

# Rosalyn

Paalbergweg 2-4

**AHTC** Amsterdam  
Health & Technology  
Campus



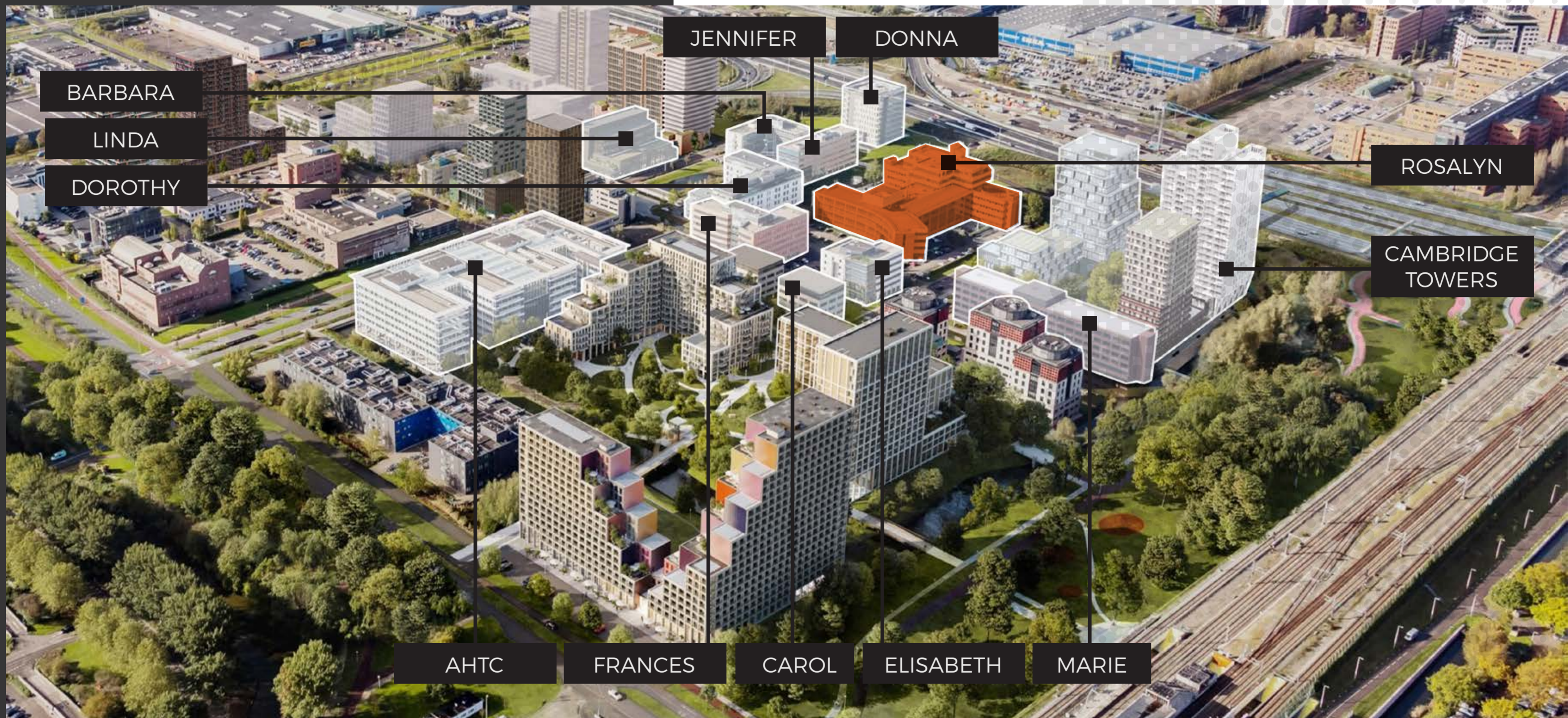


# LOCATION & FACILITIES





# The Campus



## THE BEST OF ALL WORLDS

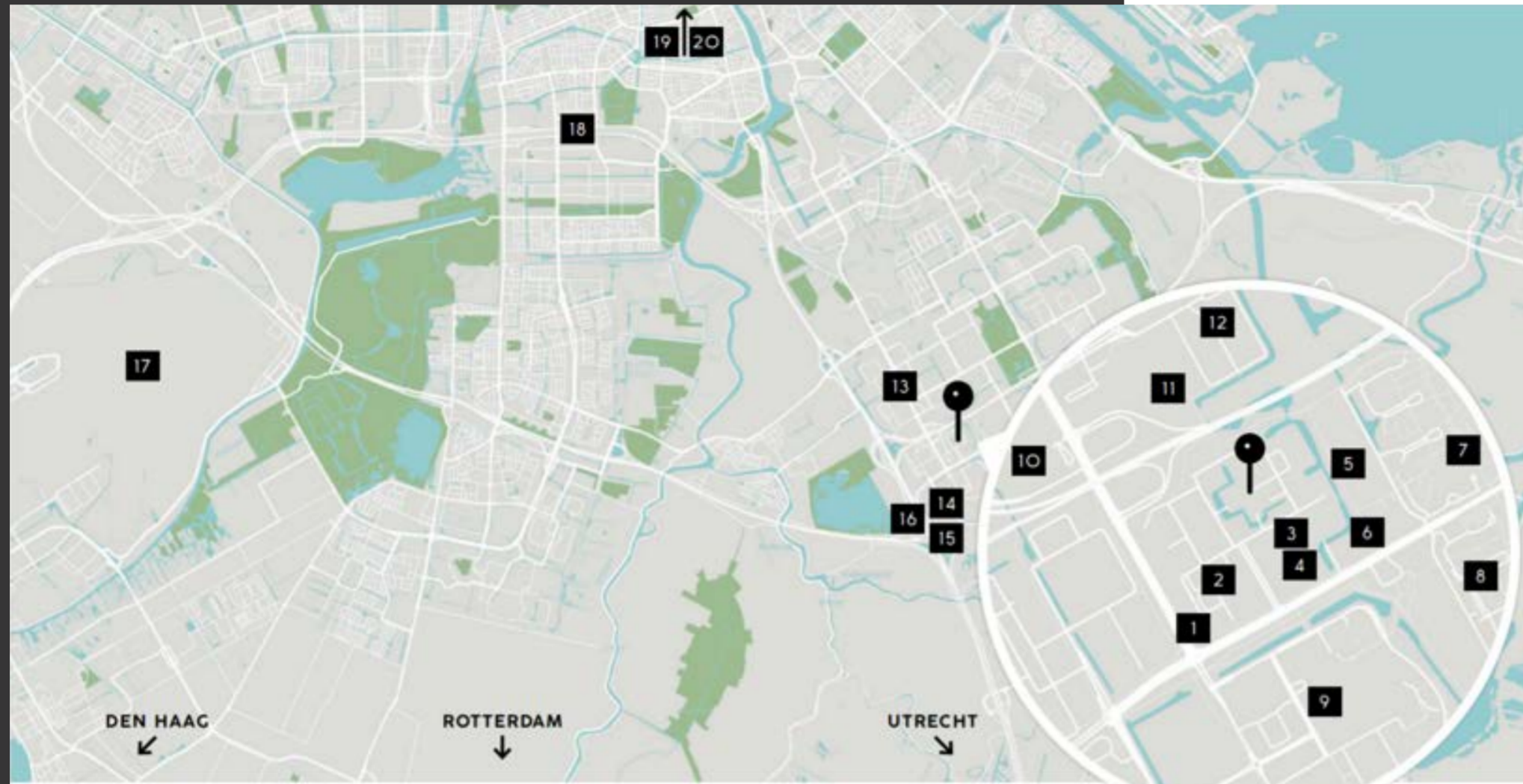
The property is located at the Amsterdam Health and Technology Campus on the South side of the Amstel III office district. This area, opposite the AMC hospital is currently being transformed and will be part of the Amsterdam Life Science District. Today already 2,000 apartments and a communal park have 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

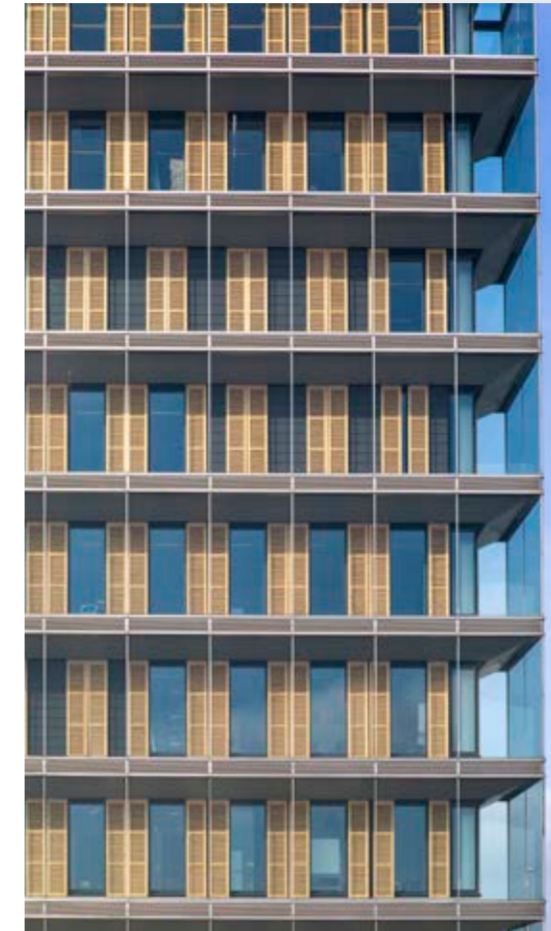
The Amsterdam Health and Technology Campus is an innovative business environment where work, leisure and relaxation combine seamlessly. A broad array of on-site facilities is provided, including restaurants, bars, meeting rooms and other amenities. Annual networking events and an active IQuarters community 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."



# The Campus



- |                          |                             |                     |                                    |                     |
|--------------------------|-----------------------------|---------------------|------------------------------------|---------------------|
| 1 Grand Cafe ZuidOost    | 5 Station Holendrecht       | 9 VUmc hospital AMC | 13 Intercity station Bijlmer Arena | 17 Schiphol Airport |
| 2 Cartebianche lunchroom | 6 OurDomain Holendrecht     | 10 McDonalds        | 14 Fitness 65 Amsterdam            | 18 South-Axis       |
| 3 Gym (Q2 2020)          | 7 Holendrechtplein (retail) | 11 IKEA             | 15 Fletcher Hotel                  | 19 City Centre      |
| 4 Supermarket (Q2 2020)  | 8 Shopping mall Reigersbos  | 12 De Proefzaak     | 16 Food Strip (KFC, Burger King)   | 20 Central station  |



INCLUDING TENANTS:

uniQure

sanofi

WACKER

LUM&CKS

MEIRAGTx

## ABOUT AHTC

"AHTC campus conforms to exceptionally high sustainability standards. Each renovated office has LED lighting and presence controls. All campus buildings have an Energy Performance rating (EPC) of A or higher"





# Amenities

## AMENITIES

- Gym Trainmore
- Gym fit 20
- Jumbo supermarket
- Corporate IQuarters restaurants
- Restaurants and Lunchrooms (Miss Scarlett, Brasserie central, Café ZOZO, Carte - Blanche)
- Dentist
- GO center (doctors office)
- Train Station Amsterdam Holendrecht



RESTAURANT  
BRASSERIE CENTRAL

GYM  
FIT20

IQUARTES ROSALYN

IQUARTERS MEETING FACILITIES & CORPORATE RESTAURANT  
IQUARTERS AHTC/ADA

IQUARTERS MEETING FACILITIES & CORPORATE RESTAURANT  
IQUARTERS AHTC/ADA

GYM  
TRAINMORE

TRAIN STATION (INTERCITY)  
BIJLMER ARENA

3 minutes from Amsterdam Holendrecht to Bijlmer Arena by train or metro

3 minutes  
AMSTERDAM HOLENDRECHT

SUPERMARKET  
JUMBO

RESTAURANT  
MISS SCARLETT

AMSTERDAM CENTRAAL

TRAIN STATION (SPRINTER)  
AMSTERDAM HOLENDRECHT

HOSPITAL  
AMSTERDAM AMC

BUSSTATION  
AMSTERDAM HOLENDRECHT

UTRECHT



# Traveling



**BUSSTATION**  
AMSTERDAM HOLENDRECHT



**3 minutes to the campus**  
AMSTERDAM HOLENDRECHT



AMSTERDAM CENTRAAL



**TRAIN STATION (SPRINTER)**  
AMSTERDAM HOLENDRECHT



UTRECHT



**TRAIN STATION (INTERCITY)**  
BIJLMER ARENA



**3 minutes from Amsterdam Holendrecht**  
to Bijlmer Arena by train or metro



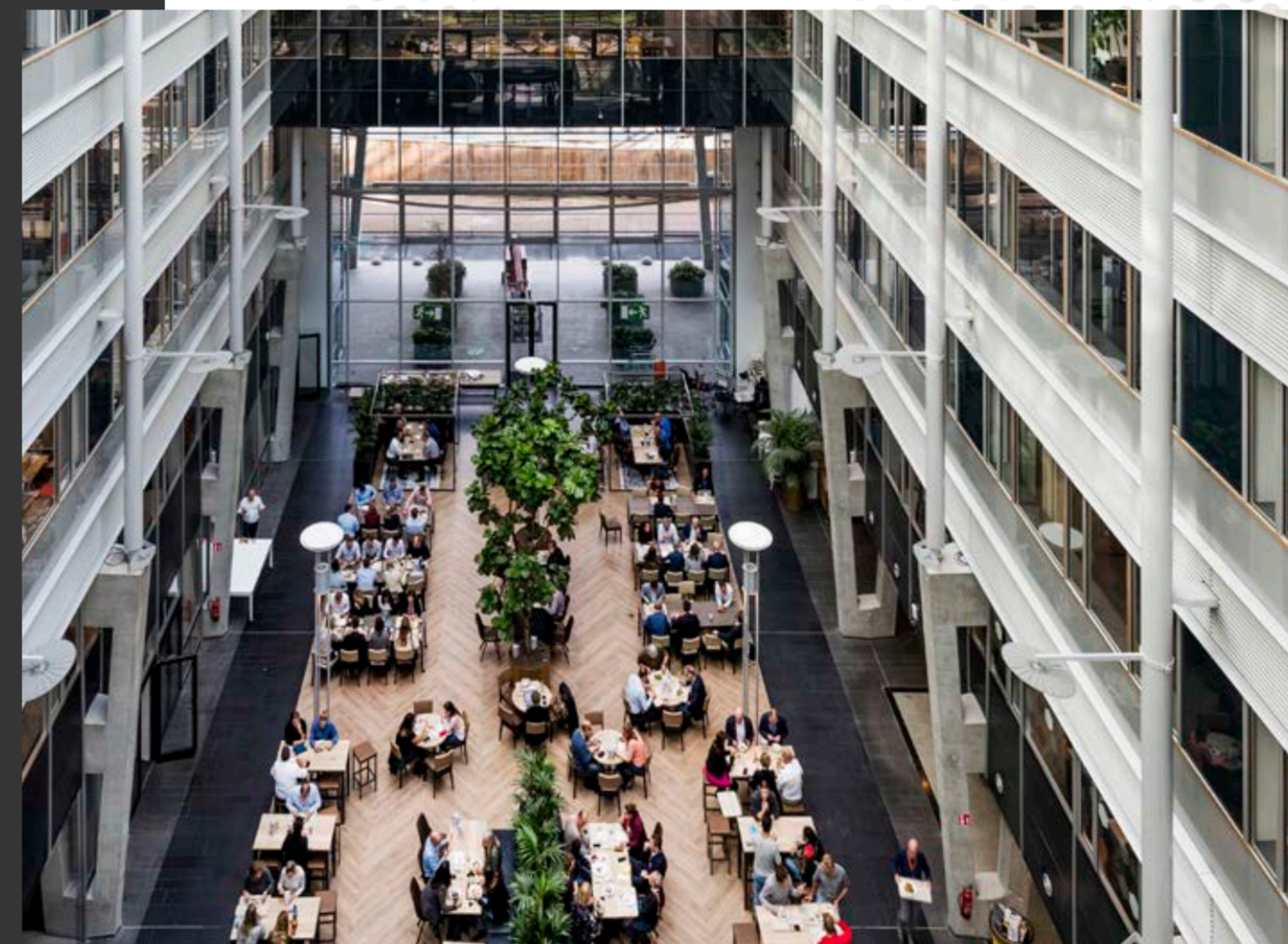
# Facilities

## Health and Technology Campus



### CAMPUS EXPERIENCE FACILITIES

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





## THE CAMPUS Facilities



On site handyman



Meeting facilities



Reception  
services



# Rosalyn

Paalbergweg 2-4

2



# Rosalyn

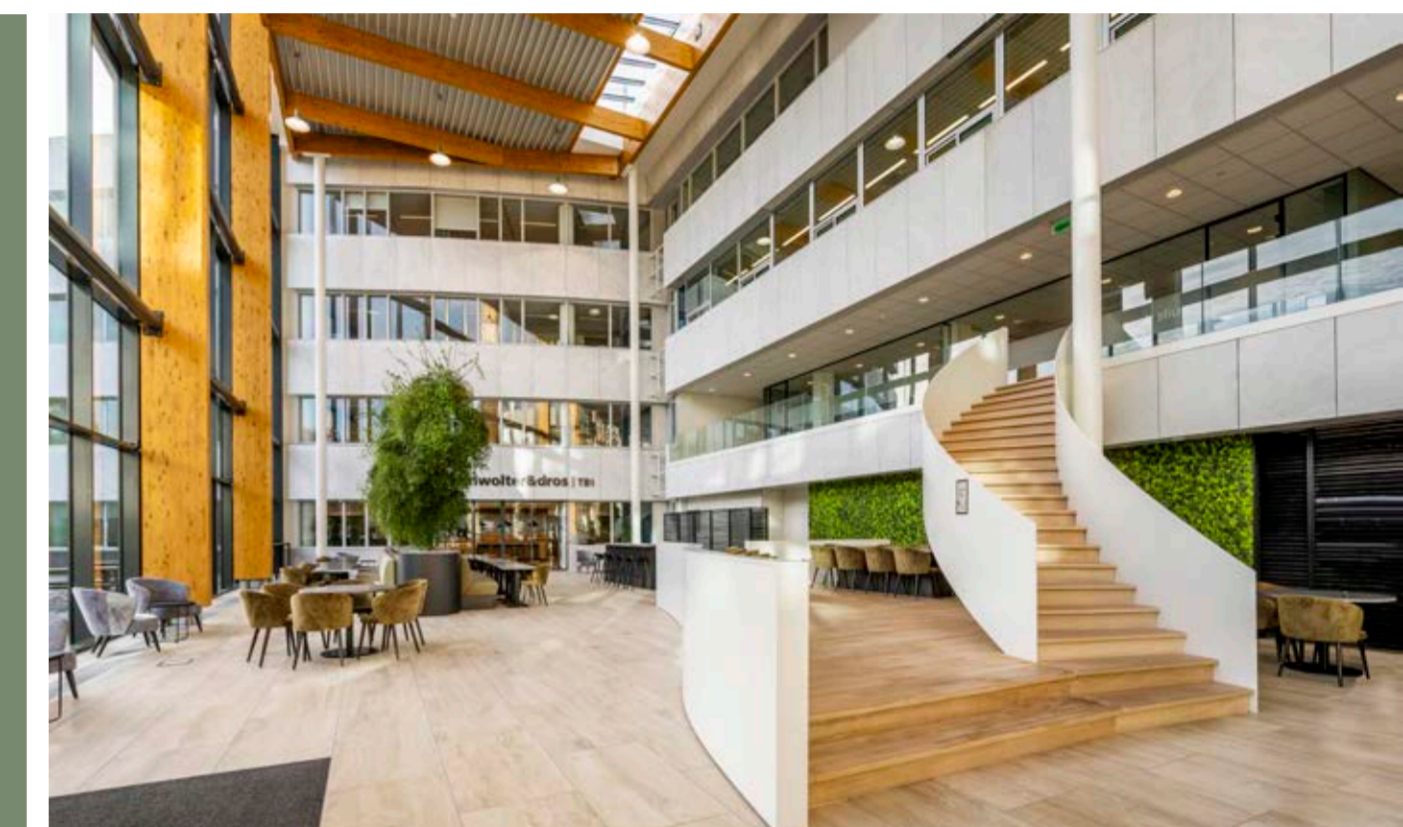


## ABOUT BUILDING ROSALYN

Rosalyn, located on Paalbergweg 2-4, is a historic building that originated in 1976, but has undergone several renovations over the years to modernize it. This versatile building houses a range of businesses, mainly focused on life science activities. The building, constructed of traditional concrete elements, is surrounded by generous windows that provide abundant natural light.

A recent addition to Rosalyn's appearance is the spacious glazed atrium, giving the building a contemporary look.

With an energy label A and a focus on employee well-being, Rosalyn offers a healthy and sustainable work environment. The total plot covers an impressive 14.497m<sup>2</sup> and the building itself is finished to a high standard. Moreover, it is equipped with modern amenities, such as LED lighting and climate control systems, which contribute to a comfortable and efficient working environment.



## SPECIFIC BUILDING FACILITIES



Shared restaurant on the ground floor



Shared meeting center



Glass atrium with terrace





# Rosalyn

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Health & Technology  
Campus



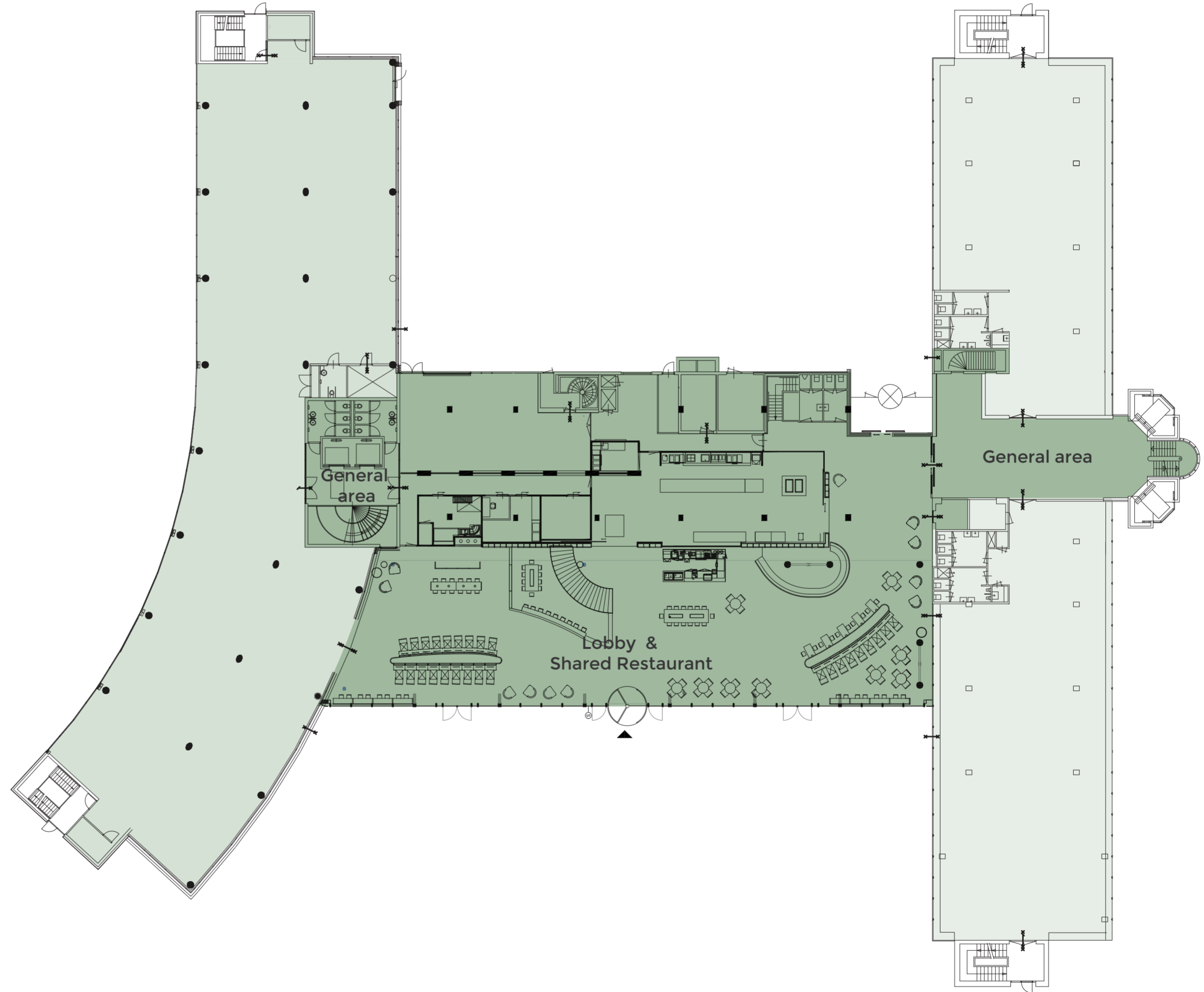


# Rosalyn



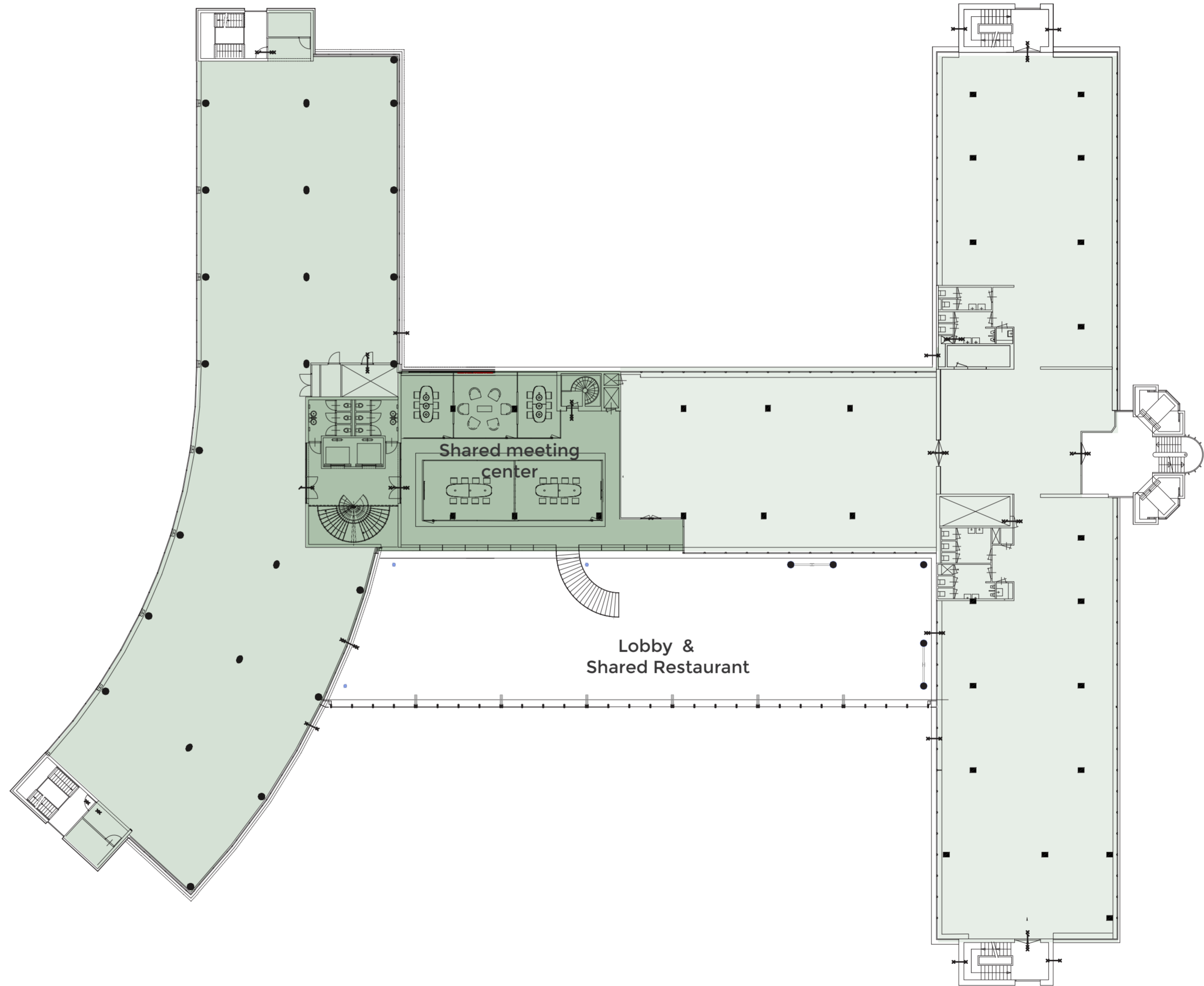


## Usable floor area GROUND FLOOR



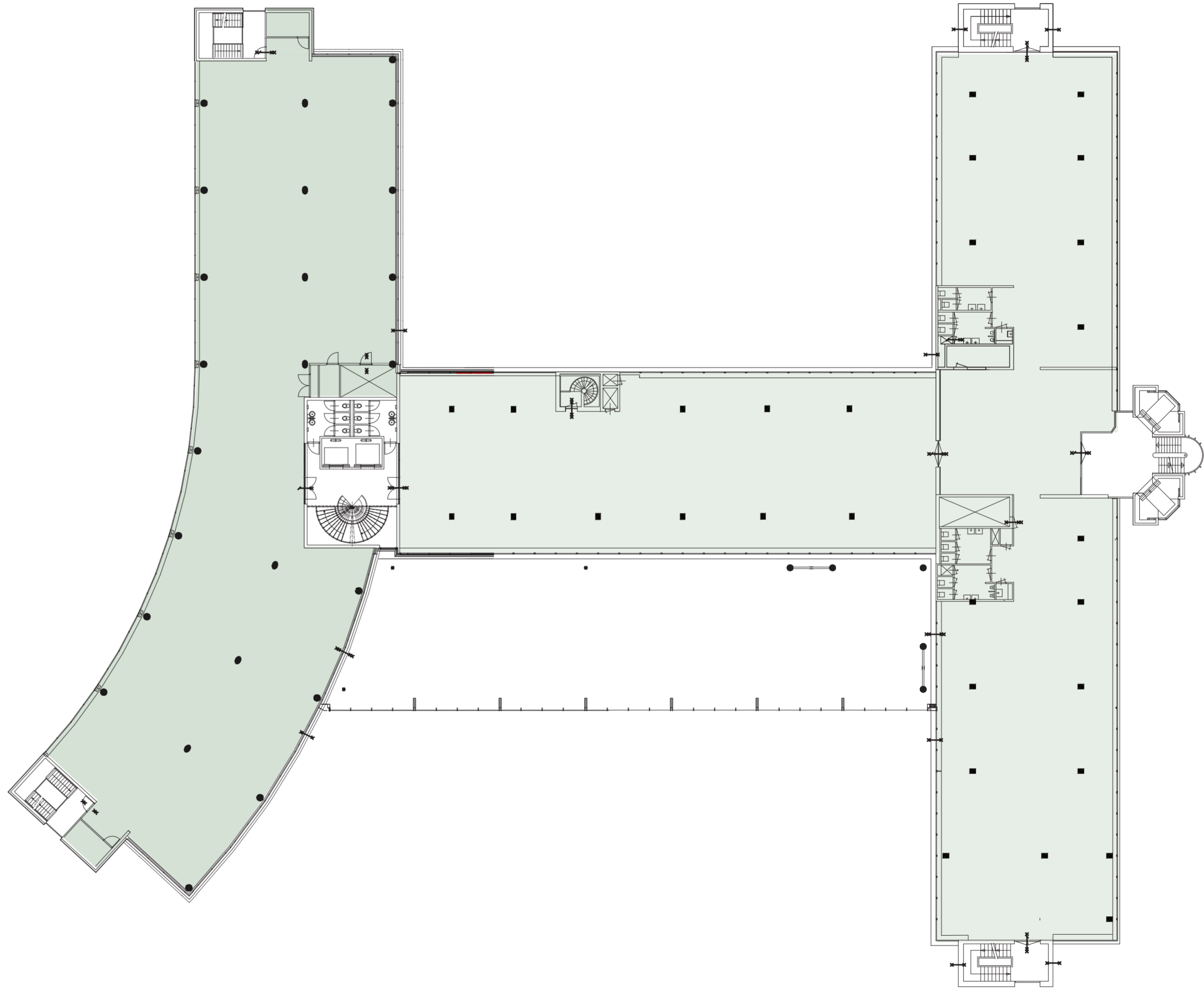


## Usable floor area FIRST FLOOR



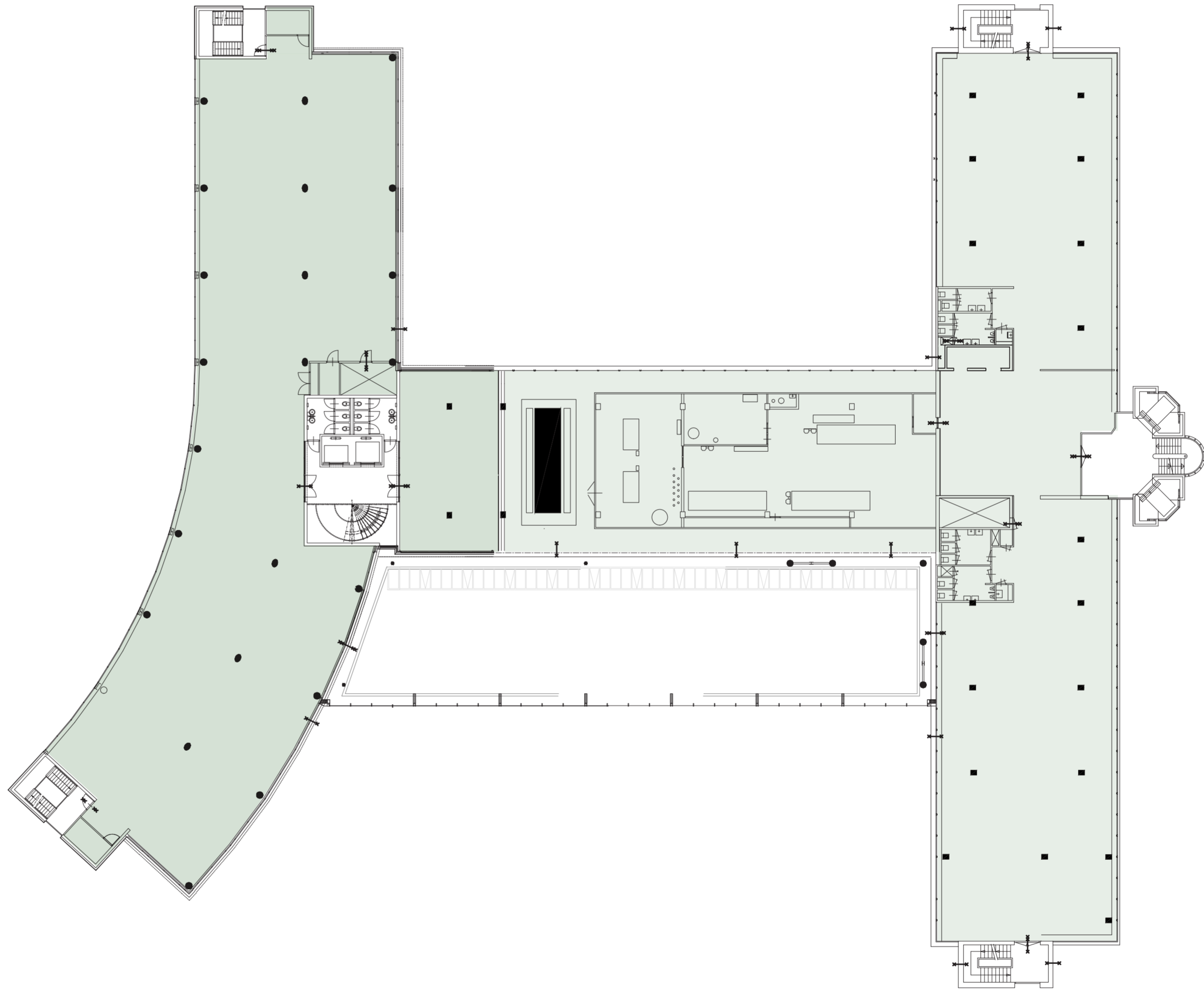


## Usable floor area SECOND FLOOR



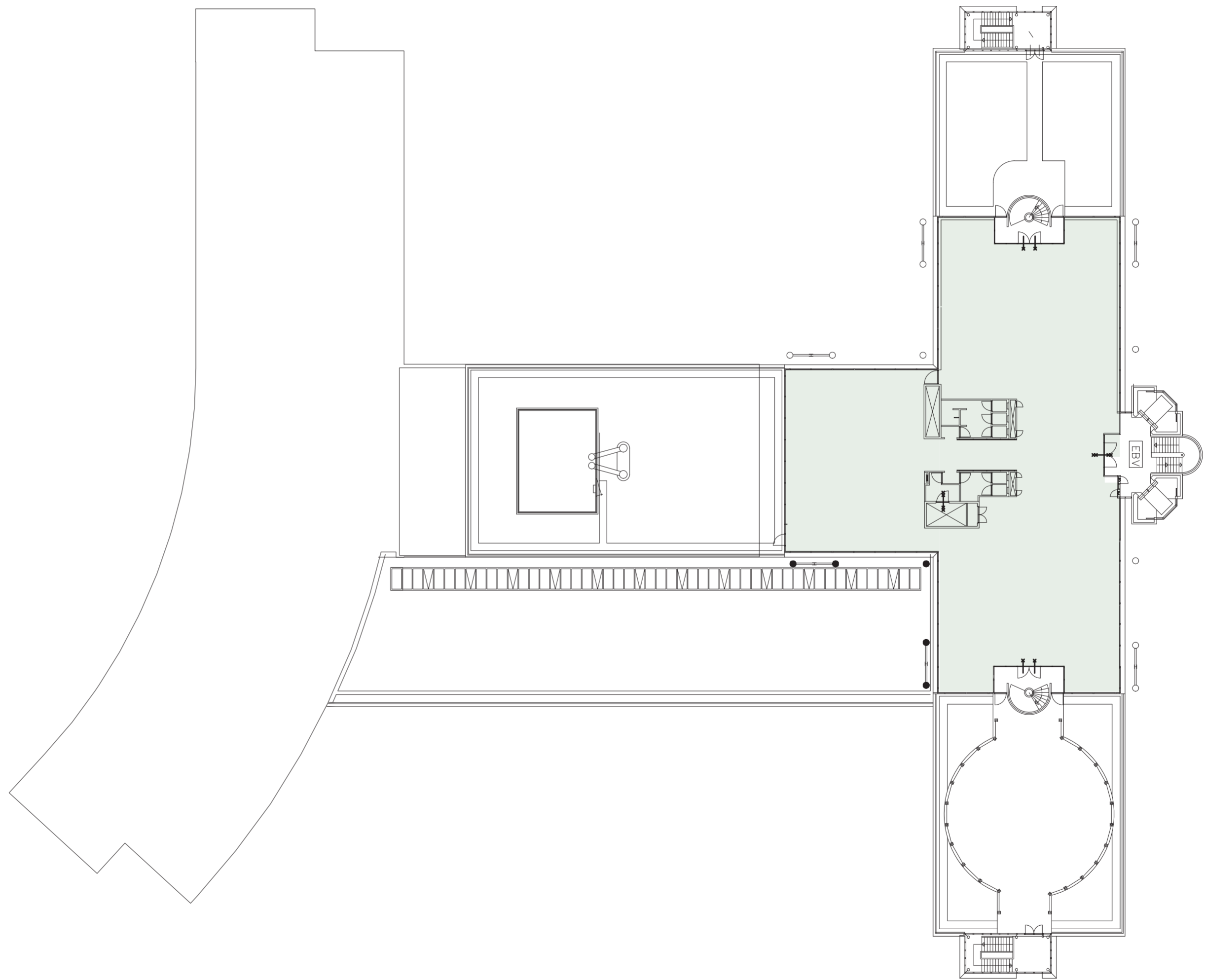


## Usable floor area THIRD FLOOR



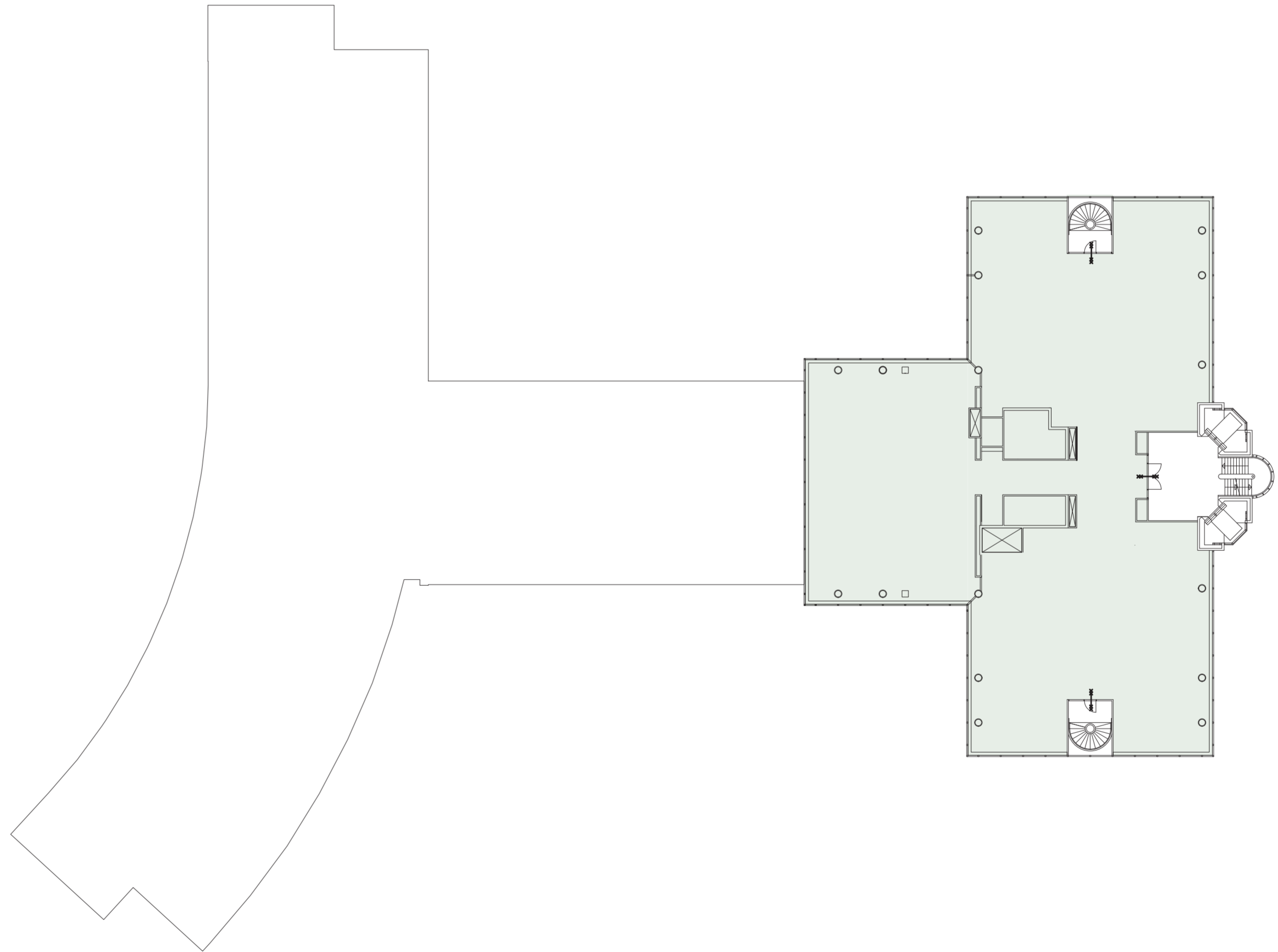


## Usable floor area FOURTH FLOOR



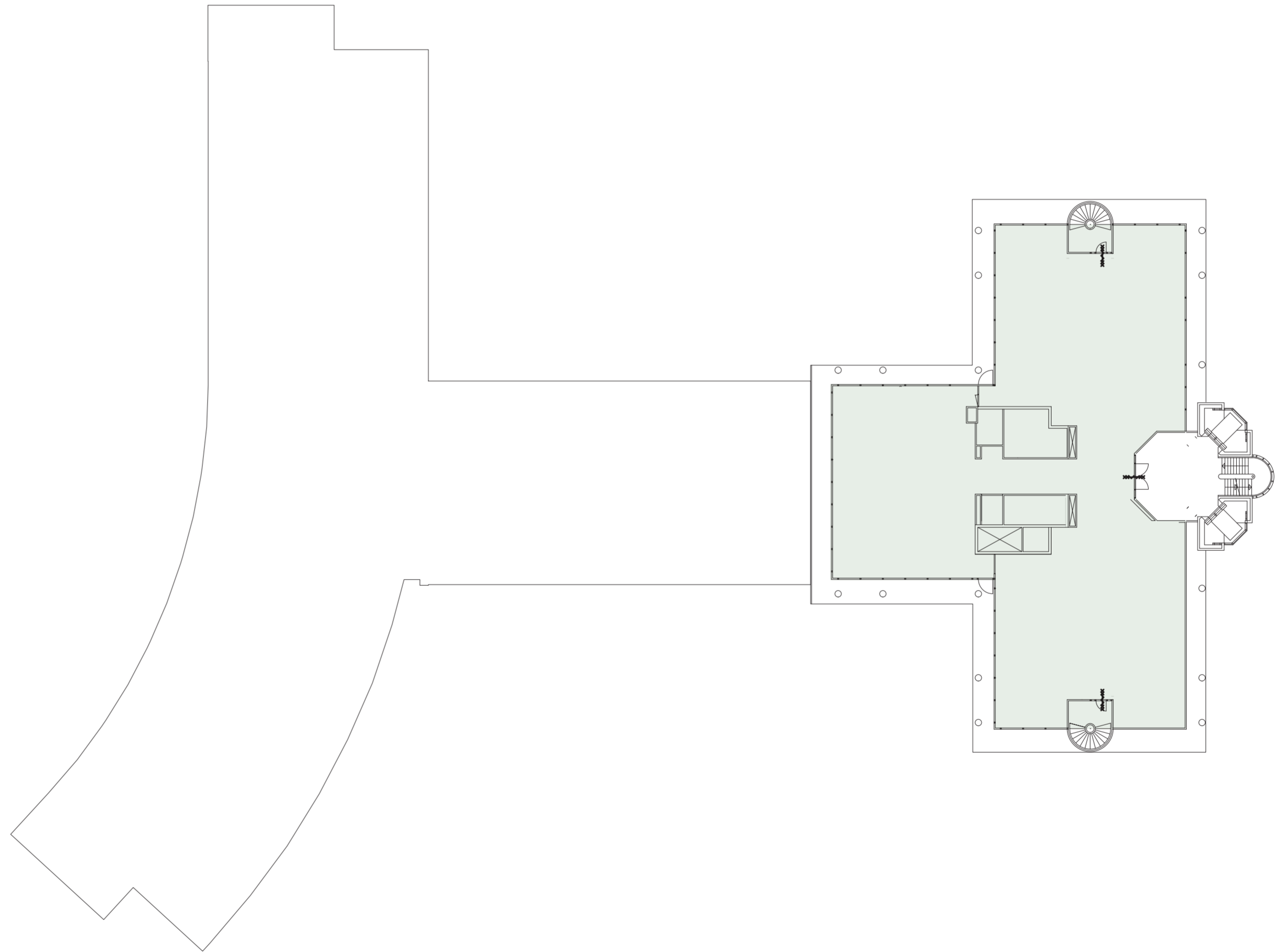


## Usable floor area FIFTH FLOOR





## Usable floor area SIXTH FLOOR





# SPECIFICATIONS

# 3



## SPECIFICATIONS

# Sustainability



Energy label A



LED-lighting



Healthy workers certified building



Local food support



Car charging stations



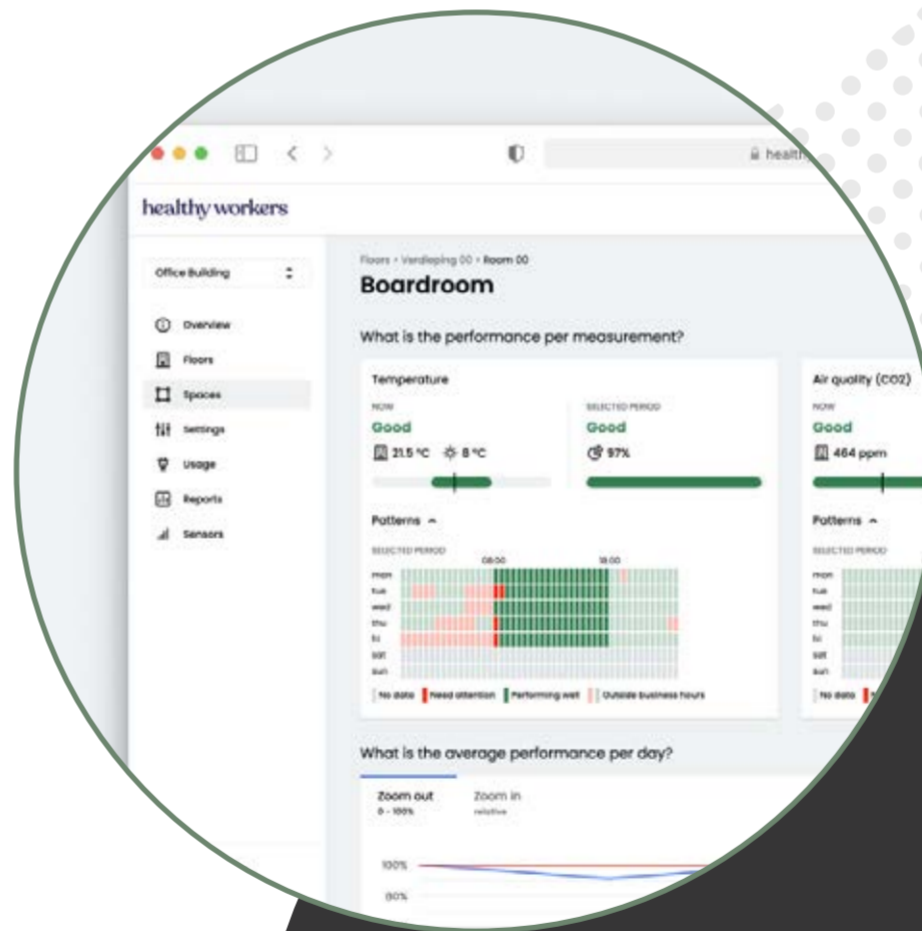
Waste separation

Energy label A



LED-lighting

Local food support



Sustainable building

# healthy workers

Every building smart, sustainable and healthy

Healthy workers certified building



## SPECIFICATIONS

# Delivery level Standard



Comfort class air system for a highly comfortable indoor climate



Elevators



Shared restaurant on the ground floor



Shared meeting center



Glass atrium with terrace

Reception desk



Shared restaurant on ground floor



Laboratory



## INCLUDING

- Glass atrium entrance
- Shared reception desk and seating area on the ground floor
- Shared meeting center
- Shared restaurant on the ground floor
- HVAC installations ready for office use
- Modern toilet groups on every floor
- Motion detection
- Floor ready for carpeting



Shared meeting center



Shared terrace



## OPTIONAL SPECS

# Additional Turn-key options



Workstations  
( Incl. desks and office chairs )



Fit-out walls & doors



Meetingrooms  
incl. tables & chairs



Pantry on each floor



Carpeting



Workstations



Fit-out walls & doors



Pantry on each floor  
( incl. tables and chairs )





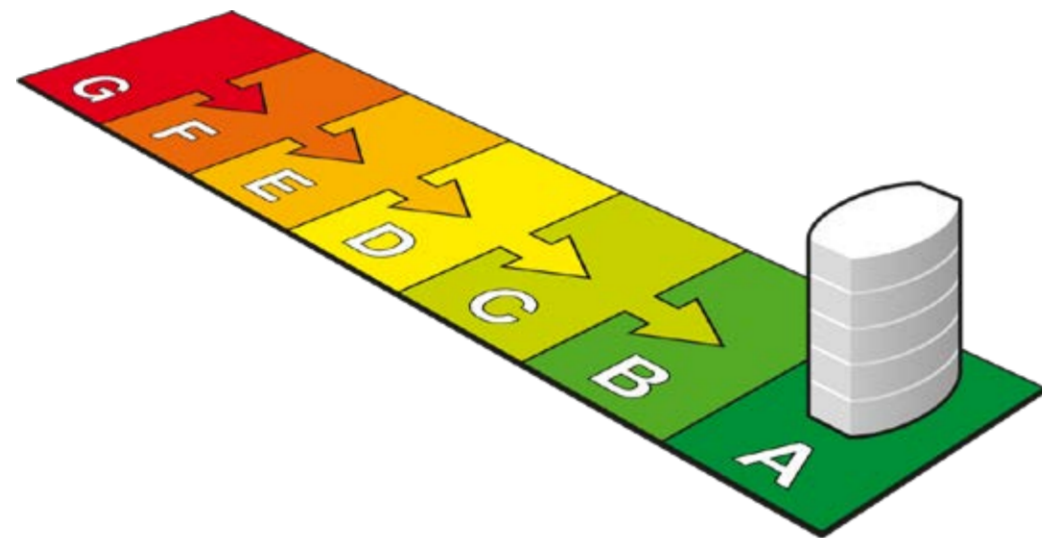
## SPECIFICATIONS

# Certificates & labels

### Energie label gebouw

Afgegeven conform de Regeling energieprestatie gebouwen.

Veel besparingsmogelijkheden



# A

(zie toelichting in bijlage)



### Dit gebouw

Weinig besparingsmogelijkheden

Labelklasse maakt vergelijking met gebouwen met overeenkomstige samenstelling mogelijk.

Kantoorfunctie (zie de bijlage voor de samenstelling)

<b>Gebruiksoppervlak</b> 13813.0 m <sup>2</sup>	<b>Naam adviseur</b> W.J. de Vries	<b>Adviesbedrijf</b> Wooscan veiligheid en energieadvies
<b>Opnamedatum</b> 31-07-2020	<b>Examennummer</b> 5141	<b>Inschrijfnummer</b> EPG2018-08
<b>Energie label geldig tot</b> 31-07-2030	<b>Handtekening</b> 	<b>KvK-nummer</b> 04062529
<b>Afmeldnummer</b> 987218955		

Energie label op basis van een ander representatief gebouw of gebouwdeel?  nee

Adres representatief gebouw of gebouwdeel:

### Standaard energiegebruik voor dit gebouw

Energiegebruik per vierkante meter maakt vergelijking met andere gebouwen mogelijk.

- Het standaard energiegebruik van dit gebouw is de hoeveelheid energie die jaarlijks nodig is voor verwarming, gebouwkoeling, de productie van warm tapwater, ventilatie en verlichting (exclusief apparatuur die geen deel uitmaakt van de klimaat- en verlichtingsinstallaties).
- Bij de berekening wordt uitgegaan van het gemiddelde Nederlandse klimaat, een gemiddelde bezettingsgraad van het gebouw en een gemiddeld gebruikersgedrag.
- Het standaard energiegebruik per jaar wordt uitgedrukt in de eenheid 'megajoules' per vierkante meter gebruiksoppervlakte (MJ/m<sup>2</sup>), dit wordt uitgesplitst naar elektriciteit (kWh/m<sup>2</sup>), gas (m<sup>3</sup>/m<sup>2</sup>) en warmte (GJ/m<sup>2</sup>).
- De CO<sub>2</sub>-emissie per jaar als gevolg van het standaard energiegebruik wordt uitgedrukt in kilogram per vierkante meter gebruiksoppervlakte (kg/m<sup>2</sup>).

**Straat (zie bijlage)**  
Paalbergweg  
**Nummer/toevoeging**  
2-4  
**Postcode**  
1105 AG  
**Woonplaats**  
Amsterdam  
**Volgnummer gebouw**



**602,9 MJ/m<sup>2</sup>**  
(megajoules)

**33,0 kg/m<sup>2</sup>**  
(CO<sub>2</sub>-emissie)

**24,9 kWh/m<sup>2</sup>** (elektriciteit)  
**10,6 m<sup>3</sup>/m<sup>2</sup>** (gas)  
**0 GJ/m<sup>2</sup>** (warmte)

## Certificate

Sustainable Portfolio  
Performance 2023

### DUTCH RE

By improving the sustainability of the Trinity Vastgoed buildings, **Dutch RE** saved **19.509 kgCO<sub>2</sub>e** in 2023, an equivalent of the yearly uptake of **780 trees!**

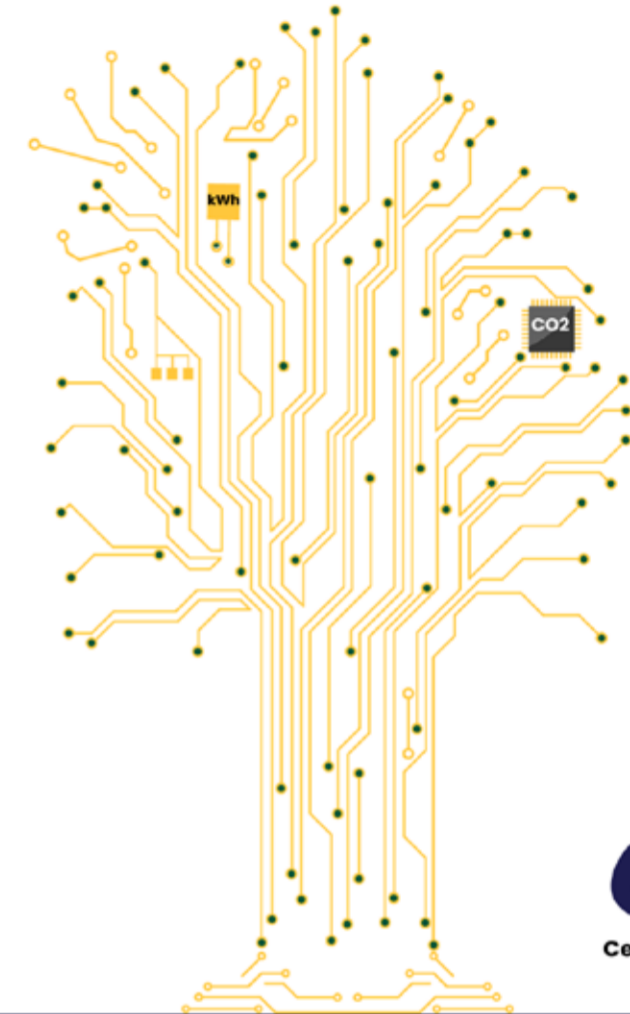
Join our mission **#EveryBuildingHealthy**

Guus Meulendijks

Jonatan Roose

Guus Meulendijks Jonatan Roose

healthy workers



## GROENCERTIFICAAT

Europese Wind

Audax Renewables verklaart hierbij dat:

**Vastgoed Rosalyn & Frances B.V.**

Europese Wind afneemt van Audax Renewables

**Leveringsperiode:**  
2024

**Kees-Jan Bus**  
Algemeen directeur  
Audax Renewables

**Audax Renewables**  
13-05-2024

Audax Renewables gaat Garanties van Oorsprong kopen en gebruiken voor de stroom die we gebruiken op de bovengenoemde aansluiting(en). We hebben deze Garanties van Oorsprong al gekocht of we gaan dat binnenkort doen. VeriCert is de enige organisatie in Nederland die deze Garanties van Oorsprong kan certificeren en het proces wordt gecontroleerd door de Autoriteit Consument en Markt.





# CONTACT

**DutchRE | Investment Management**

Paasheuvelweg 25  
1105 BP Amsterdam

+31 20 88 00 222  
[info@dutchre-europe.com](mailto:info@dutchre-europe.com)





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