

Marie

Paalbergweg 1-3

Marie

I QUARTERS

Amsterdam Life Sciences District



Location & Facilities



IQUARTERS



THE BEST OF ALL WORLDS

The Marie building is located at the IQuarters Health and Technology campus on the South side of the Amstel III office district. This area, opposite the AMC hospital is currently being transformed and will be part of the Amsterdam Life Science District. Today already 2,000 apartments and a communal park have been realised. Various public facilities such as bars, restaurants, a supermarket, dental practice, GP office and a gym already complement the area. Another 3,000 apartments including further public facilities will be added in the coming decades.

The location is well reachable. By car with direct access to the A2, A9 and A10 motorways. Public transport connections are excellent with Holendrecht metro, bus and train station within short walking distance. Amsterdam's world-renowned Schiphol Airport is just 15 minutes away.

A NEW WAY TO WORK, LIVE, RELAX

The IQuarters office campus is an innovative business environment where work, leisure and relaxation combine seamlessly. A broad array of on-site facilities is provided, including restaurants, bars, meeting rooms and other amenities. Annual networking events, monthly newsletters and an active IQuarters community bring every user a work experience that goes above and beyond the standard.

IQuarters is short for Innovation Quarters, a bright place where sustainable office accommodation is designed to help companies achieve their objectives. "All IQuarters buildings are named after female Nobel prize winners in the chemical and medical business."

Building



ABOUT BUILDING MARIE

“The Marie building was renovated to the highest sustainability and health standards both inside and out. It was delivered in 2021 after a renovation period of 2 years. The exterior façade was renewed and insulated including new window frames with high energy saving glass. The building specifications include LED lighting with daylight and presence controls, metal climate ceiling (heating and cooling), ventilation (in- and exhaust) per grid module, automatic doors for general areas. The building has an Energy Performance rating (EPC) of A+. The energy consumption of the building is monitored on a daily basis through a building management system operated by the Healthy Workers corporation.

The building has its own restaurant with outside waterfront terrace, bar facility and meeting centre on the ground floor.



MARIE SKŁODOWSKA-CURIE

Marie S. Skłodowska-Curie (born November 7th, 1867) known as Marie Curie in her homeland, is a Polish-French chemist and physicist. She was a pioneer in the field of radioactivity, received two Nobel Prizes and discovered the elements Polonium and radium. In 1903, she received the Nobel Prize in physics and in 1911, she received the Nobel Prize in chemistry.

IQuarters

Health and Technology campus



CAMPUS EXPERIENCE FACILITIES

- Dedicated property and facility management team
- Reception services
- Monthly newsletter
- Lunch restaurants
- A-la-carte restaurant
- Meeting facilities
- Campus parking management system
- 24/7 security
- Servicedesk
- Networking events
- Event hall
- Coffee bar
- Event planning



INCLUDING TENANTS:

uniQure

sanofi

WACKER

LUMXCKS

MEIRAGTx

Amenities

AMENITIES

- Gym unlock
- Gym fit 20
- Jumbo supermarket
- Corporate IQuarters restaurants
- Restaurants and Lunchrooms (Miss Scarlet, Dalucci, Café ZOZO, Carte - Blanche)
- Dentist
- CO center (doctors office)
- Train Station Amsterdam Holendrecht



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I QUARTERS



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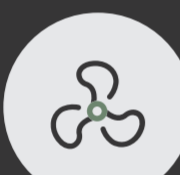


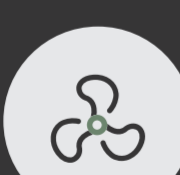
IQUARTERS

TECHNICAL SPECS

2

TECHNICAL SPECS

Sustainable Building

-  Energy label A+
-  Digital ecosystem
-  LED-lighting
-  Climate ceiling
-  Motion detection on all office floors
-  Glass with UV-protection
-  Continuously supply of fresh air per separate unit

Energy label A+



LED-lighting



Facade insulation

Climate ceiling



State of the art installations










Digital Ecosystem



TECHNICAL SPECS

Delivery level Standard

-  Inlet and exhaust per 410 grid
-  Cooling and heating with climat ceiling, adjustable per 820 grid.
-  Comfort class air system for a highly comfortable indoor climate
-  3 Elevators (incl. 1 transport elevator)
-  Climate ceiling incl. LED-lighting
-  Shared restaurant on the ground floor
-  Shared meeting center on the ground floor

Reception desk



Shared restaurant on ground floor



Office facilities



INCLUDING

- Glass atrium entrance
- Shared reception desk and seating area on the ground floor
- Shared meeting center on the ground floor
- Shared restaurant on the ground floor
- HVAC installations ready for office use
- Modern toilet groups on every floor
- Climate ceiling incl. LED lighting
- Pantry connection on each floor



Shared meeting center



lounge area on the office floor

TECHNICAL SPECS

Additional Turn-key options



Workstations
(Incl. desks and office chairs)



Fit-out walls & doors



Meetingrooms
incl. tables & chairs



Pantry on each floor



Carpeting

Meeting rooms



Workstations
(Incl. desks and office chairs)

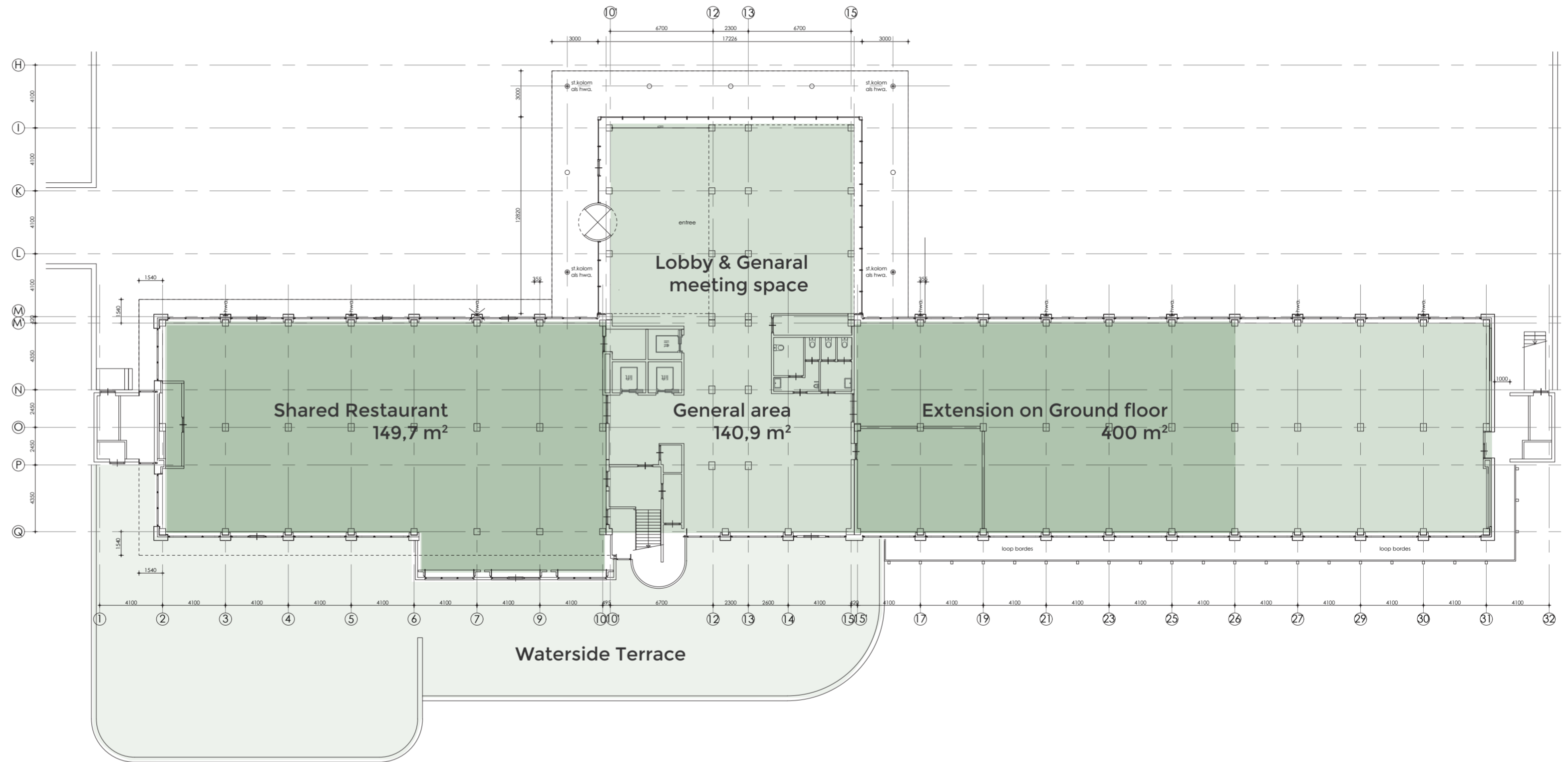


Fit-out walls & doors



Pantry on each floor
(incl. tables and chairs)





GROUND FLOOR

GROUND FLOOR FACILITIES

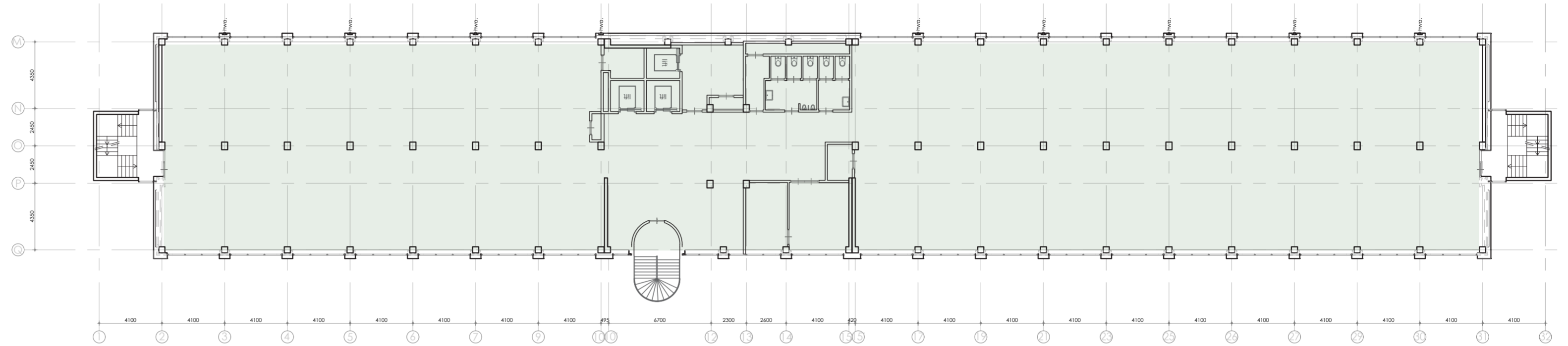
+ General area	140,9 m ²
+ Shared restaurant	149,7 m ²

TOTAL 2612,5 m²

+ Extension on Ground floor	400 m ²
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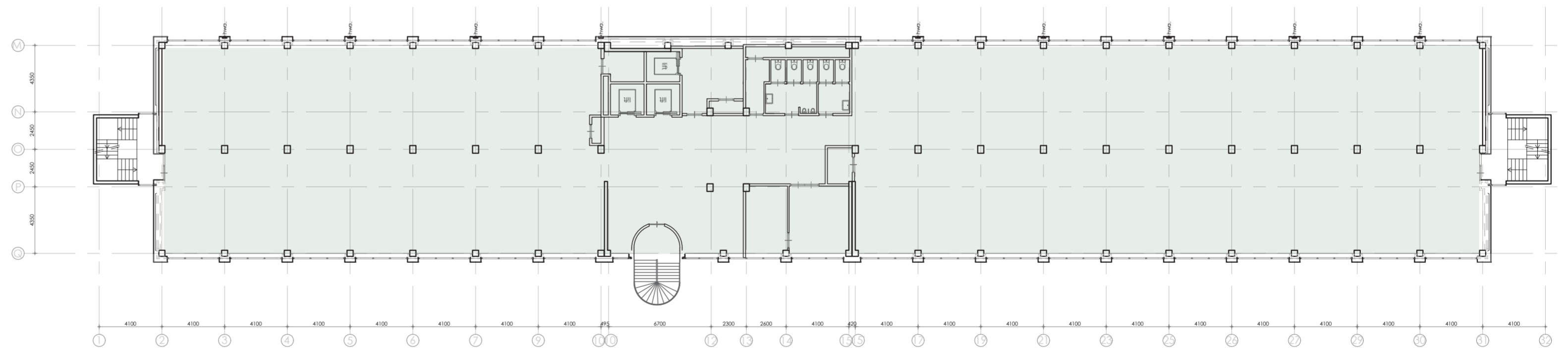
TOTAL 3012,5 m²

Usable floor area



FOURTH FLOOR

VVO 1164,97 m²



FIFTH FLOOR

VVO 1156,99 m²

TOTAL 4TH & 5TH FLOOR	2321,9 M²
+ General area	140,9 m ²
+ Shared restaurant	149,7 m ²
TOTAL	2612,5 m²
+ Extension on Ground floor	400 m ²
TOTAL	3012,5 m²

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Amsterdam Life Sciences District