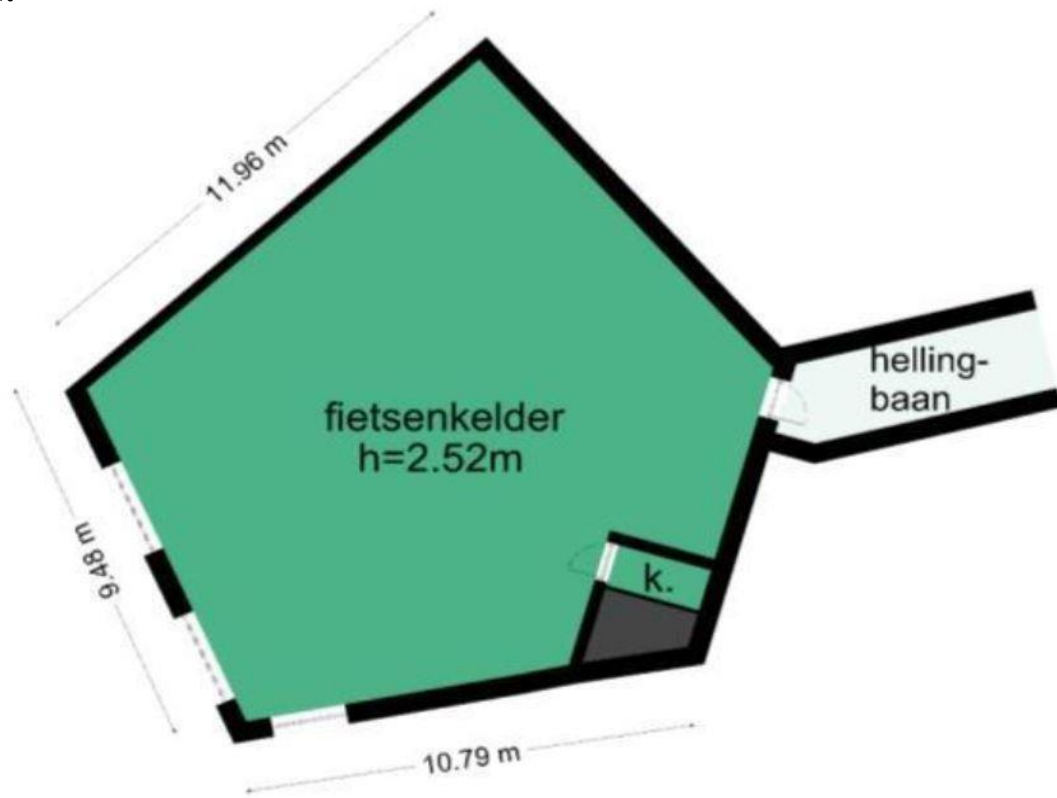


2nd floor



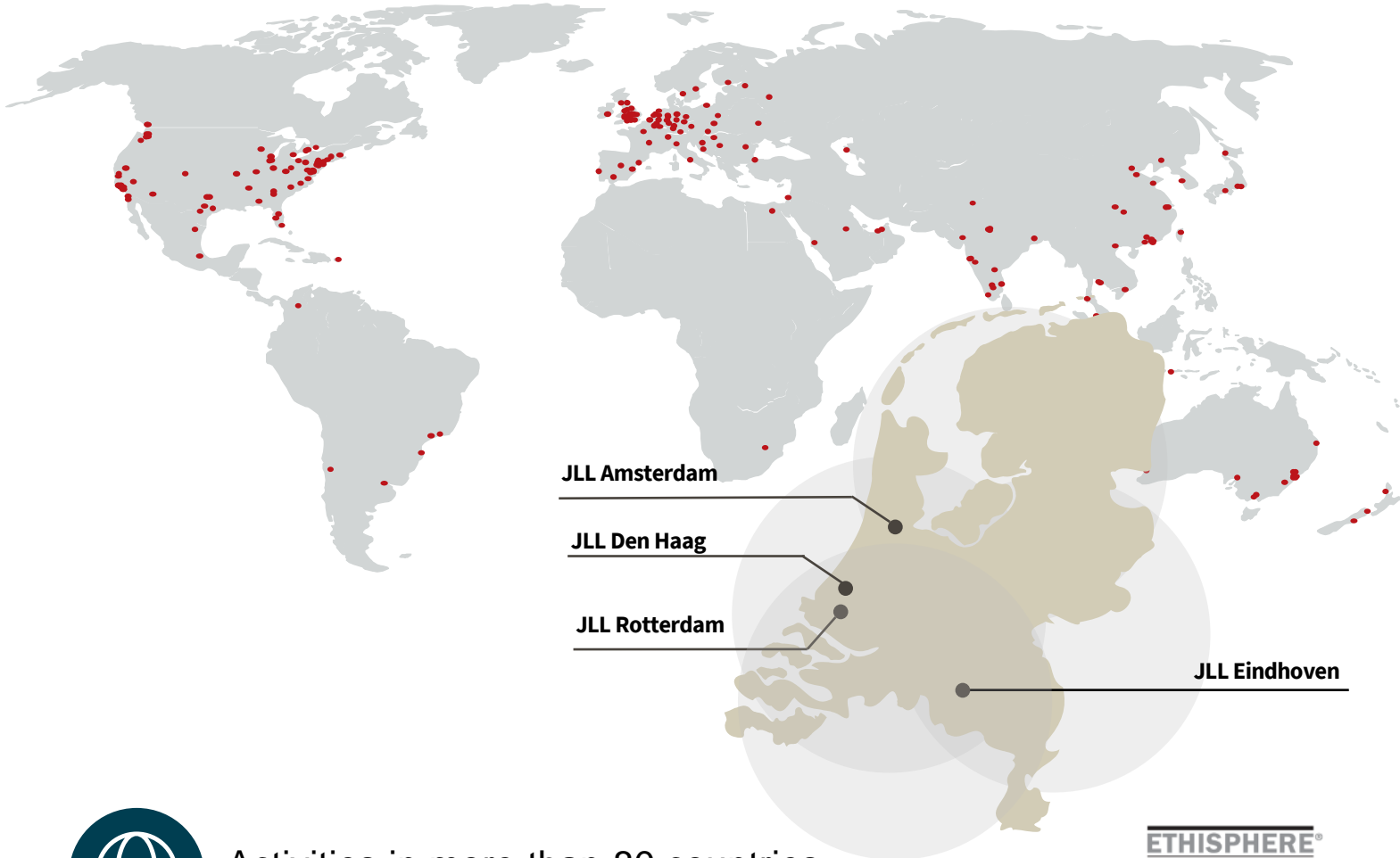
Floor plans

Basement



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