

PLVS VLTRA AMSTERDAM





 Amsterdam UMC
University Medical Centers

WHY PLUS ULTRA AMSTERDAM?

Amsterdam UMC (location AMC, Meibergdreef) is considered the heart of the Amsterdam Life Sciences District. The number of life sciences & health companies and institutions grows rapidly. Within the Amsterdam Life Science District, 25 organizations are currently devoted to the Life Sciences, which account for 15,000 employees and 4,900 medical students. On an annual basis 15 start-ups are established and 410 research students obtain their PhD degree.

Plus Ultra Amsterdam will be a multi-tenant building to accommodate the growth of the companies and institutes in the field of life sciences & health. The building is located on the Medical Business Park Amsterdam, next to Amsterdam UMC. The building will consist of approx. 8,000 sqm for laboratories and offices. This new building will become an inspiring environment, where students, scientists and entrepreneurs will meet and innovation and business can flourish.



**LIFE SCIENCES &
HEALTH**



25 ORGANIZATIONS



**15,000
EMPLOYEES**



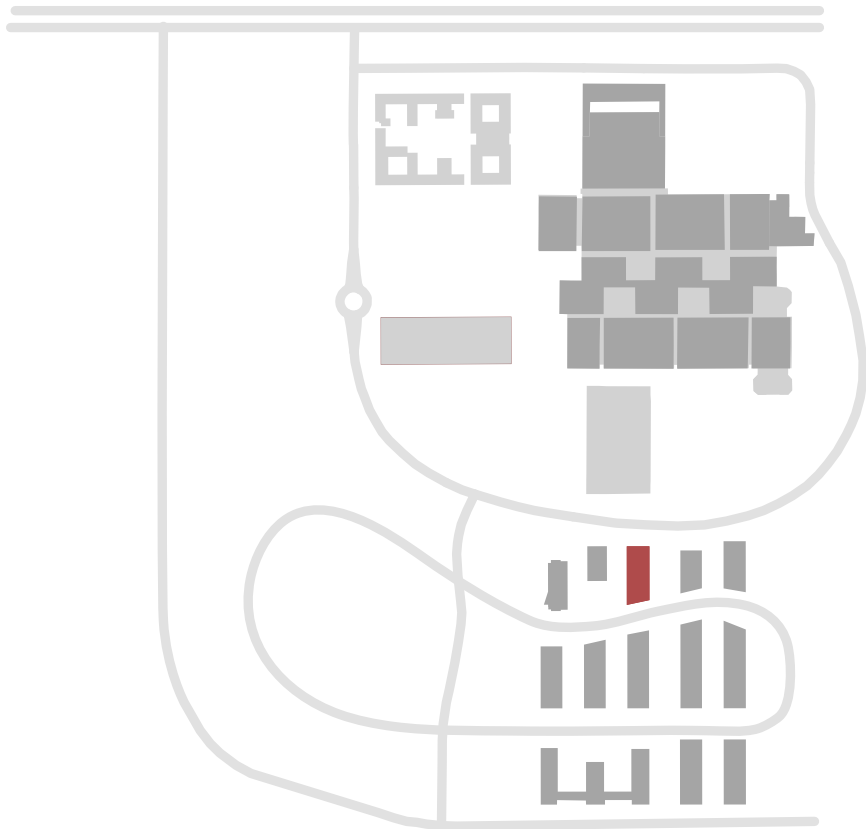
**4,900 MEDICAL
STUDENTS**



**8,000 M²
BUILDING**



**CAPITAL OF THE
NETHERLANDS**



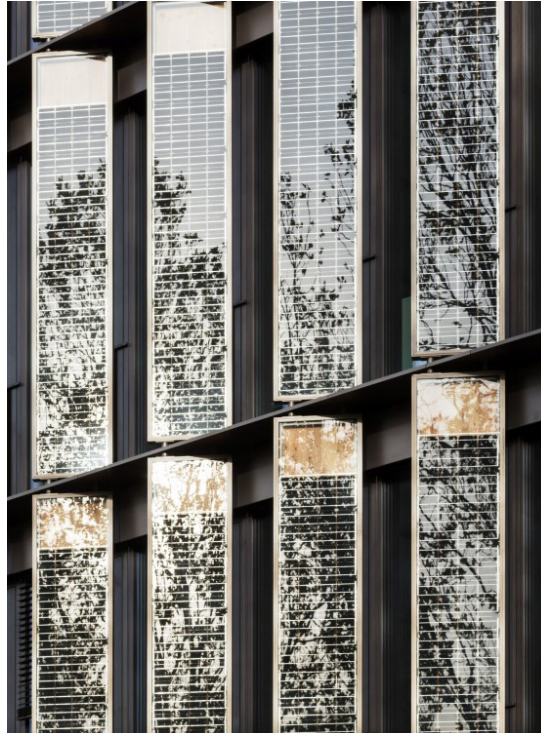
ACCESSIBLE

Plus Ultra Amsterdam is located next to the A2 and A9, and provides an excellent connection to Rotterdam, The Hague, Utrecht and Schiphol Airport (8 miles). The underground parking garage with space for 31 cars offers direct access to the building. The building is also easily accessible by public transport. Train station Holendrecht is only a 15 minute walk away. From there, several train, metro and bus lines offer a direct connection to Amsterdam Central Station, Schiphol Airport and Utrecht Central Station.

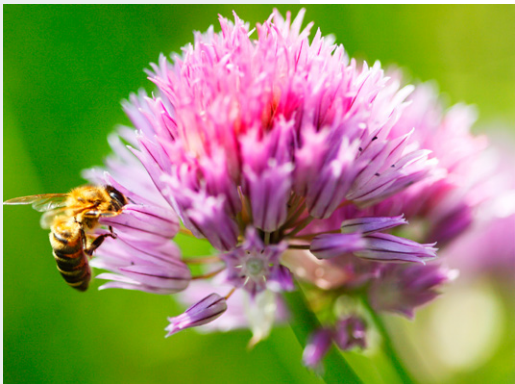
To facilitate accessibility by bike and scooter, an indoor parking facility at ground level is envisaged. Adjacent to the bicycle storage are shower facilities.



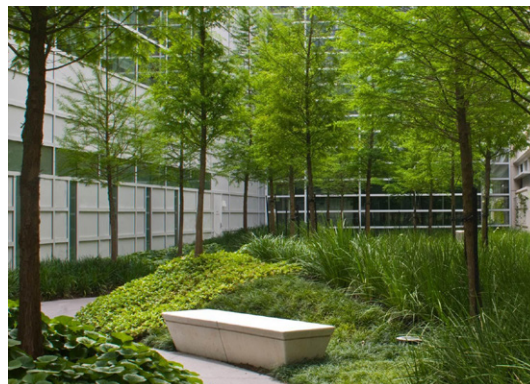
water retention roof



solar panels integrated in the facade



nature inclusive



greenery as core quality of the public space

SUSTAINABLE

Plus Ultra Amsterdam will have a very high level of sustainability. The façade and roof will be covered with over 1,500 sqm of PV panels, that will lead to an energy producing building. In addition, the roof will be a green roof and rainwater will be used for toilet flushing. The building is developed as a so-called 'kit of parts'. A set of elements that is optimally prefabricated, minimising traffic flows and waste and making it easy to register all components for reuse or recycling.

Plus Ultra Amsterdam has obtained the BREEAM Outstanding certificate, and will become the first multi-tenant lab and office building in the Netherlands certified at level Outstanding.



BREEAM[®]
OUTSTANDING

“

*the first multi-tenant
lab and office building in
the Netherlands certified
at level Outstanding*

”



MEDICAL BUSINESS PARK

More and more organizations want to become part of the health community around Amsterdam UMC. This leads to a rising need for laboratory and office space. With the realisation of Plus Ultra Amsterdam, Kadans offers companies and institutes the opportunity to establish themselves within the A-UMC ecosystem and to accommodate their growth. The Medical Business Park (MBP) is a medical orientated knowledge hub at the south side of A-UMC. The park offers space for 100,000 sqm of laboratory- office buildings. The Medical Business Park lives up to its name because of the park-like areas in between the buildings. This green campus environment is an excellent location for life sciences and health companies because of the highly specialised medical knowledge and research facilities of the Amsterdam University Medical Centre as part of the Life Sciences District. Plus Ultra Amsterdam will be one of the first developments at the park. The development of Plus Ultra Amsterdam fits perfectly within the focus of A-UMC, and provides accommodation for spin off companies around and companies that want to be part of the ecosystem of the A-UMC. Due to Kadans' experience in creating a lively ecosystem, the building will provide an excellent link to the existing ecosystem of the A-UMC and the ecosystem of Kadans at other Life Sciences campuses.



top: spinoza centre for neuroimaging
bottom: building S



AMC



view alongside meibergdreef
in the background: IWO and building S

AMSTERDAM UMC

At Amsterdam UMC, more than 15,000 professionals strive to provide good and accessible care. For the generations of today and tomorrow. Working together towards a future in which we prevent illnesses and make the best treatment available to all patients. To this end, they develop new methods for diagnostics and treatment together with professionals from other renowned national and international institutions. They treat over 350,000 patients a year at both sites - AMC and VUmc. Their main focus is on complex patient care and highly-specialized treatment of rare medical conditions. At Amsterdam UMC, they teach and train thousands of young people to become doctors, specialists or nurses. Researchers are clustered in eight research centers so that they can achieve the ambition of executing international, cutting-edge research.



**Cancer Center
Amsterdam**



**Amsterdam
Cardiovascular
Sciences**



**Amsterdam
Gastroenterology
Endocrinology
Metabolism**



**Amsterdam institute
for Infection
and Immunity**



**Amsterdam
Movement Sciences**



**Amsterdam
Neuroscience**



**Amsterdam
Public Health**



**Amsterdam
Reproduction and
Development**

KADANS SCIENCE PARTNER

Kadans Science Partner has many years of experience in creating tailor-made accommodations for companies and institutions in the knowledge-intensive sector, throughout their life cycle. Through developing and operating, Kadans Science Partner has learned what life science companies' needs are. By now, Kadans Science Partner has (re)developed and operated over 200,000 sqm of buildings, resulting in in-depth knowledge of the accommodation needs of knowledge-intensive organizations. Kadans Science Partner offers entrepreneurs in their buildings the possibility to integrate specific wishes in terms of layout, fit-out or equipment. This creates a tailor-made accommodation solution for the tenant that "fits" the development process of the company.

Kadans Science Partner is already active at thirteen science parks in the Netherlands and abroad. Here we play an essential role in the innovative ecosystem, for example by making the general facilities of our building available, giving companies the opportunity to continue to grow and by offering tenants a total package of services. Plus Ultra Amsterdam will play an important role to contribute to the innovative ecosystem of the Medical Business Park.

Kadans Science Partner remains involved with the tenants as an operator. This way, Kadans Science Partner is able to continuously manage the changing accommodation needs of its tenants. Because of this, many companies remain connected to Kadans Science Partner for a long period of time.



13 campuses



35,000 m² labs & clean rooms

Current and possible expansion locations in the Netherlands



30 properties



> €500 million AuM, KSP = €333 million

● Realized developments and investments



275 tenants



> 150,000 m² development potential

● Projects in development



296,000 sqm lettable floor area with a 96% occupancy

● Potential expansion locations



INNOVATION ECOSYSTEM

Join our innovation ecosystem •

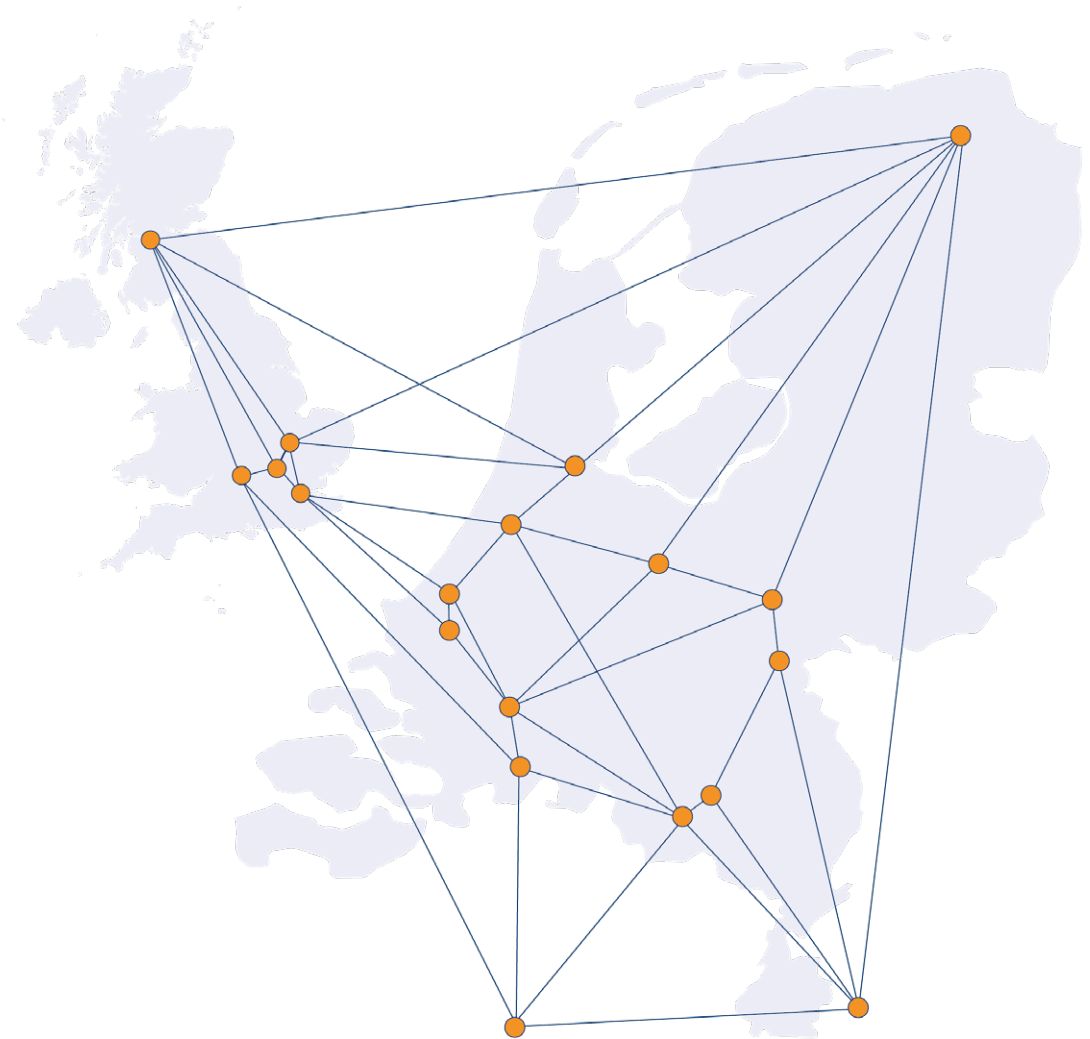
Kadans Science Partner optimizes the success of your organization through the creation of an environment that fulfills your core needs. As a tenant at Plus Ultra Amsterdam you will be part of the Kadans community and have access to an extensive network of renowned knowledge & research institutes, innovative start-ups, scale-ups & corporates and multiple service providers.

Access to life sciences & health ecosystem in Amsterdam •

When accommodated in Plus Ultra Amsterdam, you and your colleagues get access to the adjacent knowledge & research institute Amsterdam UMC, as well as to the other innovative companies and knowledge & research institutes part of the life sciences & health ecosystem at the Medical Business Park, Amsterdam Life Sciences District and in the city of Amsterdam.

Access to Kadans' community throughout Europe •

Next to access to the ecosystem at local and regional level, Kadans provides you access to other life sciences communities at many other campuses across Europe, like Leiden Bio Science Park, Utrecht Science Park and Babraham Research Campus Cambridge.



Kadans offers you so called ecosystem services on top of our real estate solutions. We would like to highlight some services in particular:

Online platform

You'll have access to our online platform where you can connect to other innovative organizations in life sciences and other knowledge intensive sectors, like agriculture & food and high tech, and meet useful service providers.

Network & community events

You will have access to various business events, social gatherings and online events organized by Kadans and its local and international partners.

Shared lab facilities

Tenants of Kadans can benefit from our partnership with Clustermarket, an online platform for shared lab facilities which give you access to thousands of scientific instruments on demand.

Meeting facilities

As a member of the Kadans' community you may use all meeting facilities, like meeting rooms and auditoriums, at all locations of Kadans throughout Europe, thus not only limited by the meeting facilities in Plus Ultra Amsterdam itself.





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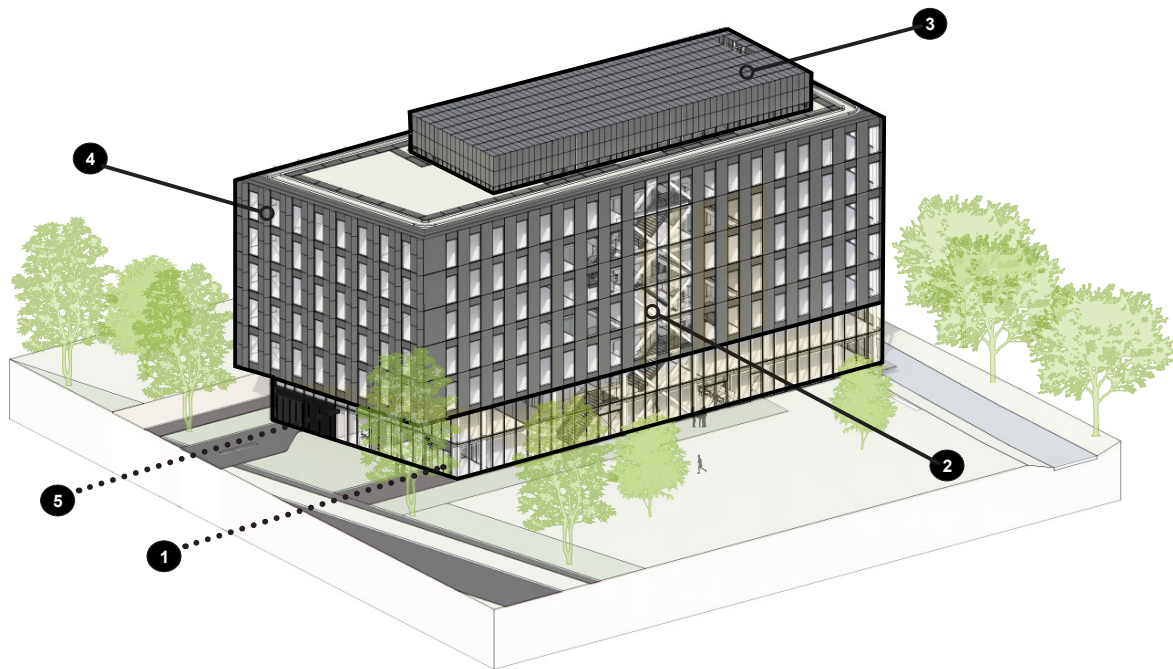
KAVEL E

design

Plus Ultra Amsterdam is designed within the ambitious masterplan 'Medical Business Park Amsterdam' on the lot called 'Kavel E'. The strict urban regulations are used to design a compact building with efficient lettable floor areas around a facilitating core. From a lively and transparent ground floor an open stair case 'spirals' up towards the top floor. These stairs connect the reception areas of the individual floors with each other and the shared facilities on the ground floor. Besides a reception & coffee desk the shared facilities encompass two meeting rooms, a bike & scooter parking, two showers, a multi-functional first-aid room and a catering facility.

The buildings' ground floor functions and the vertical atrium are positioned in such a way that they connect to and strengthen the urban plan and the landscape design. The main entrance, meeting rooms and parking entrance are positioned on the prominent south-west facade. The logistics, technical space and the bicycle and scooter parking are placed on the north-west side. The north-east facade offers a view for offices/labs towards the Amsterdam UMC. The important north-east facade shows the atrium going up along the facade and (visually) links the reception and restaurant to the main urban axis of the MBP masterplan.





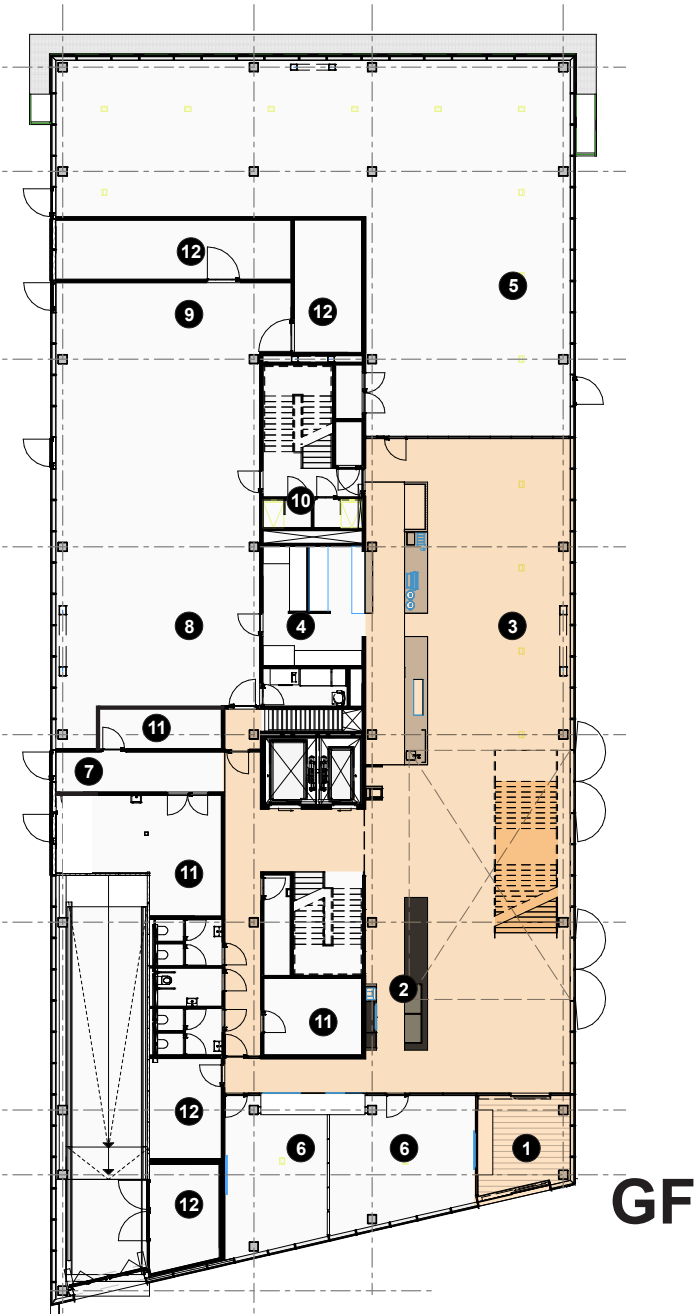
- ① main entrance in double-level all-sided base
- ② vertical atrium connected to double-level base
- ③ technical space on the roof clad with solar panels
- ④ south-west and south-east facades clad with solar panels
- ⑤ entrance parking [space for 31 cars installation and storage]

GFA's elaboration excluding parking & technical spaces in the basement

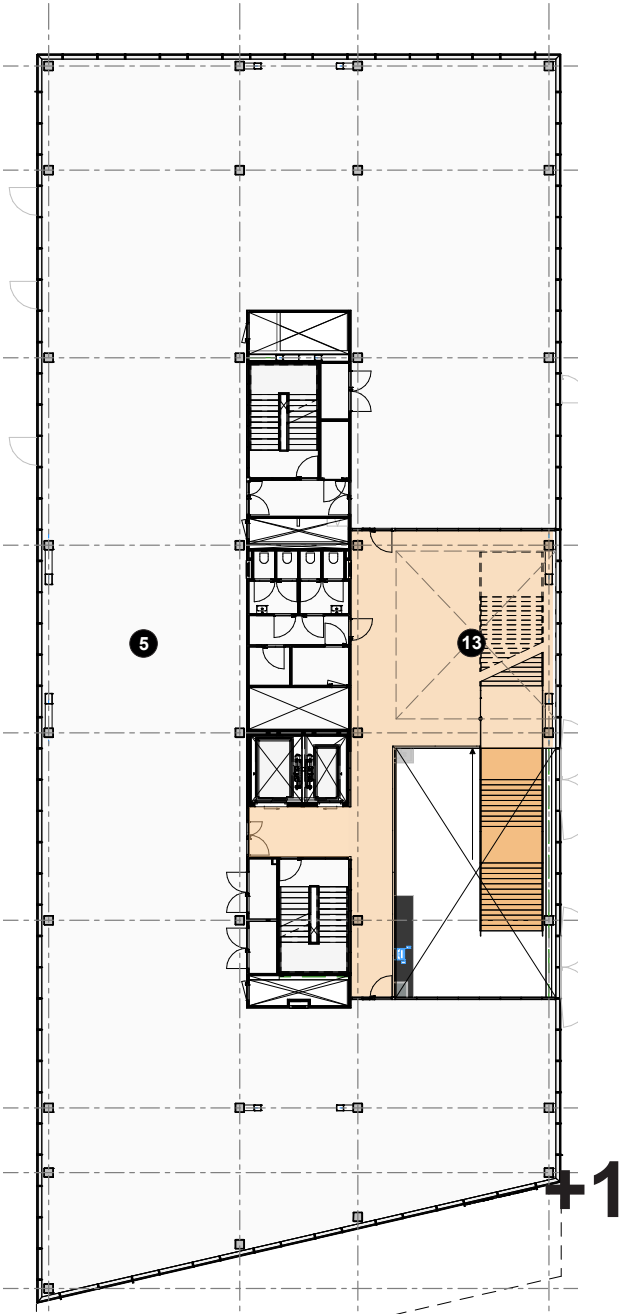
floor	GFA [m ²]
GF	1073
+1	1088
+2	1209
+3	1184
+4	1209
+5	1184
+6	1210
+7	52
TOT	8210

PLUS ULTRA AMSTERDAM

access & floor plans



GF

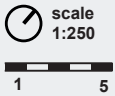


+1

- 1 entrance
 - 2 reception & barista
 - 3 restaurant
 - 4 kitchen
 - 5 flexible office / lab floor (GF exclusively office)
 - 6 meeting rooms
 - 7 loading | unloading | waste disposal
 - 8 bicycle parking
 - 9 scooter parking
 - 10 changing rooms and showers
 - 11 waste & storage
 - 12 technical area
 - 13 atrium balcony
- common circulation space
 - atrium stairs

approximate number of parking spaces:

bicycles:	96
plussize bicycles:	24
oversized bicycles:	6
total no. of bicycles	126
scooters:	21



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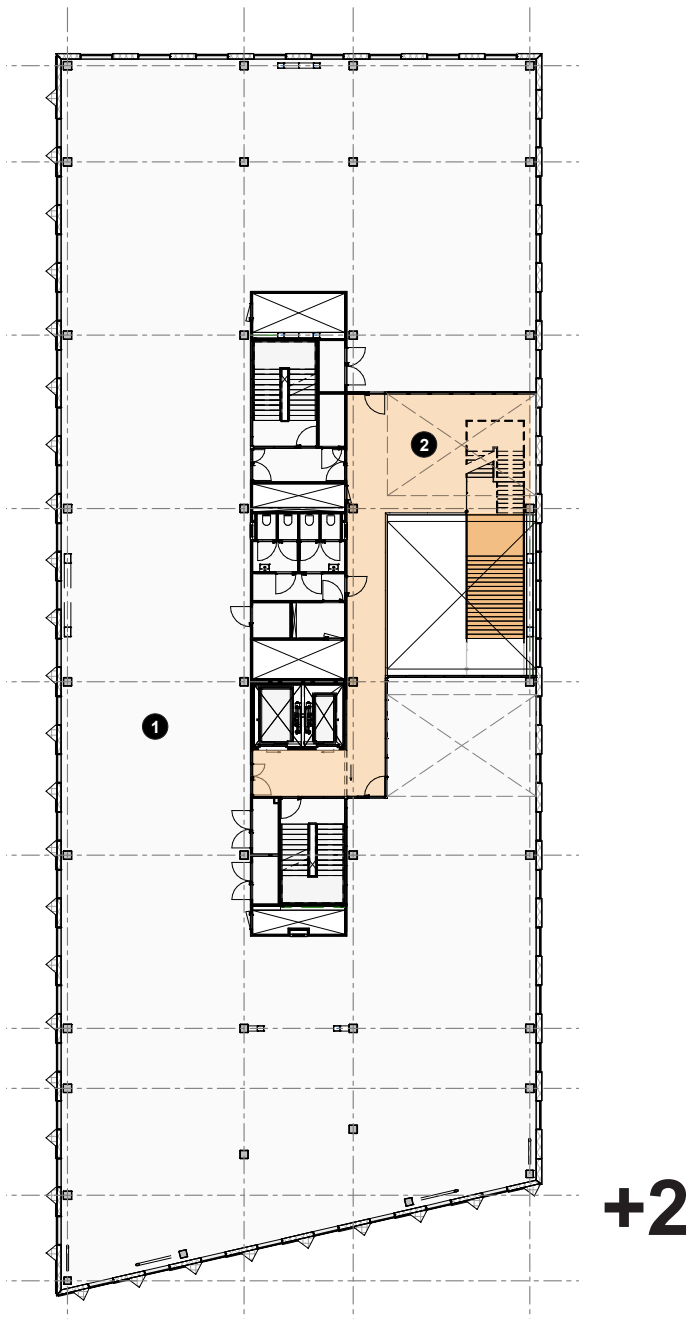
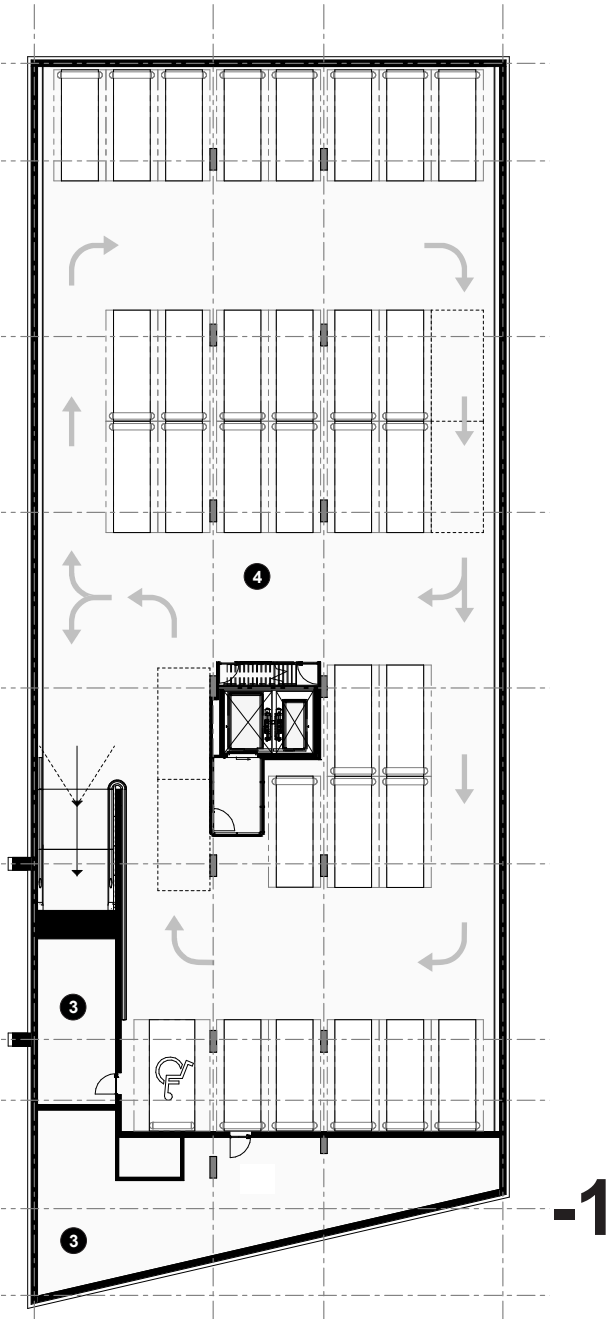
floor plans

- 1 flexible office / lab floor
- 2 atrium balcony
- 3 technical area
- 4 parking garage

- common circulation space
- atrium stairs

parking spaces: 31

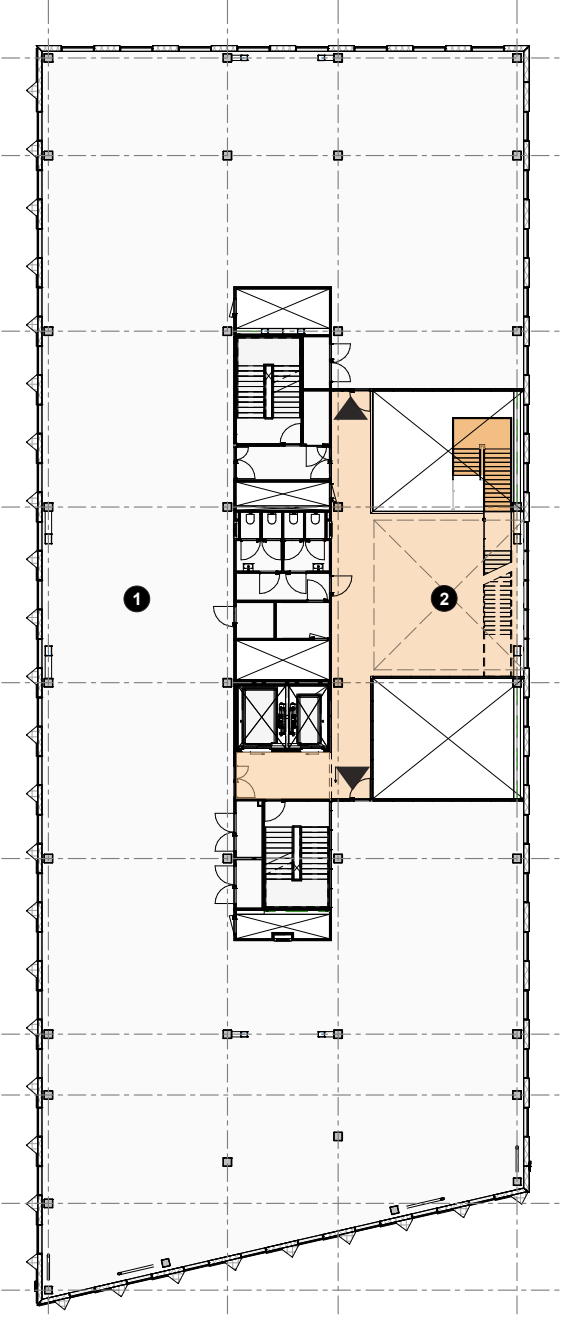
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1:250



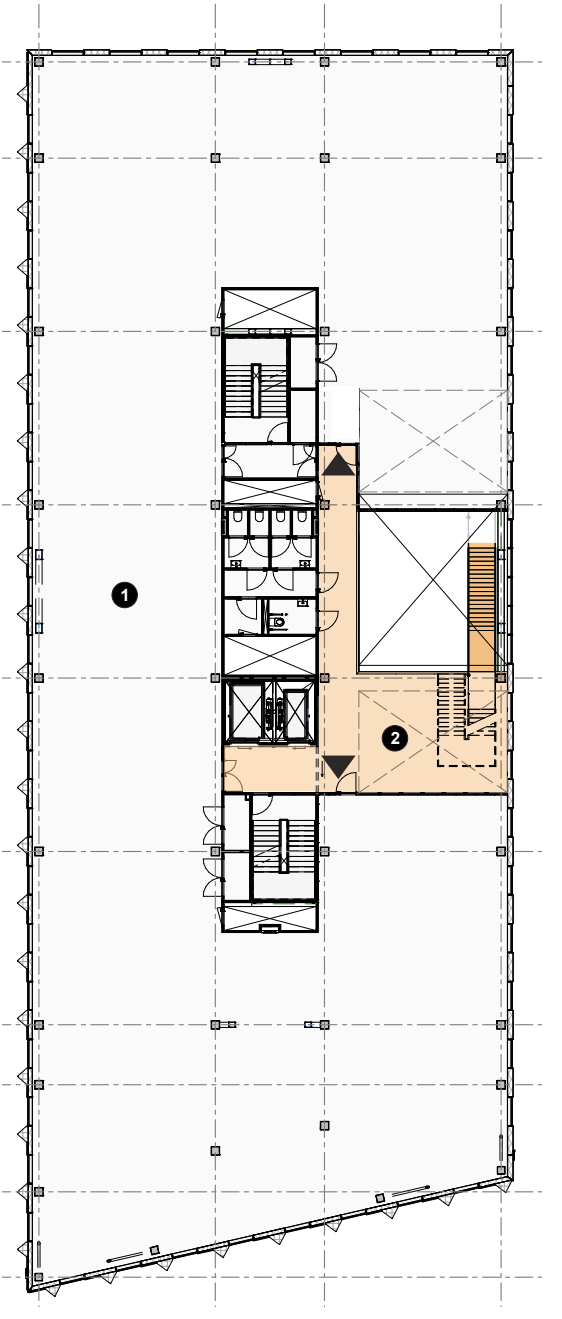
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floor plans

- 1 flexible office / lab floor
- 2 atrium balcony



+3



+4

- common circulation space
- atrium stairs

scale
1:250
1 5

PLUS ULTRA AMSTERDAM

floor plans

- 1 flexible office / lab floor
- 2 atrium balcony

flexible lease options

two basic options for each typical floor

- tenant A
- tenant B
- common circulation space and welcome tenants

+5

+6

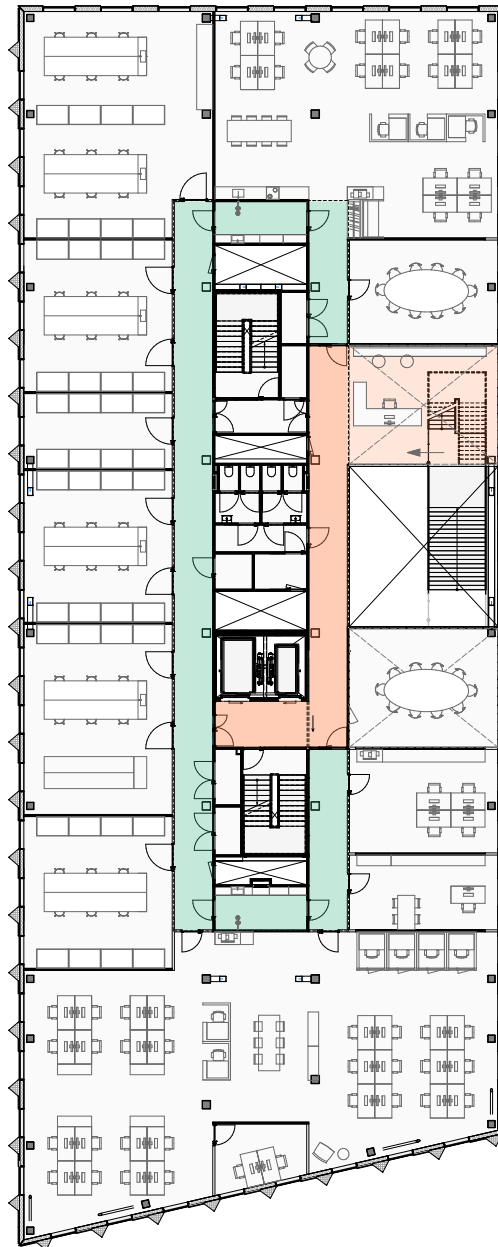
scale
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1 5



entrance impression

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LFA



- tenant hallway
- common circulation space

floor	LFA [m ²]
basement coll.	7
GF	244
GF collective	713
+1	843
+1 collective	133
+2	974
+2 collective	106
+3	934
+3 collective	118
+4	976
+4 collective	104
+5	936
+5 collective	113
+6	994
+6 collective	87
+7 collective	14
[total collective]	1398]
TOTAL	7303



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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

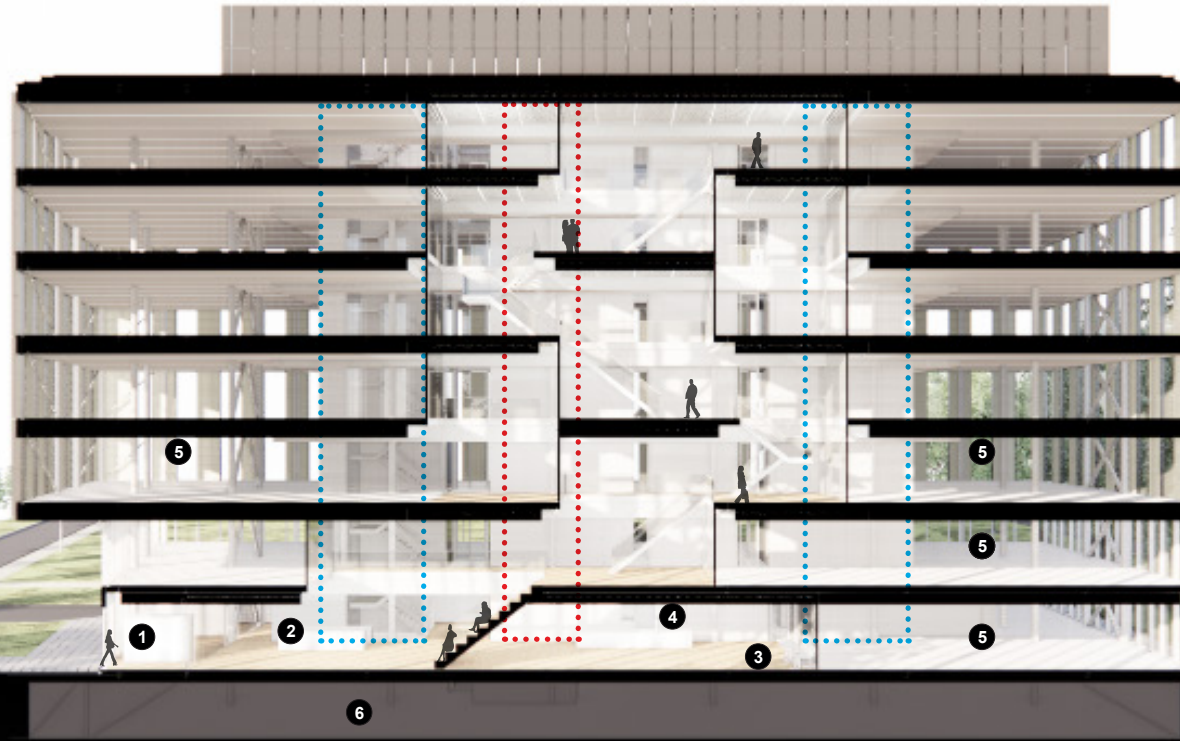


Daylight

With workplaces alongside the facades and an exuberant atrium



- 1 entrance
- 2 reception & barista
- 3 restaurant
- 4 kitchen
- 5 flexible office / lab floor
- 6 parking garage - 31 pcs.
- elevators
- escape route



Material use

Renewable and recoverable materials save the ecosystem, implementation according to the cradle2cradle concept



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

INTERESTED?

Are you interested in Plus Ultra Amsterdam? Please contact us We will be happy to discuss your needs and wishes with you.

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COLOFON

Project

Plus Ultra Amsterdam

Phase

Final Design

Initiator

Kadans Science Partner XIX B.V.

Design

Architectenbureau cepezed

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