


BLUE MARBLE HOUSE

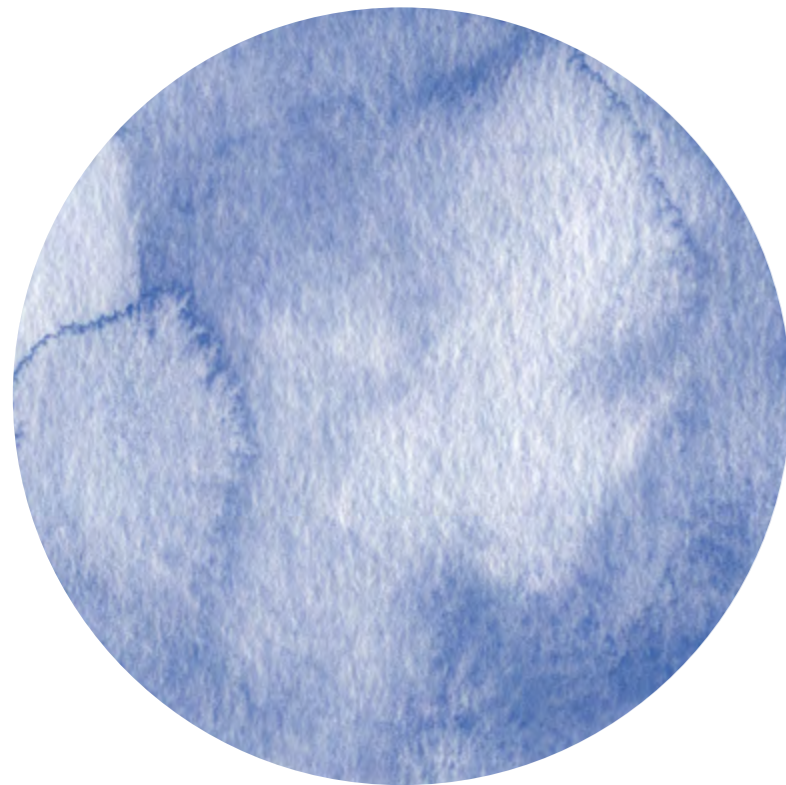
work, connect and excel

A satellite view of Earth showing the African continent and surrounding oceans, with a white circular overlay containing text.

An office
building that
nurtures people.
Just like our mother
Earth; the 'Big
Blue Marble'



WELL Platinum
Certification;
Blue Marble House
puts people first



Next-level
offices in
the heart of
Holland

Three interconnected building
components, approx. 16,850 m²
+ 432 parking spots

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Introduction

In the heart of Holland, Keystone Vastgoed is realising a state-of-the-art office building in a green environment: Blue Marble House. A complex that puts people first. Blue Marble House will offer the perfect conditions for its users; clean air, plenty of light, good food and more. A building that nurtures its tenants and visitors, like the natural elements of the Earth itself; the 'Big Blue Marble'. An ideal environment to work, connect and excel.

Blue Marble House (approx. 16,850 m² + 432 parking spots) is designed to support and enhance human health and wellness (WELL Platinum Certification). It is a high-quality connection centre filled with possibilities, featuring multi-tenant offices with shared facilities located in Papendorp, Utrecht.

Location

Papendorp is a park-like location for working and living, on the westside of Utrecht, right in the heart of Holland and Europe's most competitive region. It is easily accessible and near the city centre, with a variety of facilities close at hand (sports, coffee bars, supermarkets etc).

Give work
a better place



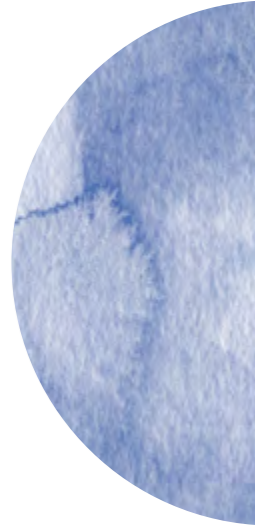
BLUE MARBLE HOUSE

Papendorp area —●



Next-level business park

UTRECHT





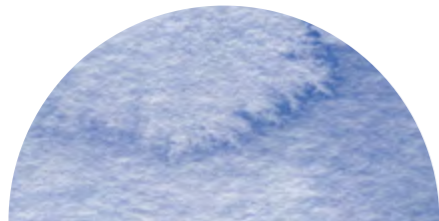
THE HAGUE / ROTTERDAM

ARNHEM



Utrecht

The city of Utrecht lies in the centre of the Netherlands. It is one of the biggest cities of the country (350,000 inhabitants), with picturesque canals, a very lively city centre and the famous Dom Church (1254). Utrecht is one of the most accessible cities in the Netherlands (the central train station serves around 190,000 passengers every day). It is also one of the fastest growing cities in terms of economic growth, population and employment. Utrecht profiles itself as a real knowledge centre, due to the presence of the internationally renowned Utrecht University. All of these features mean the city offers an attractive business climate for companies in the 'war for talent'.



Utrecht is one of the fastest growing cities



Utrecht city centre



BLUE MARBLE HOUSE

University area



UTRECHT

Central station

The beating heart of Europe's most competitive region

Blue Marble House

An innovative concept for office space is currently being developed in Papendorp, Utrecht; a state-of-the-art building (approx. 16,850 m² + 432 parking spots) that focusses on the wellness of its users. Blue Marble House offers an inspiring working space with shared facilities to work, meet, play sports and relax.

Blue Marble House helps people to feel good at work and helps organisations to flourish. The building is located within lush green surroundings, creating an ideal every-day environment. With plenty of light, clean air, healthy food and more. A building that takes care of people, like the natural elements provided by our mother Earth; the 'Big Blue Marble'.

The complex is multi-tenant, sustainably built, using high quality materials. Blue Marble House has three interconnected building components: Ocean-, Forrest- and Mountain Office.

Facilities

When complete, Blue Marble House will have earned the WELL Platinum Certification and it will be one of the healthiest offices in Utrecht.

Reception
with
hostess

Meeting
rooms

Coffee bar
with lounge

Central
meeting space
in the
courtyard:
'The Green-
house'

Courtyard
terrace

Sport/
fitness/
yoga
facilities

An excellent
parking
standard
of 1:39 m²

Charging
stations
for electric
cars and
bikes

Large floor
areas available
of approximately
2,000 m²



Well-built
for well-
being





Connection centre





Offices
for people



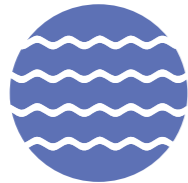
WELL Platinum

Nature has been our caretaker for ages. With innovative design, our buildings can be too. Better buildings make people healthier. Blue Marble House puts its users first. It is designed to improve well-being. For people to feel good at work and to help organisations thrive. The complex will have a WELL Platinum Certification, the highest ranking given by the WELL Building Institute.

WELL features:



Air
high level of air quality by continuously monitoring the building (PM2.5, VOC, CO2).



Water
availability of drinking water throughout the building.



Nourishment
good and healthy food.



Light
well-lit environments that are optimal for visual, mental and biological health.



Movement
promote and facilitate physical activity.



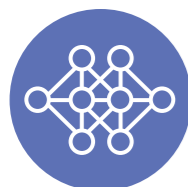
Thermal comfort
optimal thermal comfort.



Sound
comfortable and healthy sonic environments.



Mind
an atmosphere that supports a healthy mental state.



Community
fostering high levels of social engagement.



Materials
reduce human exposure to hazardous building material.



Innovation
unique strategies for creating healthy environments.



Pandemic proof
applying protocols, rules and guidelines for a safe office.



Creating a green and healthy new office complex

Circularity

Sustainability is key in the development of Blue Marble House. The design and building of the complex focusses on circularity:

- Reduce waste: efficient use of high-quality materials.
- Using materials with a low impact on the environment.
- Sustainably produced components, which can easily be re-used in the future.
- High-quality furniture made with recycled materials.
- Wall, floor and ceiling finishes with circular components.
- Separation of waste during the realisation and use of the building.
- Use of sustainable wood for construction.

Pandemic proof

WELL certified office building Blue Marble House has the necessary preparations in place to respond to global health challenges like the COVID-19 pandemic. The protocols that have been developed make it possible to continue business operations safely on site.



Our approach

- Adjusting the layout and design of general Blue Marble House office areas.
- Applying specific protocols, rules and guidelines.
- Implementing of building-dependent routing and traffic flows.
- Applying technology (presence detection, workplace registration + measuring crowds / occupancy per floor).
- Adjusting the capacity of technical installations to workplace occupancy.

New reality

- COVID-19 will have a major impact on office-based organisations. Average occupancy is expected to have been decreased by 30%, and more people will be forced to work from home. Because of social distancing, the average standard workspace required per person will increase by 40%.
- A safe, epidemic-resistant office environment that remains available to staff at a minimum capacity at all times provides a crisis-resistant model for organisations.
- Increasing uncertainty about future epidemics is raising awareness of “pandemic safe” office buildings. Blue Marble House has the necessary preparations in place to switch to a save mode in a crisis situation.
- In case of a health crisis protocols will be activated so that your staff can work safely in Blue Marble House.
- Blue Marble House will be certified in accordance with WELL version 2. Version 2 incorporates the latest epidemic-proof best practices.

Safe mode office solutions

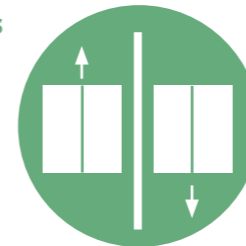


Entrance and exit separated
from parking to central reception on 1st floor. Separate routes for ascending & descending.



Hospitality manager
on the ground floor welcomes visitors.

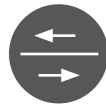
Separated lifts
to ensure that people going up and down are kept separate.



Separated workplaces
and separate access to the office floors.



• One way traffic only.



Policy regarding elevators



- From parking garage (level -1) to level 1: use elevator to go up, stairs to go down.
- Floor 1 & 2: use stairs to go up.



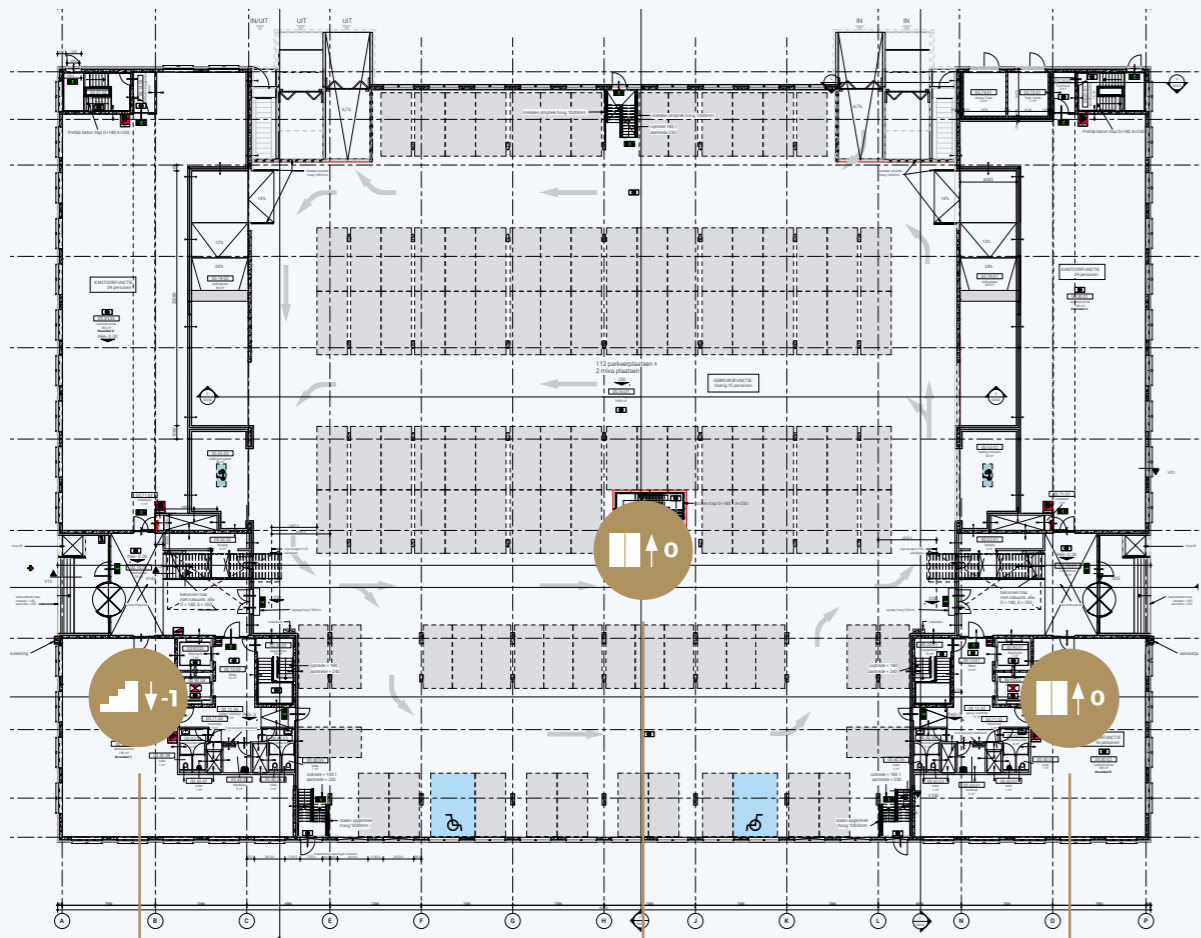
- Floor 3: use the elevator.
- Elevator goes to floor 3, from there floors 4 & 5 can be reached by stairs.



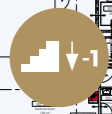
Entrance & exit



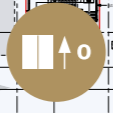
Visitor flow



Exit only



Stairs down



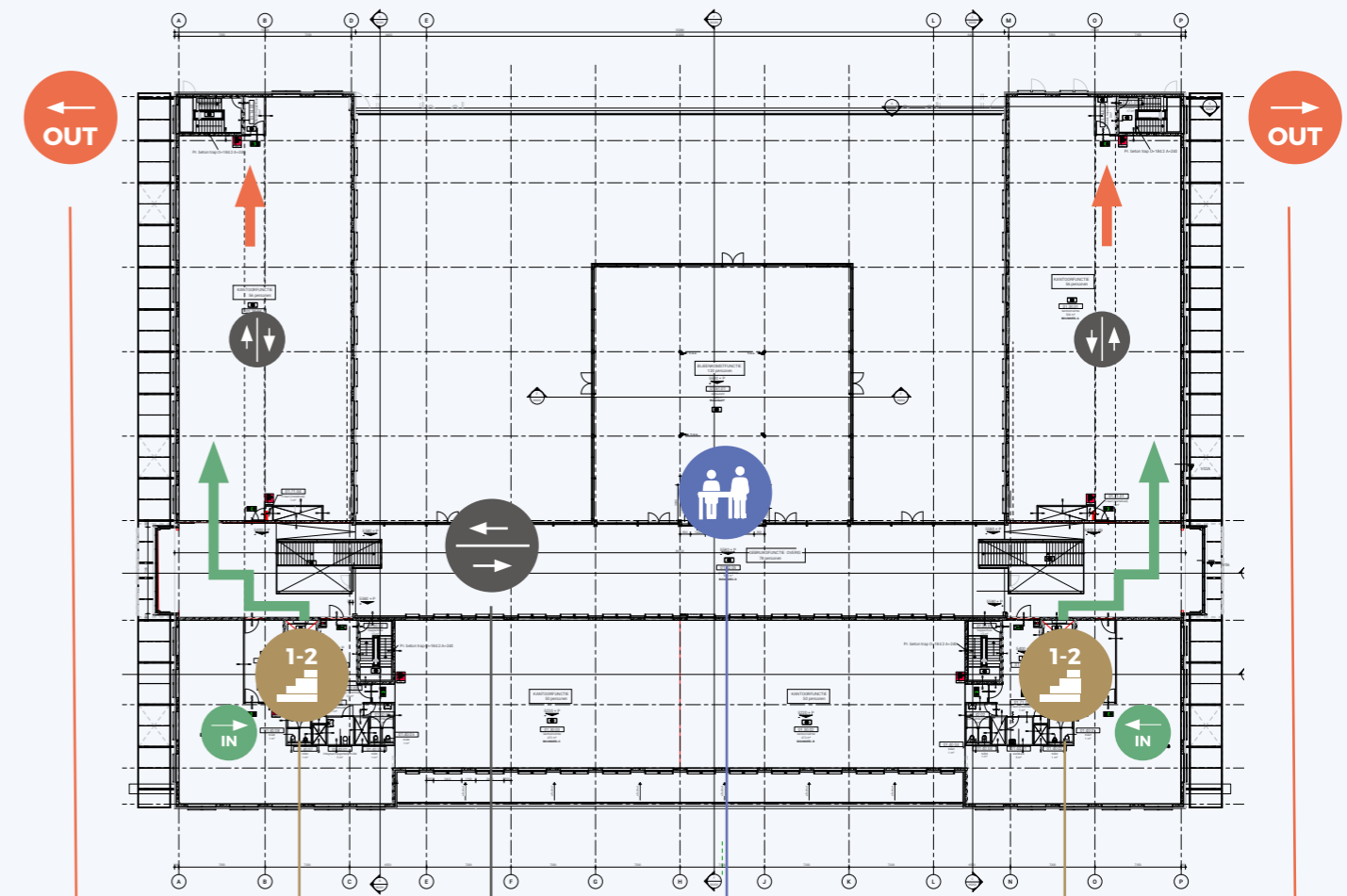
Elevator. Up only



Elevator up



Entrance only



Left exit. Stairs down



Left entrance. Stairs up



One way traffic



Hospitality manager



Right entrance. Stairs up



Right exit. Stairs down

Floor plan

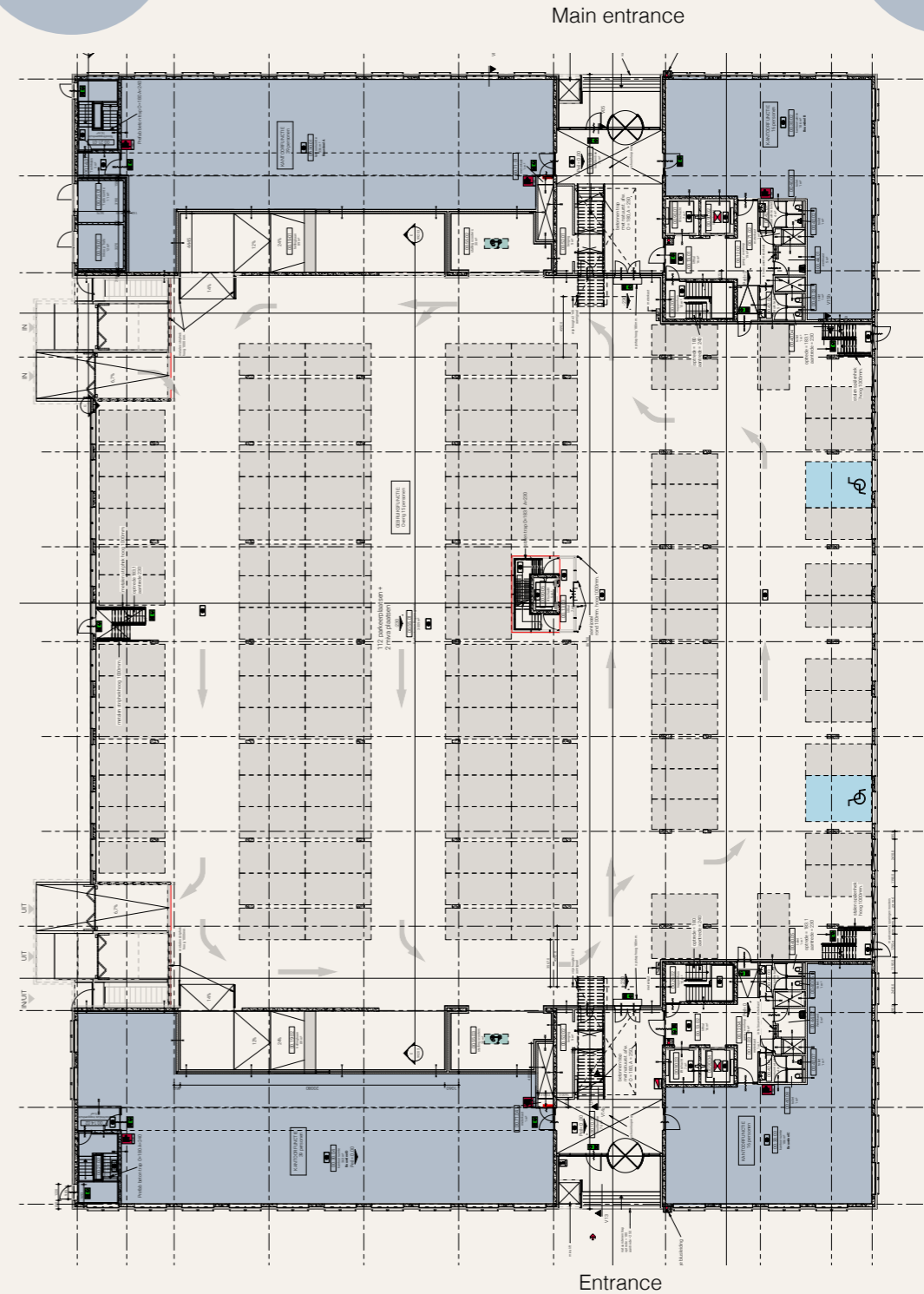
Total floor area: 16,825 m²



Ground floor

Total floor area:
1,550 m²

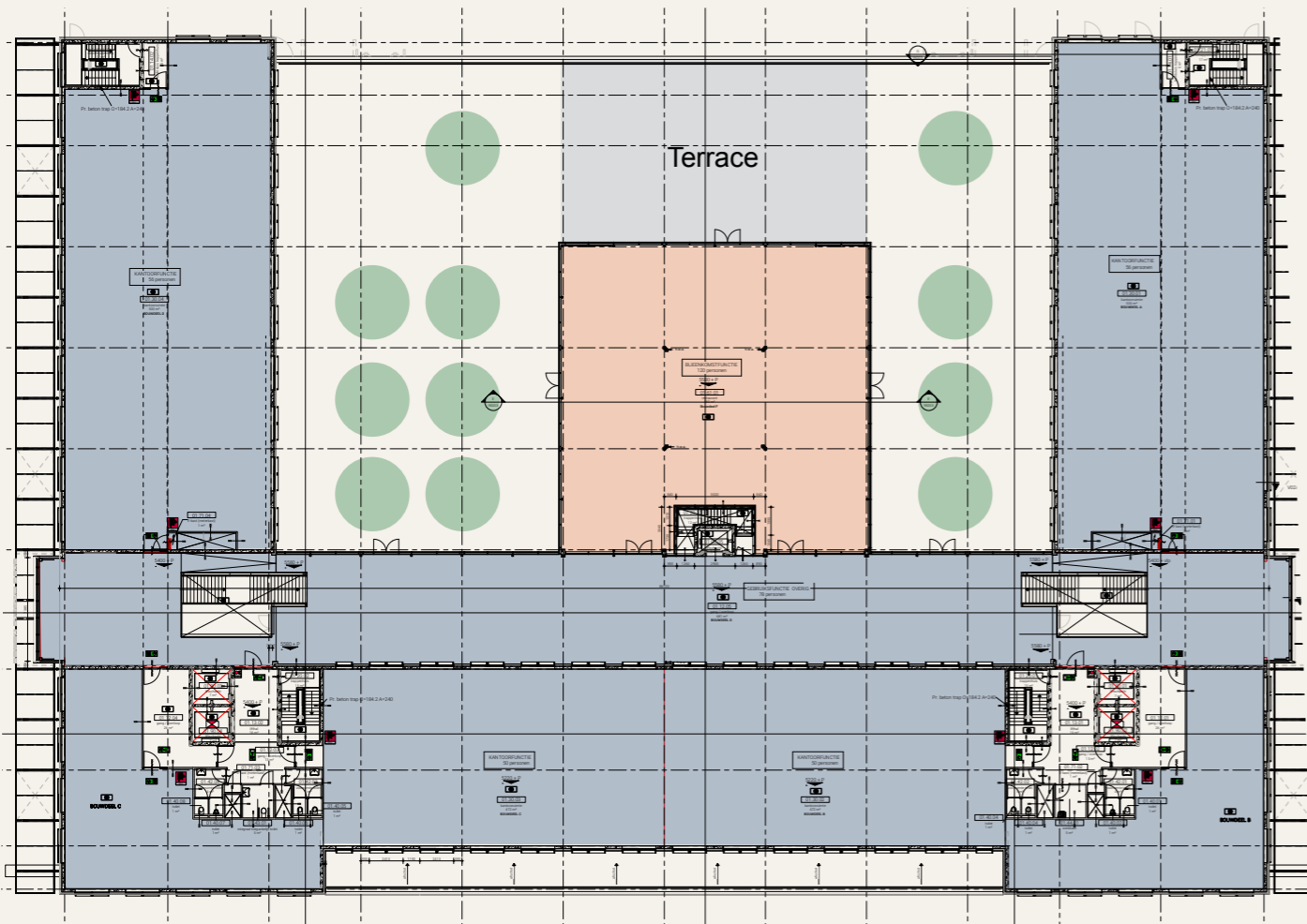
Units available from **220 m²** to **435 m²**



First floor

Total floor area: approx. **3,250 m²**

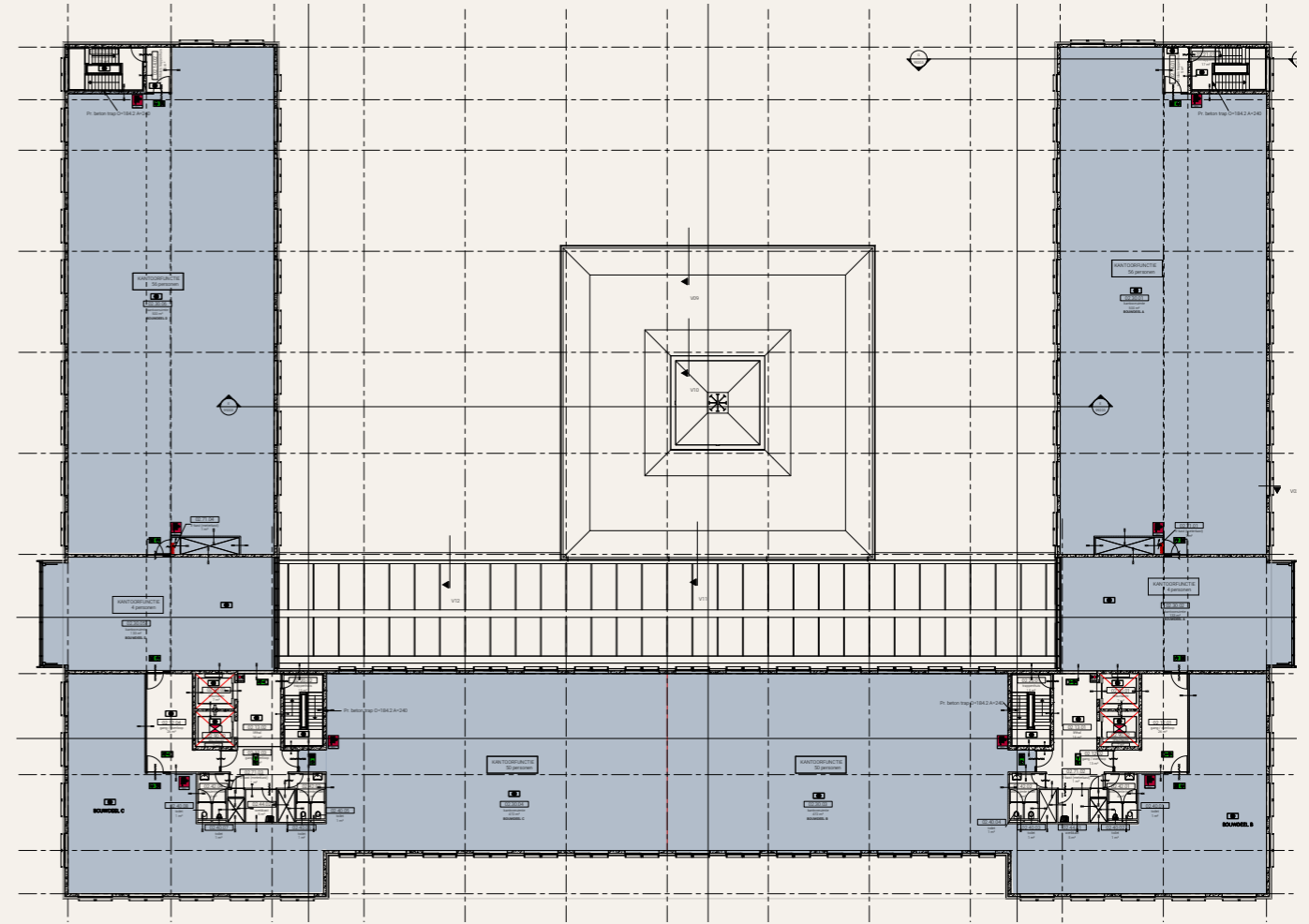
Units available from **690 m²**



Second floor

Total floor area: approx. **2,325 m²**

Units available from **690 m²**



Third floor

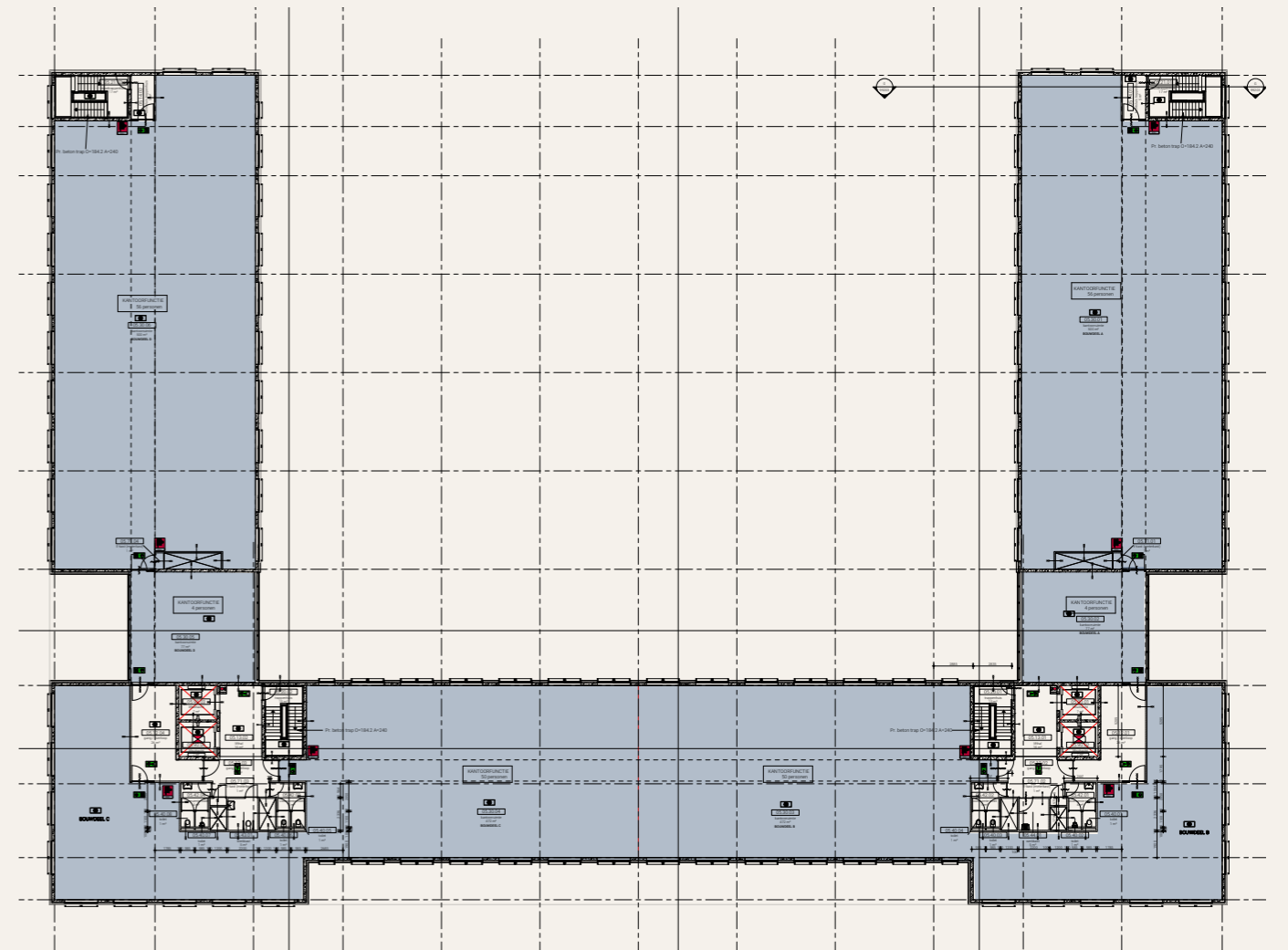
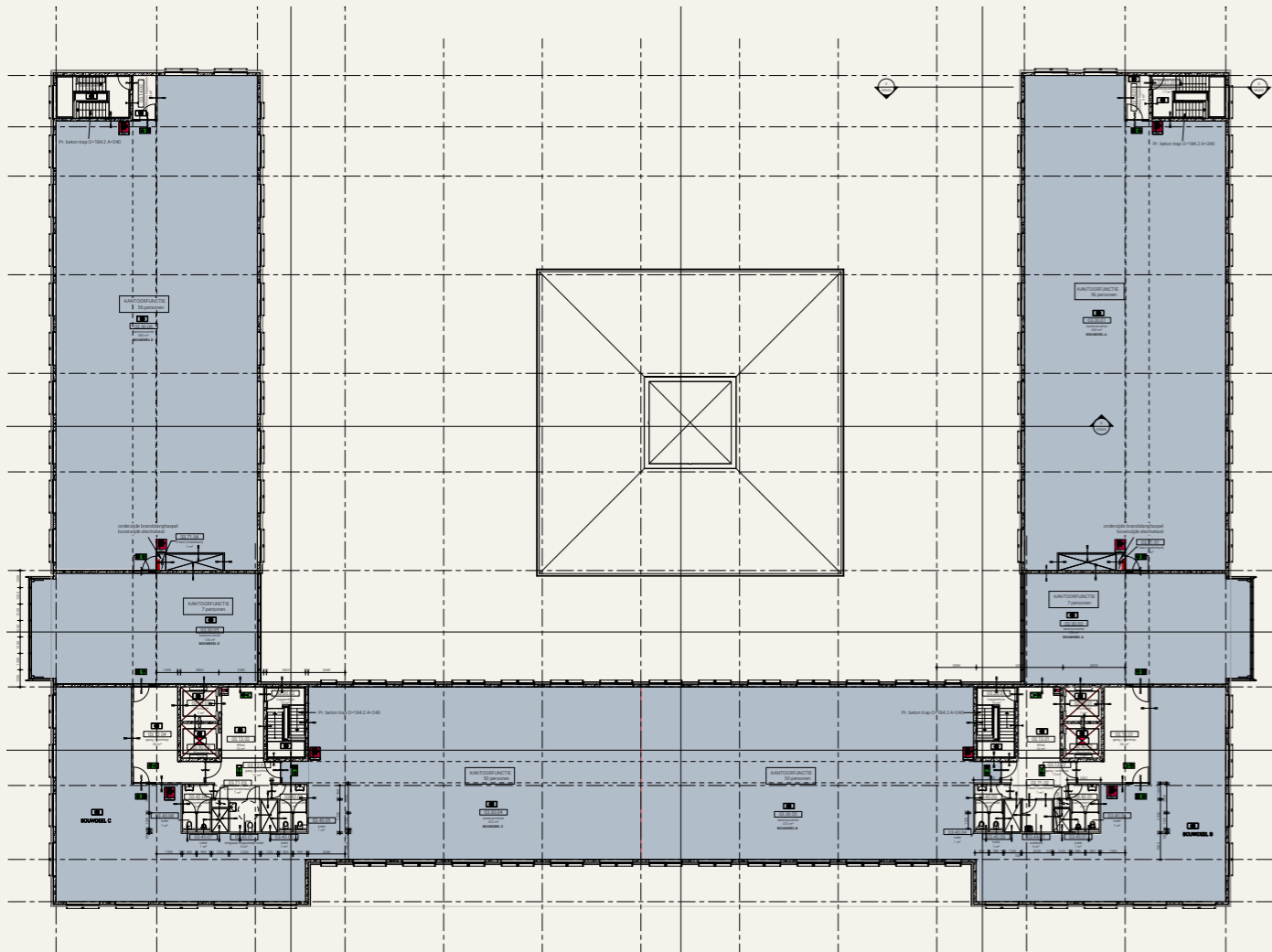
Fourth, Fifth & Sixth floor

Total floor area: approx. **2,430 m²**

Units available from **750 m²**

Total floor area: approx. **2,370 m²**

Units available from **715 m²**





Interior design

Lensvelt and Studio Annette Huijsman can develop a tailor-made plan for your interior design. Balancing aesthetics, sustainability, functionality and budget.

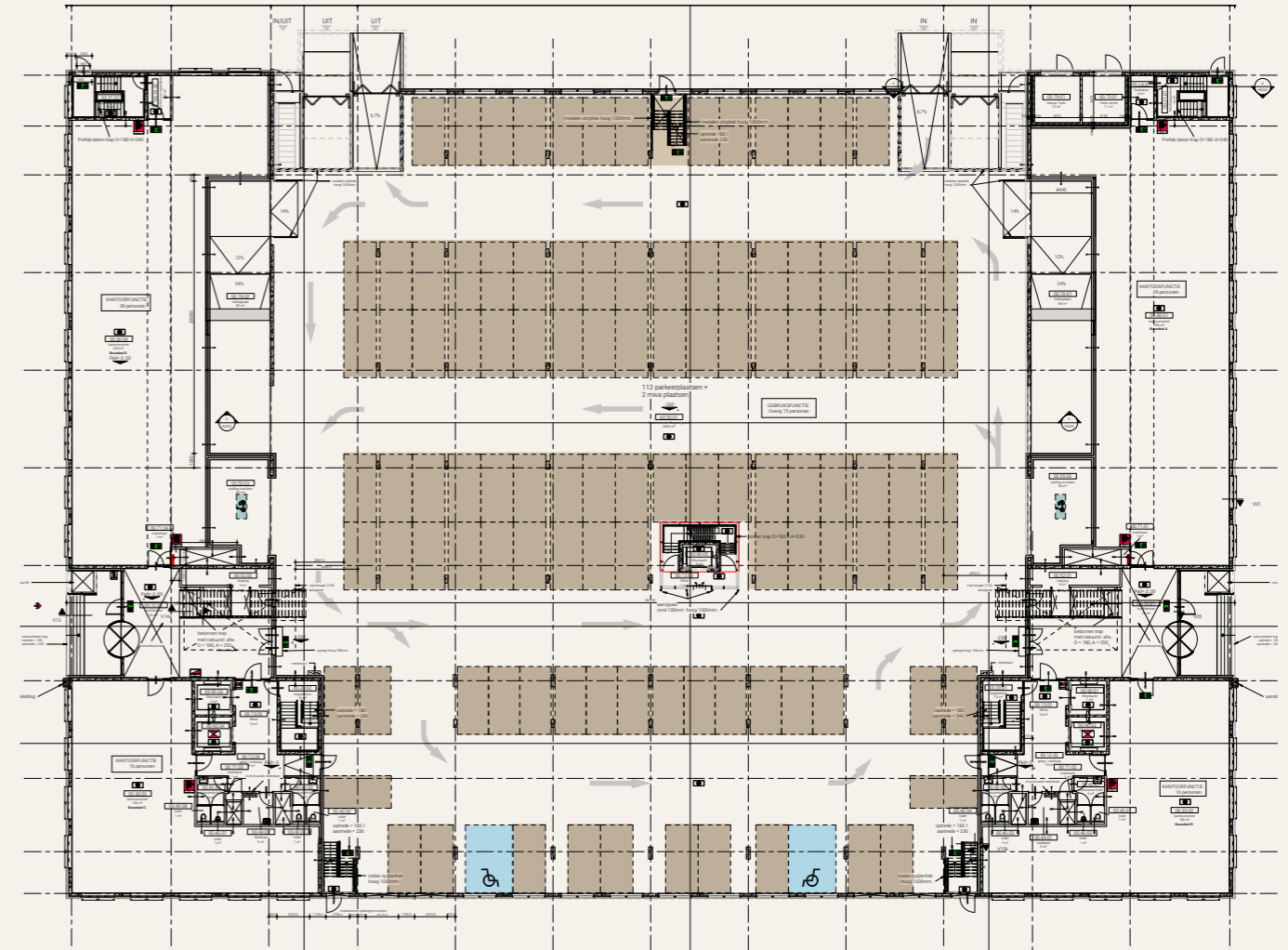
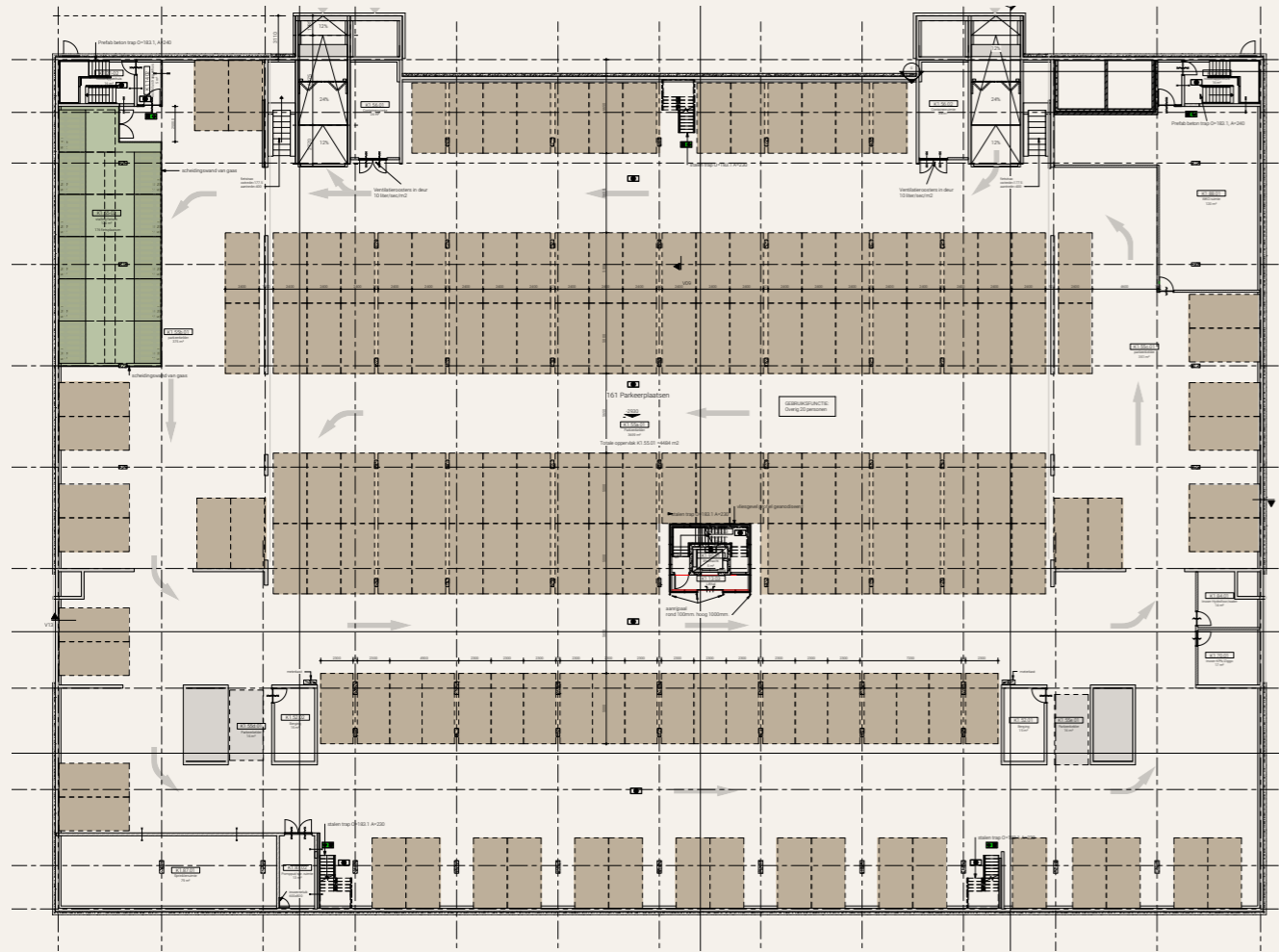
Office interior



Parking floor -1

Parking floor -2

150
bicycle
parking
spots



432
parking
spots

Charging
stations
for electric
cars and
bikes



An
environment
to feel good
and excel

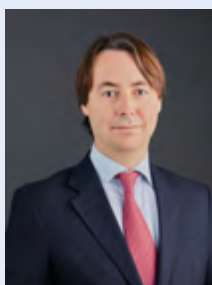
Sales team



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