



WHERE
BRIGHT
MINDS
EVOLVE





Join us at Nexus where the future of work comes to life. A premier destination at Leiden Bio Science Park, ready to ensure your workspace ambitions come true. A place where pioneering growth meets the workspace of the future.

NEXUS, WHERE
BRIGHT MINDS
EVOLVE.

the lunch garden

NEXUS

FACT & FIGURES



Over 9,100 m² state-of-the-art labs & offices divided over 4 large floors at Leiden Bio Science Park



Central connecting atrium with lounge, meeting spaces and 3 outside terraces



Designed for Life Science and Health companies



Labs 60% | Office 40%, a place where pioneering growth meets the workspace of the future



Unparalleled flexibility, multi-tenant, providing approx. 2,100 m² per floor, dividable per 3.6 m



MLI and MLII classified labs
Equipped with 6-fold ventilation.
Climate class B



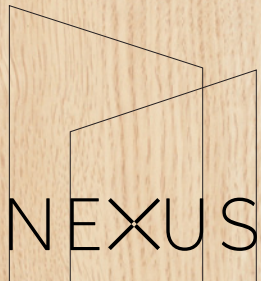
Construction of Nexus starts April 2024, by the end of 2025 Nexus will be open for business



127 parking spaces and electrical charging points



Bicycle parking with showers and a lockerroom





NEXUS

COLLABORATIVE, INNOVATIVE & PARIS PROOF

Welcome to Nexus Labs & Offices – where the future of work comes alive!

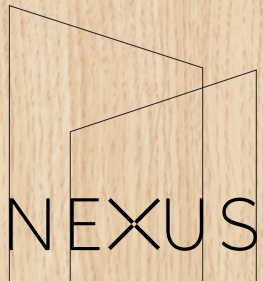
Step inside and join us on our thrilling journey in engineering state-of-the-art laboratories and offices designed to foster breakthroughs and connect brilliant minds. Situated in the dynamic Leiden Bio Science Park West zone of the vibrant Leiden Bio Science Park, we are pioneering the workspace of the 21st century, tailored to the needs of life science professionals. A place that will become the central hub of the park following the planned expansions on the Oegstgeest side of the business park.

Discover a collaborative environment where innovation thrives, where ideas transform into reality, and where connections lead to discoveries that shape the future. Our cutting-edge facilities offer a multi-tenant environment providing access to interdisciplinary collaboration within the perfect ecosystem.

Nexus represents more than just real estate; it's a portal to a workspace where sustainability, efficiency, collaboration, and innovation go hand in hand. An environment that fuels your business through top-quality, flexible, and green real estate solutions while igniting a culture of innovation within its walls. At Nexus, we strike the perfect balance, offering you a workspace that adapts to your needs, accelerates your growth, and catapults you to the forefront of pioneering companies.

Roy van Lieshout
Dura Vermeer





FOSTERING BREAKTHROUGHS & CONNECTING BRILLIANT MINDS

LOCATION & ACCESSIBILITY

LEIDEN

Leiden has been a renowned university city since 1575. Today, the city is primarily known for housing one of Europe's most prominent Science Parks. With a rich history and a vibrant inner-city atmosphere, Leiden, and its surrounding villages, such as Oegstgeest, are highly sought-after residential areas. Moreover, the Leiden Bio Science Park West location is undergoing significant development. This means the location of Nexus will become the central hub of the park. Additionally, plans are developed to add approximately 800 new homes in the coming years. This initiative, spearheaded by the University of Leiden and the municipality, further enhances the appeal of the area as a desirable place to live and work. Located conveniently between the A44 and A4 motorways, Nexus at Bio Science Park Leiden offers effortless access to Amsterdam, The Hague, Rotterdam, and beyond.

LEIDEN BIO SCIENCE PARK

The Leiden Bio Science Park stands as the largest life sciences cluster in the Netherlands, boasting rapid growth and international recognition as one of the top 5 European Science Parks and ranking 8th globally. The presence of the European Medicines Agency (EMA) in Amsterdam further catalyses the expansion of the life sciences and health sector across the nation. With nearly 370 organisations calling it home, the park serves as a key hub for employment, attracting both theoretically and practically skilled individuals. Renowned for its exceptional employment growth rates, the park offers a unique advantage as the sole Science Park within walking distance of an intercity train station in an urban setting.



LOCATED IN A TOP 5 EUROPEAN SCIENCE PARK



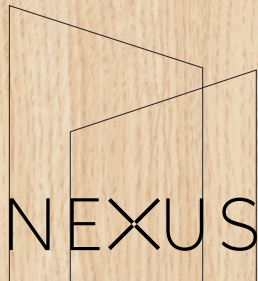
LEIDEN BIO SCIENCE PARK



LEGEND

- | | | |
|--|-------------------------|--|
| 1. BioPartner 5 | 13. Janssen | 24. Eurofins Proxy Laboratories |
| 2. Future premisses Eurofins | 14. Plus Ultra | 25. Airbus Defence and Space |
| 3. Bristol Myers Squibb | 15. Astellas | 26. Janssen Biologics |
| 4. IFF Health & Biosciences | 16. Hal Allergy | 27. CHDR |
| 5. CORPUS 'journey through the human body' | 17. BioPartner 2 | 28. TNO |
| 6. Hilton Garden Inn | 18. BioPartner 1 | 29. Mentor Medical Systems |
| 7. Avery Dennison Europe | 19. BioPartner 3 | 30. Pharming Group |
| 8. The Finch (Galapagos) | 20. BaseClear | 31. Naturalis Biodiversity Center |
| 9. Janssen Biologics | 21. Halix | 32. Leiden University Medical Center (LUMC) |
| 10. Future premisses Batavia | 22. Batavia Biosciences | 33. Leiden University Medical Center, Research building |
| 11. SRON | 23. Janssen Vaccines | 34. Leiden University Medical Center, Education building |
| 12. Leiden University, Faculty of Science | | |

- LIFE SCIENCES COMPANIES / ORGANISATIONS
- LEIDEN UNIVERSITY MEDICAL CENTER
- LEIDEN UNIVERSITY
- OTHER EDUCATIONAL INSTITUTES
- OTHER COMPANIES / ORGANISATIONS



GREEN LABS & OFFICES THAT EMPOWER YOUR BUSINESS

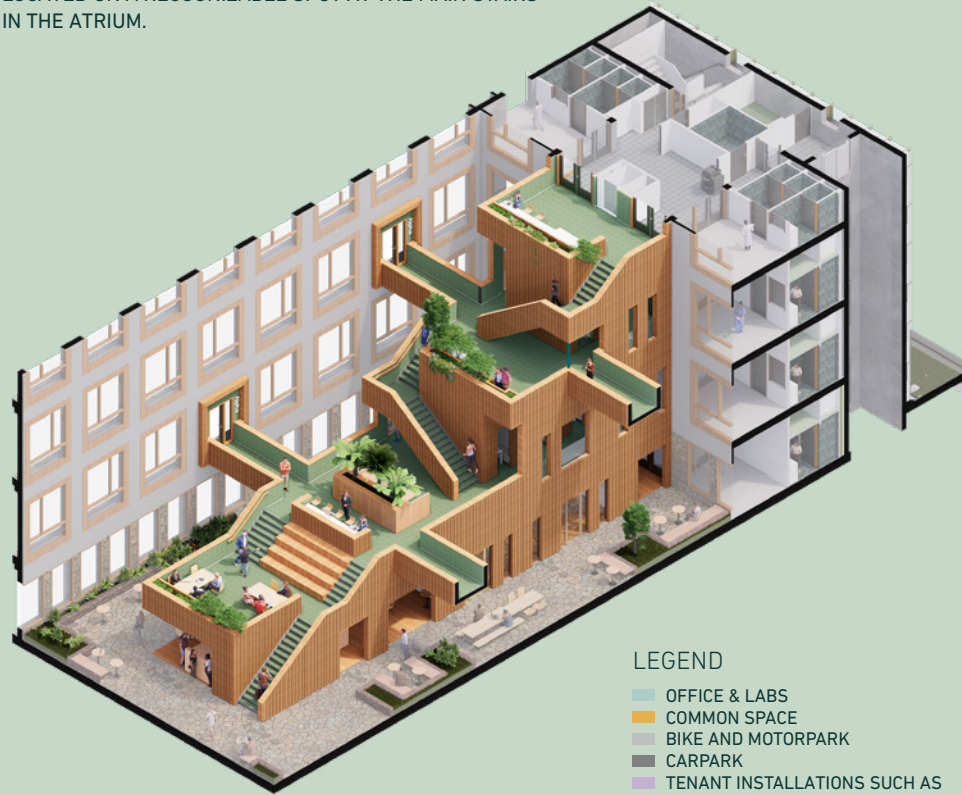
HIGH QUALITY WORKSPACE AT ALL LEVELS

Nexus is more than just laboratory and office space – we're dedicated to creating high quality workspace at all levels. Our cutting-edge facilities set a serious standard in quality and functionality, designed for seamless collaboration. With efficient floor plans that empower creative freedom and adaptability, we grant you the power to create a workspace that perfectly aligns with your ever-evolving requirements. Whether you demand basic labs or advanced MLII spaces, Nexus has got you covered.

Nexus aims to attract organisations that aspire to be integral members of a thriving, knowledge-driven community, valuing collaboration, networking, and engagement with like-minded peers. Within Nexus's multi-tenant environment, intellectual property will be protected. While fostering collaboration and community, Nexus will ensure you can confidently share ideas, knowing your proprietary interests will be safeguarded.

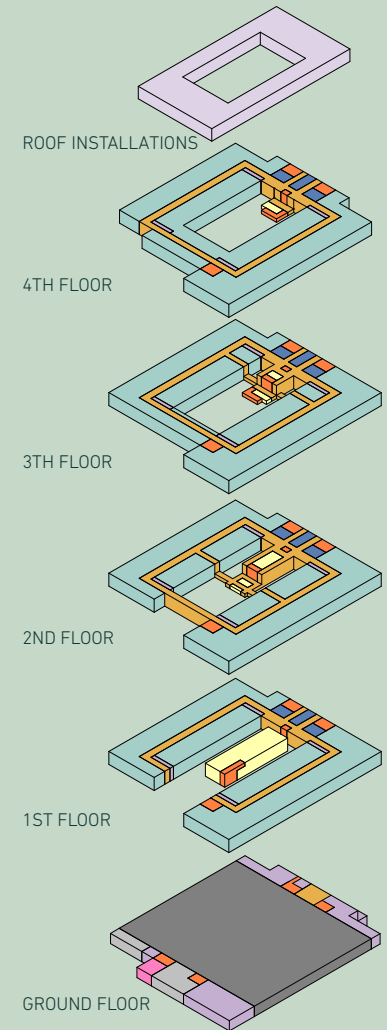
A VIBRANT ATRIUM TO SUPPORT HIGH-TECH RESEARCH

THE TENANT ENTRANCES WITH CENTRAL FACILITIES ARE LOCATED ON A RECOGNIZABLE SPOT AT THE MAIN STAIRS IN THE ATRIUM.



LEGEND

- OFFICE & LABS
- COMMON SPACE
- BIKE AND MOTORPARK
- CARPARK
- TENANT INSTALLATIONS SUCH AS
- LABGASSES
- ELEVATOR / STAIKASES
- ENTRANCE MEETINGAREA



SUSTAINABILITY

Sustainability is our heartbeat, with eco-friendly features and practices integrated in every aspect of the design. Upon completion, the asset will adhere to Paris Proof standards with the goal of achieving BREEAM-NL Excellent certification.

Nexus showcases Dura Vermeer's commitment to a sustainable, responsible, and pro-active approach towards achieving Net Zero. We prioritise sustainability, environmental consciousness, and ethical practices in all we do. Nexus is envisioned as a Green Building, demonstrating our awareness of its environmental impact. From utilising sustainable construction materials to implementing energy-efficient systems, we are committed to minimise our ecological footprint while advancing a greener future for tenants and the community.

As part of our sustainability initiatives, Nexus offers the option of a green lease. This lease supports the sustainability goals and practices of our tenants within their premises, further contributing to our collective efforts to create a more sustainable and environmentally friendly environment.

Highlights

- Green Building, Green Lease
- Paris Proof standards
- BREEAM-NL Excellent
- MLI and MLII classified labs
- Equipped with 6-fold ventilation
- Climate class B
- Energy consumption < 60kWh/m2

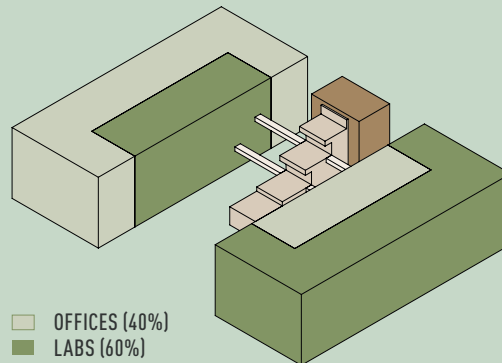
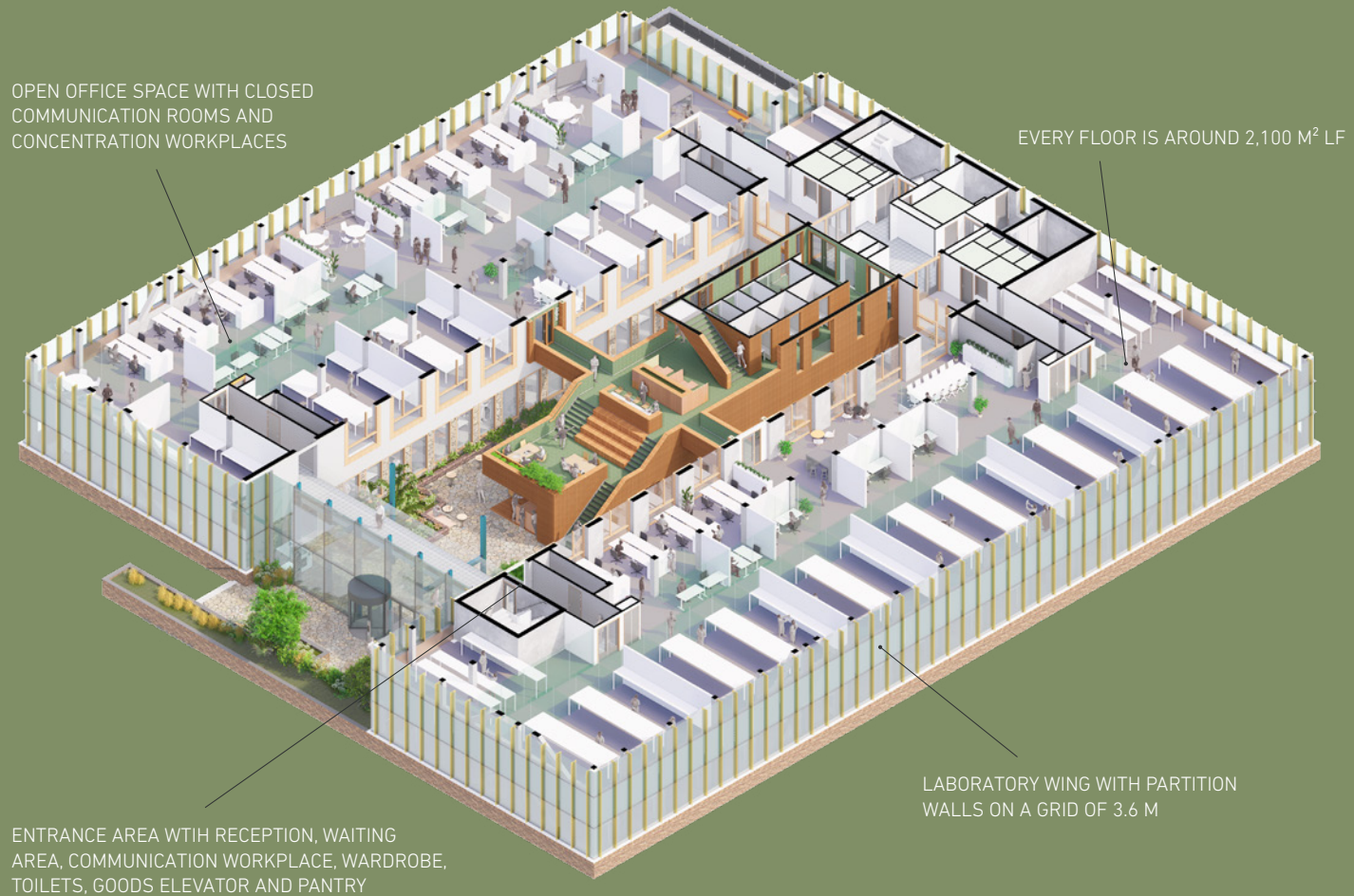


FLOORPLAN

The Nexus Labs & Offices floor plans are designed with simplicity and effectiveness at its core. Across four expansive floors, raised above a highly efficient car park, the building introduces a welcoming atrium that serves as the vibrant heart of the workspace, promoting connectivity and inspiration among employees and visitors alike.

The atrium at the heart of the building, serves as the main entry point before individuals proceed to their (IP secured) private areas. Additionally, facilities such as the restaurant, lounge, and meeting rooms are strategically located within the atrium. Abundant greenery enhances the atrium's ambiance, providing comfort and inviting individuals to linger, enjoy a coffee, and engage in meetings or collaborative work.

Each floor offers the flexibility to accommodate both labs and offices. Optimally placed technical risers provide additional space for equipment, while centrally located elevators enable limitless layout possibilities. Offices and laboratories boast a divisibility of 3.6 meters, with offices spanning 12 meters and laboratories offering a generous floor span of 20 meters, facilitating the creation of spacious labs with intermediate corridors. Nexus will be equipped with state-of-the-art technical facilities, ensuring an optimal climate for both labs and offices while minimizing energy consumption. For instance, innovative thermal energy storage systems utilize Dutch soil to regulate the building's temperature year-round, harnessing heat in the summer and cold in the winter.



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WANT TO KNOW MORE?

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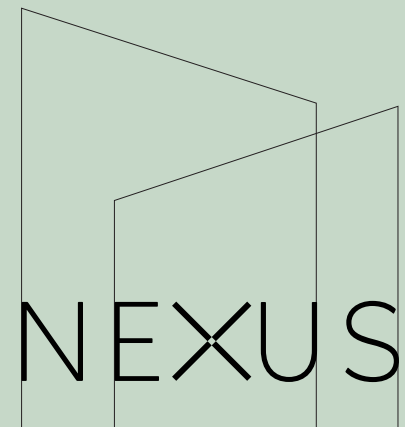
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