

# Ada

Paasheuvelweg 25

**AHTC** Amsterdam  
Health & Technology  
Campus



# LOCATION & FACILITIES



# The Campus



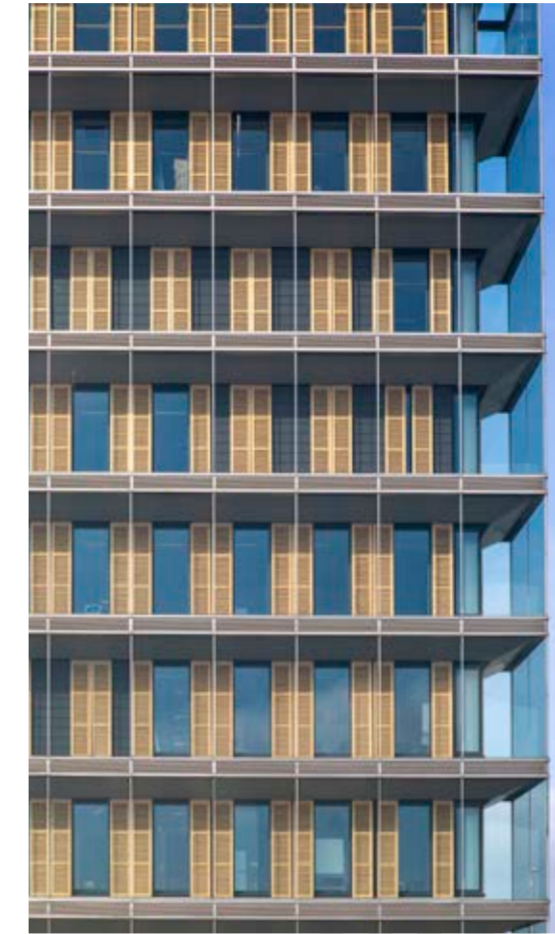
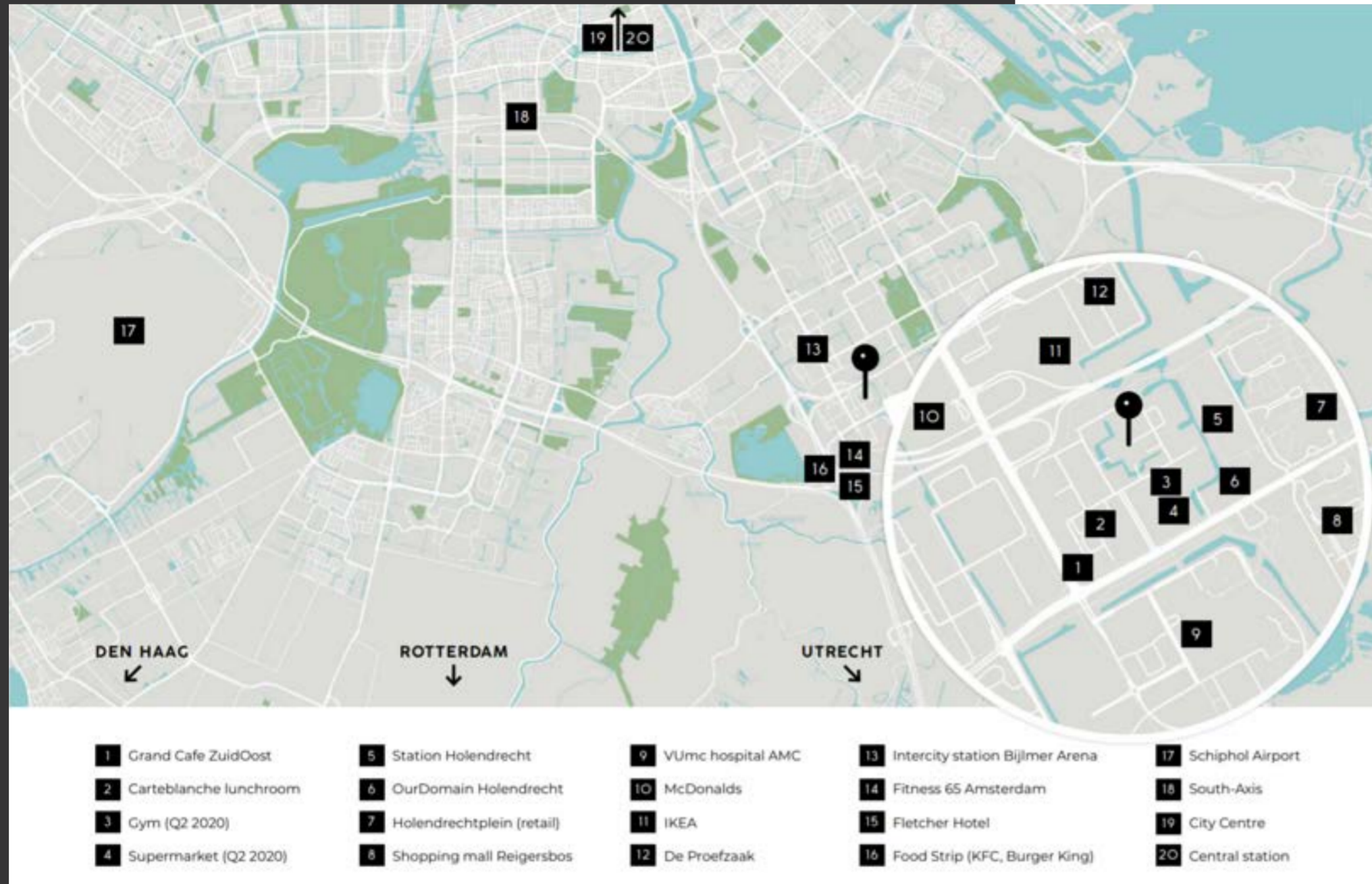
## THE BEST OF ALL WORLDS

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



INCLUDING TENANTS:

uniQure

sanofi

WACKER

LUM&CKS

MEIRAGTx

## ABOUT AHTC

"AHTC campus conforms to exceptionally high sustainability standards. Each revovated 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



AHTC Ada

RESTAURANT  
BRASSERIE CENTRAL

GYM  
FIT20

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



**TRAIN STATION (INTERCITY)  
BIJLMER ARENA**



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



**3 minutes  
AMSTERDAM HOLENDRECHT**



**AMSTERDAM CENTRAAL**



**TRAIN STATION (SPRINTER)  
AMSTERDAM HOLENDRECHT**



**BUSSTATION  
AMSTERDAM HOLENDRECHT**



**UTRECHT**



# 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



**Ada**  
Paasheuvelweg 25

**2**

# Ada



## ABOUT BUILDING ADA

The AHTC building is one of the eleven buildings on the AHTC- IQarters campus. The AHTC was previously used by Royal Bank of Scotland/ ABN Amro.

The building is 30,000 square meters of companies in health and technologies. The building features a large glass atrium with a restaurant on the ground floor. The building also has a meeting centre on the ground floor. The AHTC has an Energy Performance rating (EPC) of A. The building has LED lighting and a high-quality climate control system. 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 an underground parking garage.

## SPECIFIC BUILDING FACILITIES



Shared reception desk and seating area on the ground floor



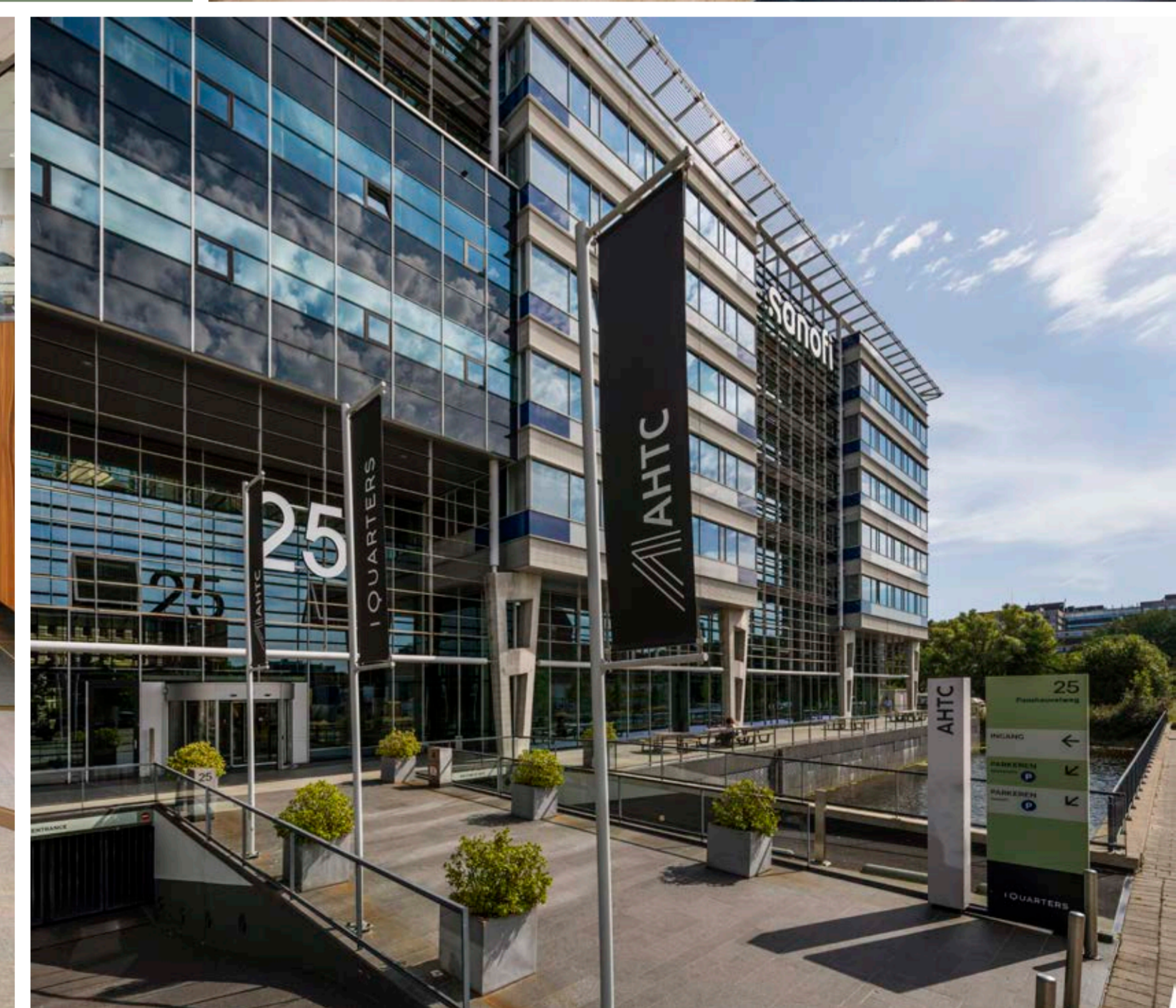
Underground parking garage



Shared meeting center



Shared restaurant on the ground floor

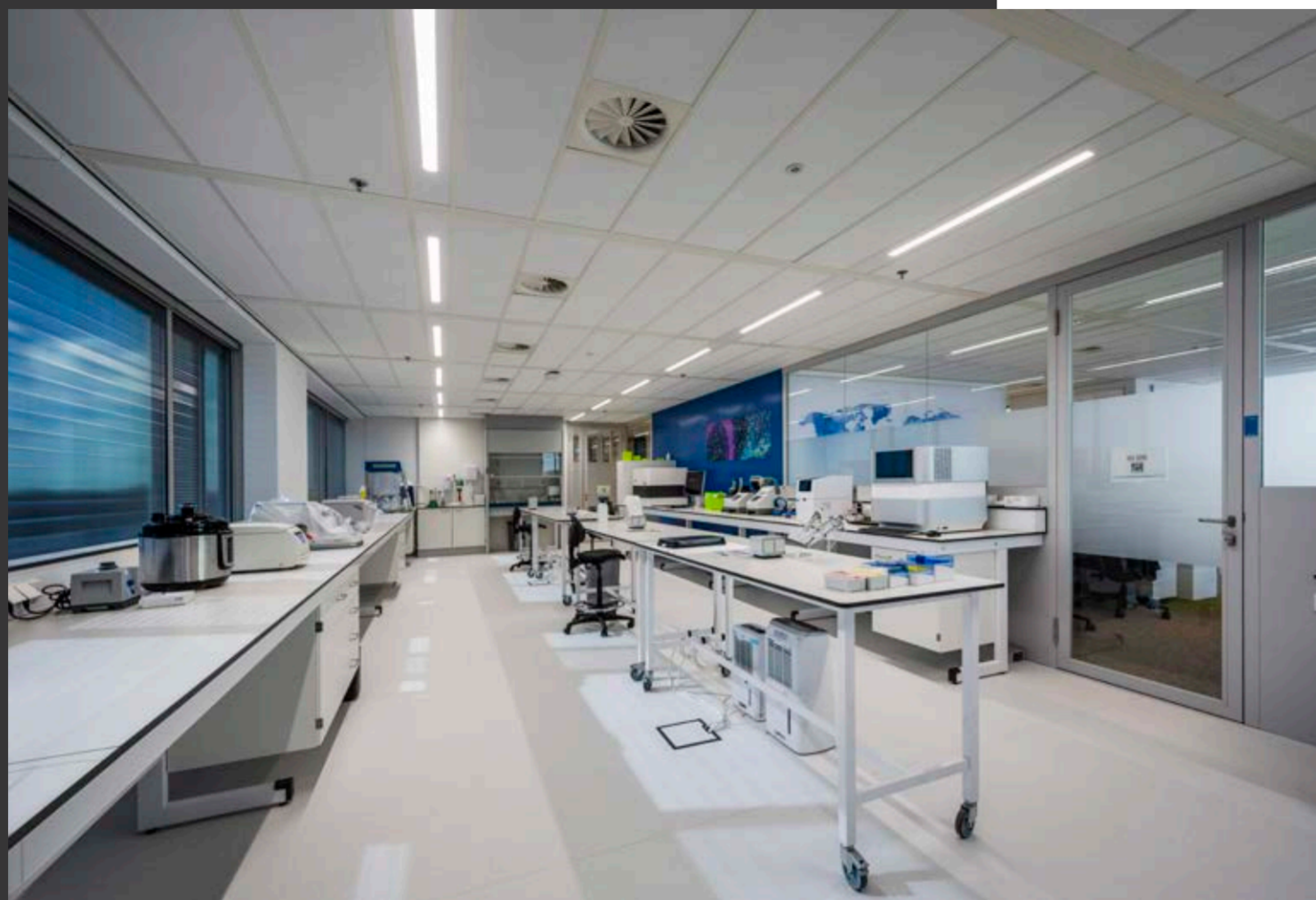


Adda

AHTC Amsterdam Health & Technology Campus



# Adda



AHTC Amsterdam Health & Technology Campus

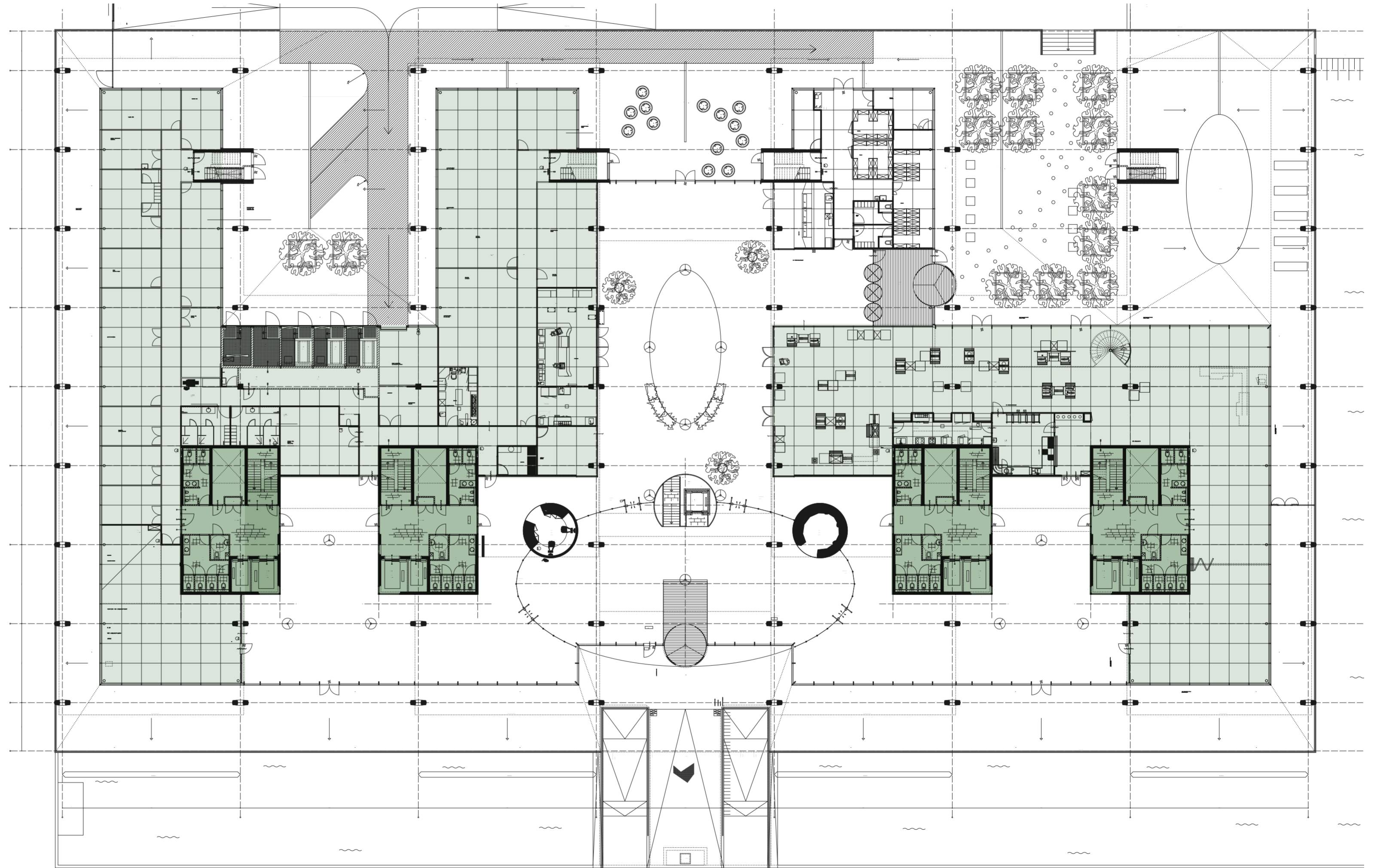
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AHTC Ada  
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1105 BP Amsterdam

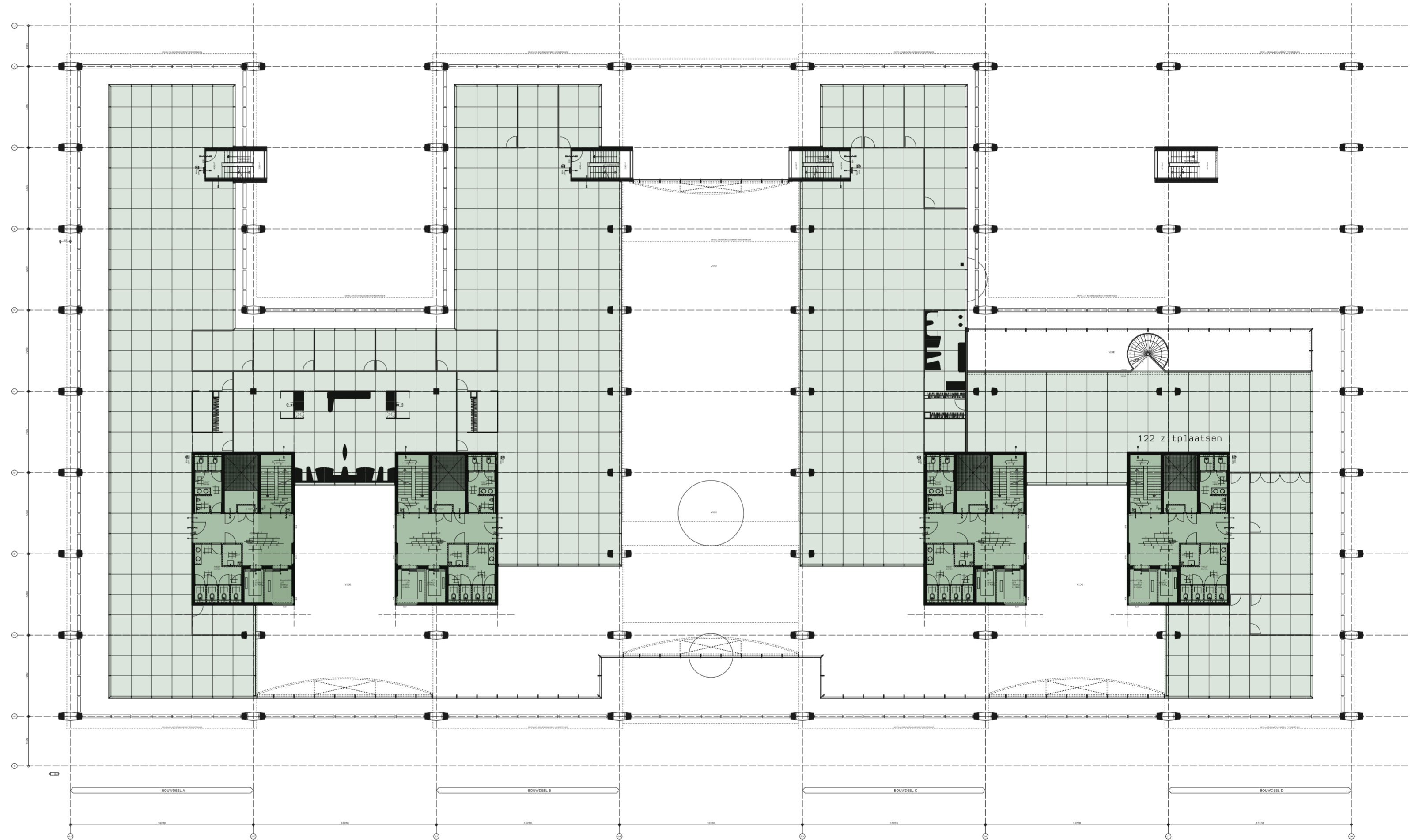
# Usable floor area

## GROUND FLOOR



# Usable floor area

## FIRST FLOOR



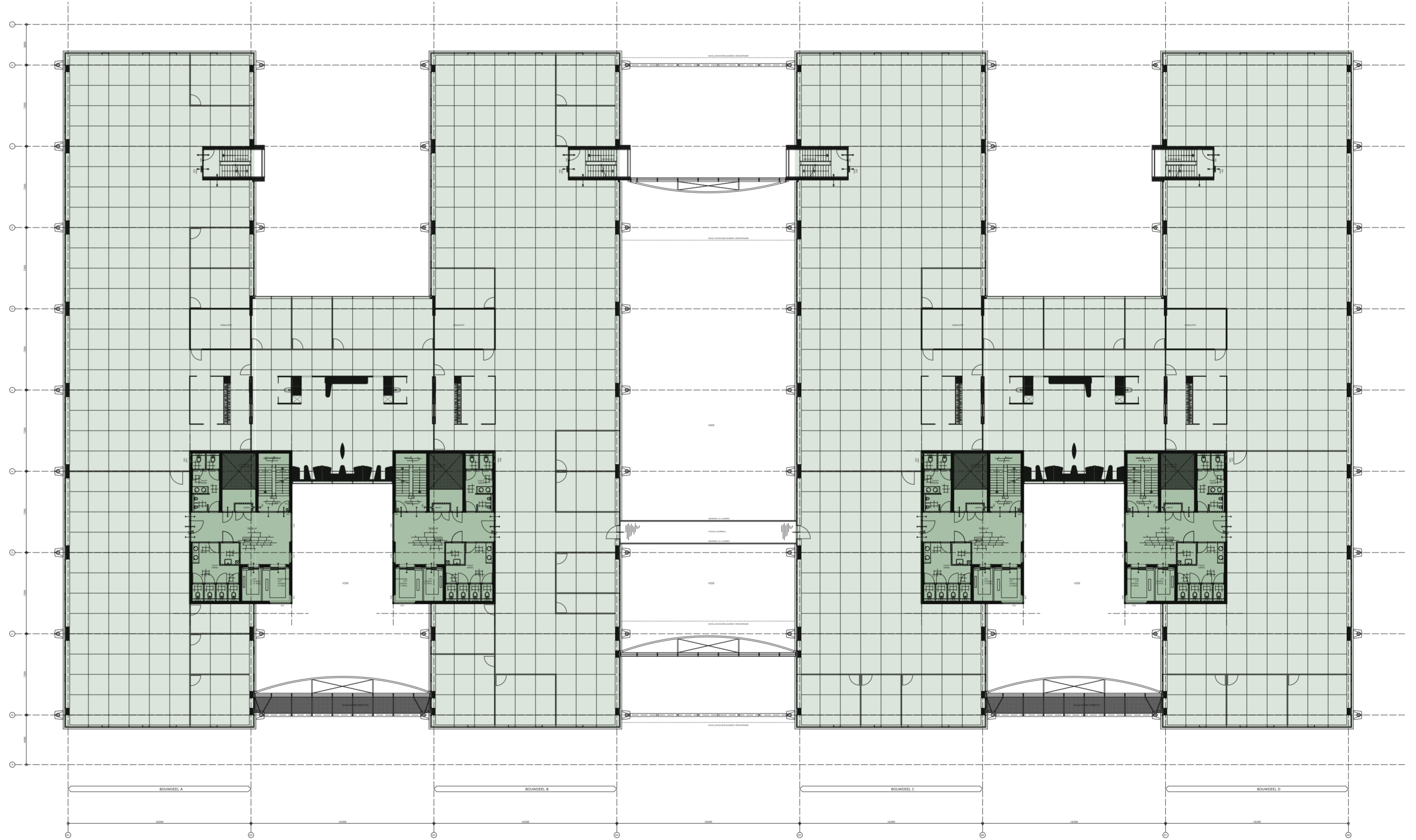
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# Usable floor area

## SECOND FLOOR



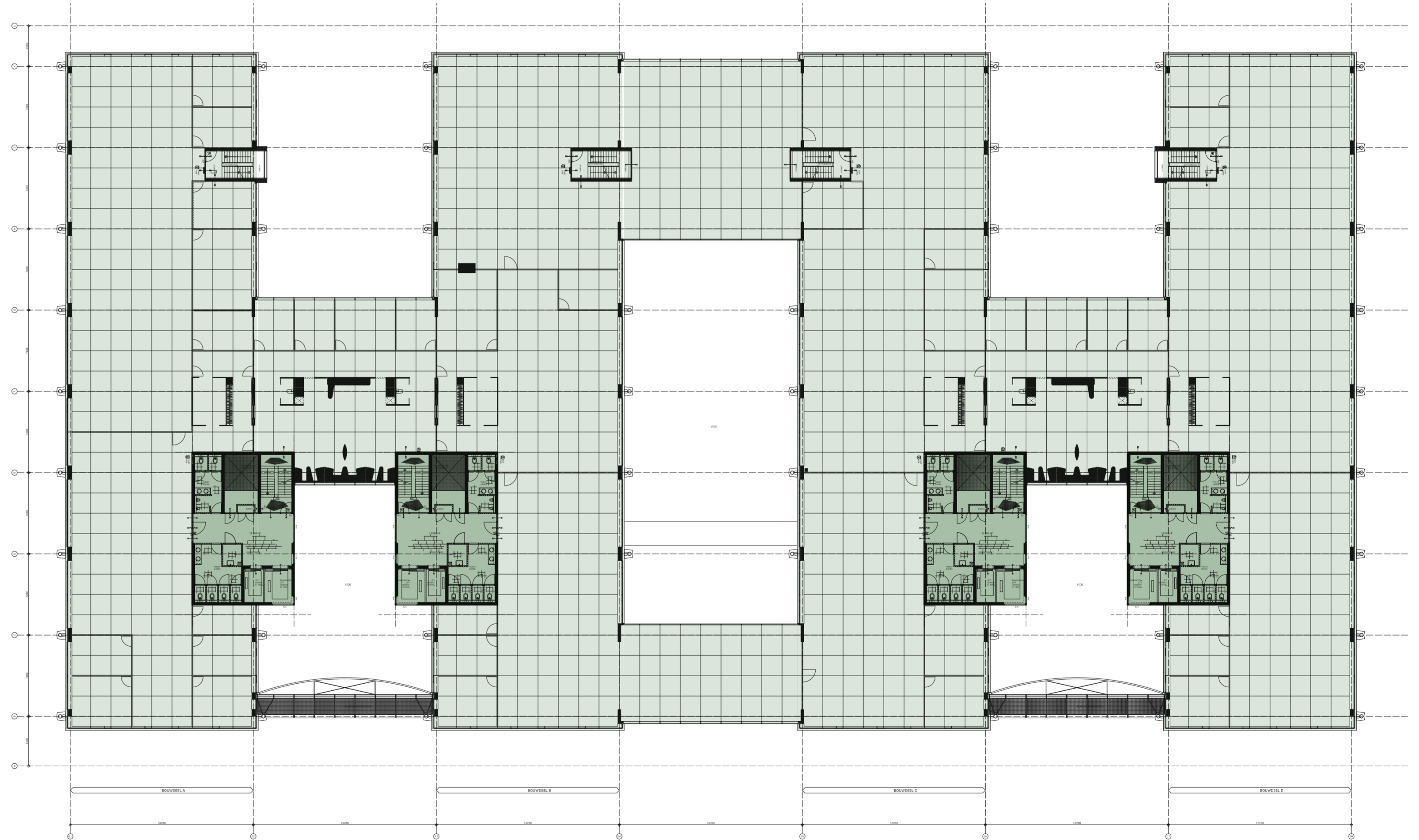
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# Usable floor area

## THIRD FLOOR





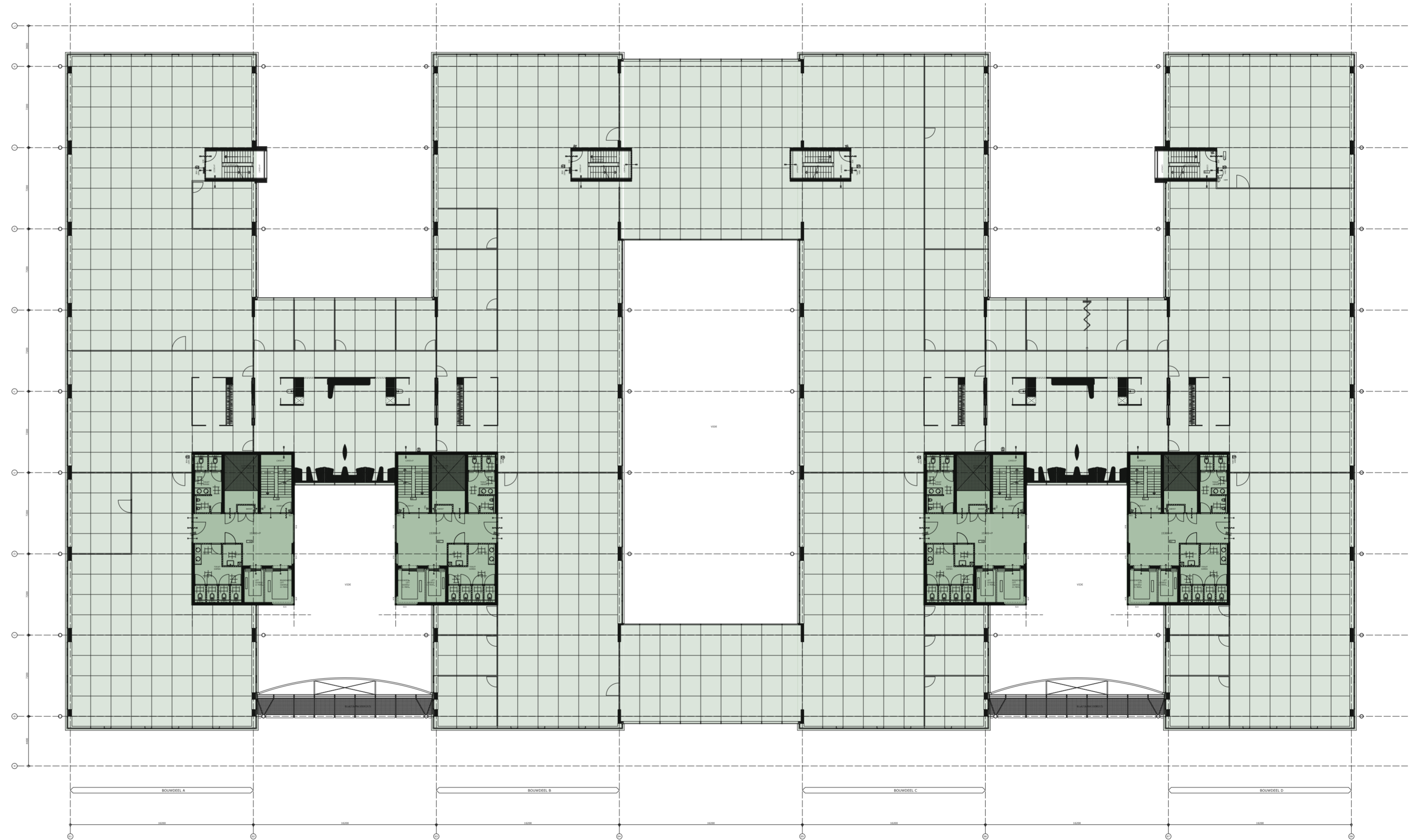
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# Usable floor area

## FOURTH FLOOR



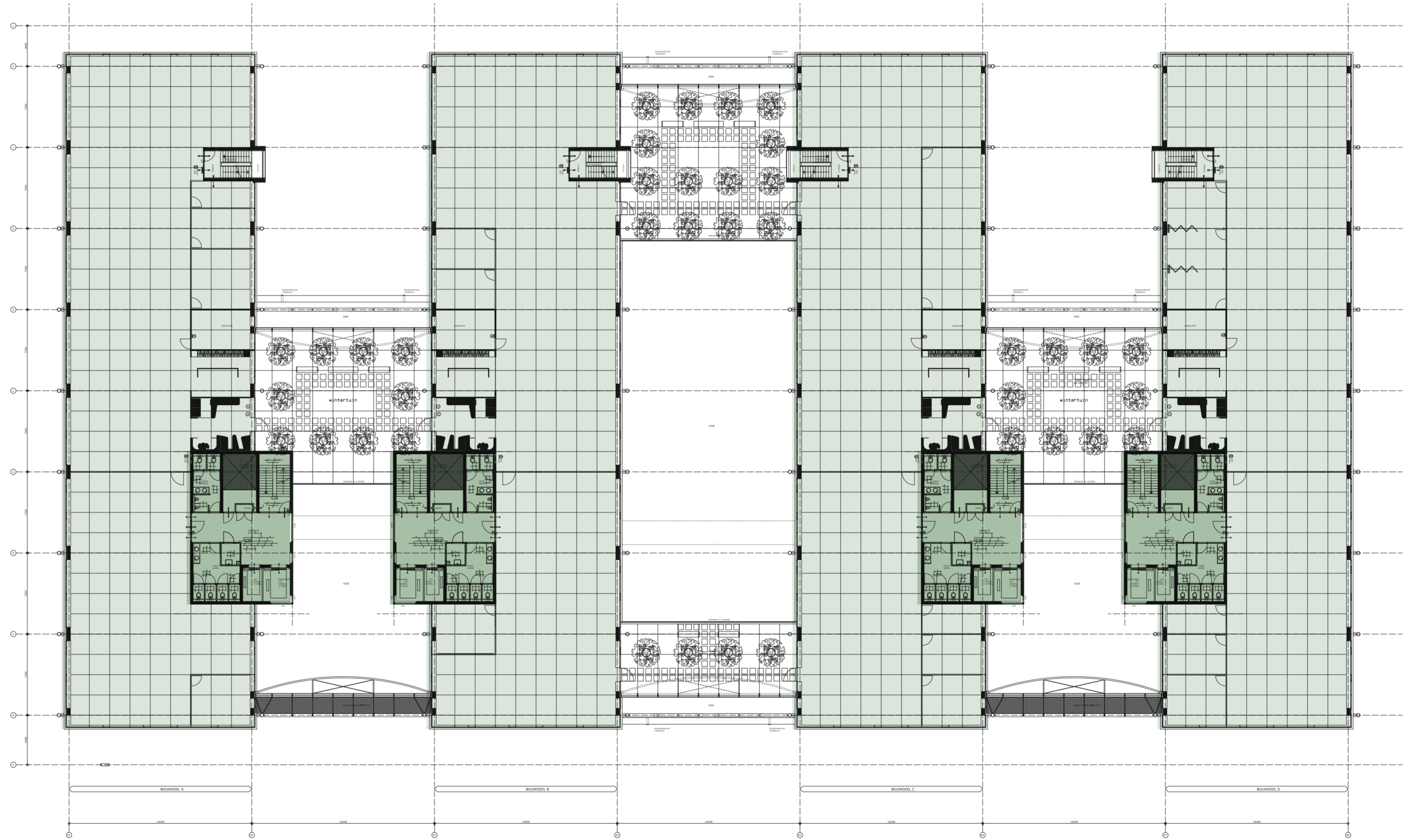
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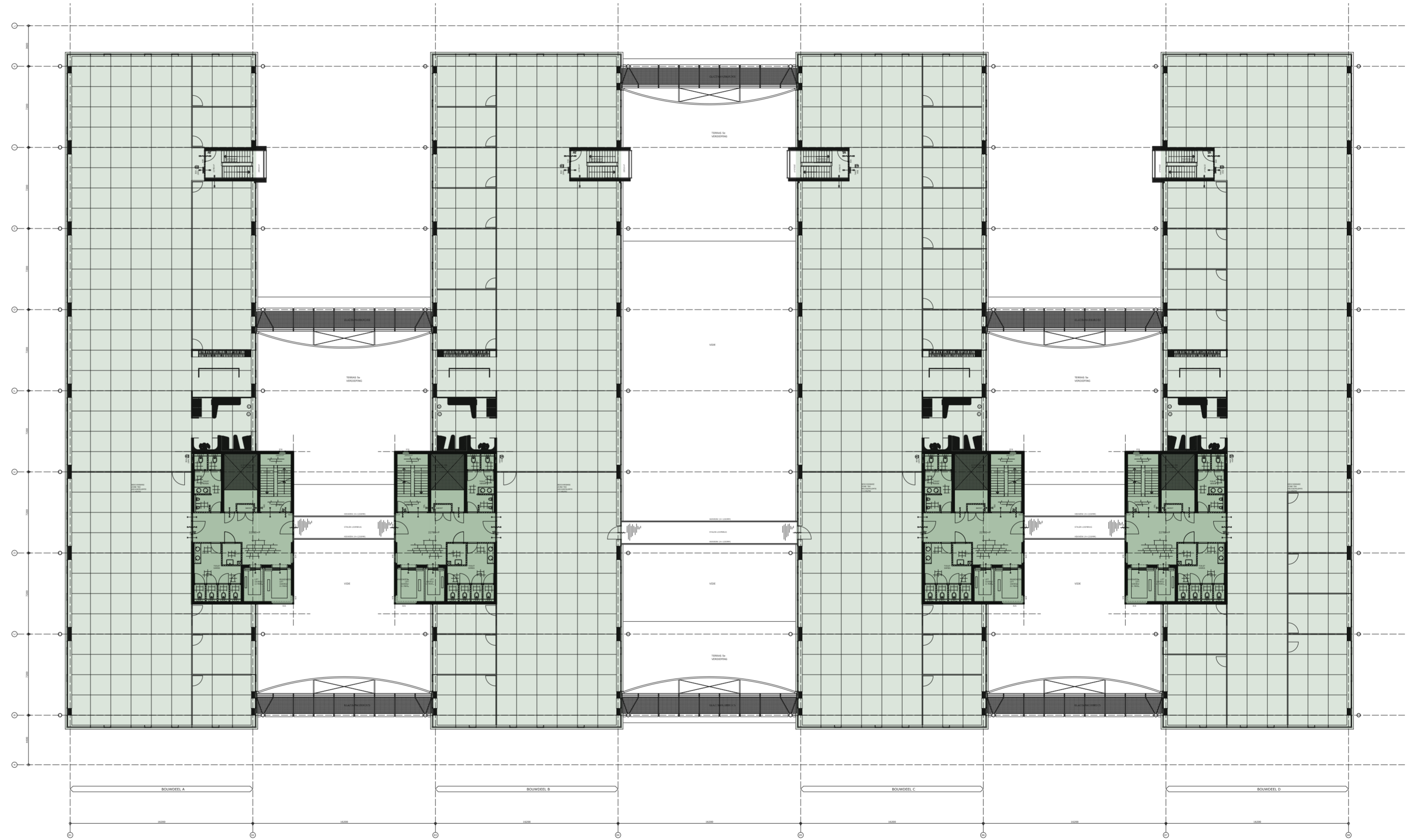
# Usable floor area

## FIFTH FLOOR



# Usable floor area


## SIXTH FLOOR



# SPECIFICATIONS 3

## SPECIFICATIONS


# Sustainability

 Energy label A  
Leed Gold certification


 LED-lighting


 Healthy workers  
certified building

 Local food support

 Waste separation

 Indoor parking garage

 Car charging stations

 Indoor bicycle garage  
24/7 available

Energy label A



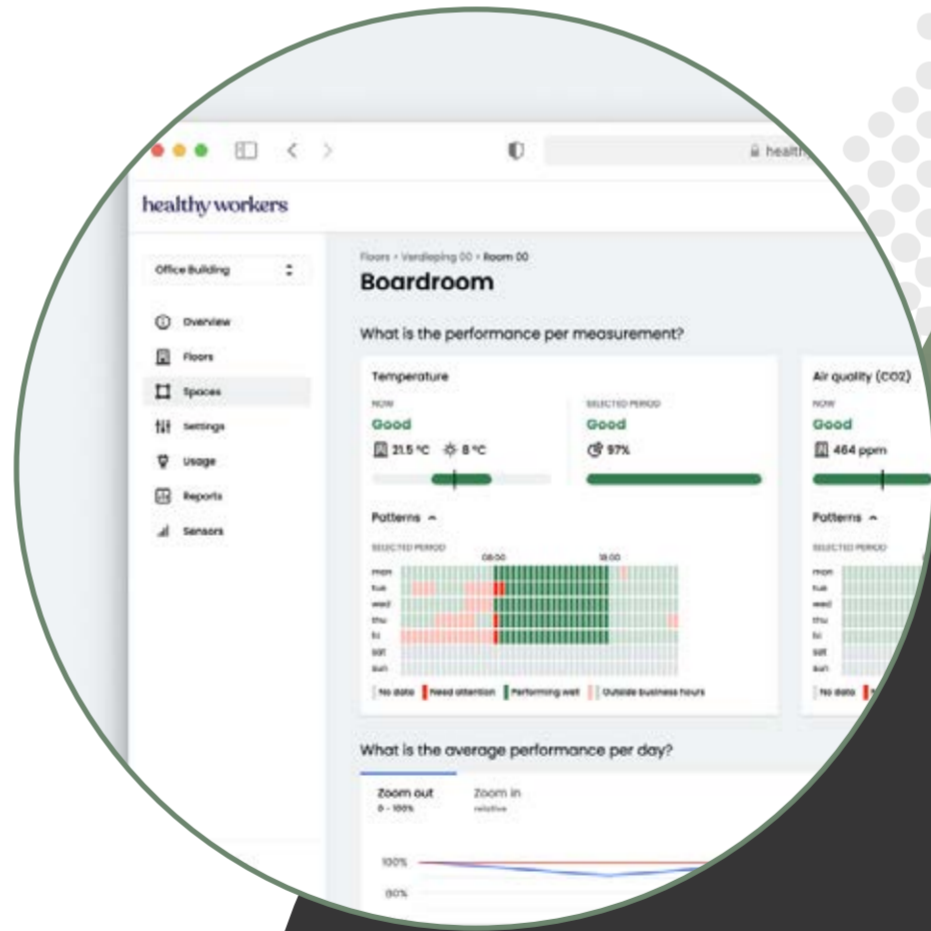


 LED

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



Climate ceiling LED-lighting



Shared restaurant on the ground floor



Shared meeting center



Shared reception desk and seating area on the ground floor

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
- Climate ceiling incl. LED lighting
- Motion detection
- Floor ready for carpeting



Shared meeting center



Shared terrace

## SPECIFICATIONS

# 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

### Energielabel gebouw

Afgegeven conform de Regeling energieprestatie gebouwen.  
Veel besparingsmogelijkheden



**A**  
(zie toelichting in bijlage)

Weinig besparingsmogelijkheden

### Dit gebouw

Labelklasse maakt vergelijking met gebouwen met overeenkomstige samenstelling mogelijk.  
Paasheuvelweg 25 Amsterdam  
Kantoorfunctie (zie de bijlage voor de samenstelling)

<b>Gebruiksoppervlak</b> 41049,0 m <sup>2</sup>	<b>Naam adviseur</b> E. Pluim	<b>Adviesbedrijf</b> Ecocert	<b>Straat (zie bijlage)</b> Paasheuvelweg
<b>Opnamedatum</b> 26-04-2017	<b>Examnummer</b> 5027	<b>Inschrijfnummer</b> 9500.010-03/07	<b>Nummertoevoeging</b> 25
<b>Energielabel geldig tot</b> 26-04-2027	<b>Handtekening</b> 	<b>KvK-nummer</b> 51711400	<b>Postcode</b> 1105BP
<b>Afmeldnummer</b> 133285030			<b>Woonplaats</b> Amsterdam
			<b>Volgnummer gebouw</b>

Energielabel 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>).

**467,1 MJ/m<sup>2</sup>**  
(megajoules)

**32,7 kg/m<sup>2</sup>**  
(CO<sub>2</sub>-emissie)

**33,8 kWh/m<sup>2</sup>** (elektriciteit)  
**0 m<sup>3</sup>/m<sup>2</sup>** (gas)  
**0,2 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

healthy workers



### GROENCERTIFICAAT

Europese Wind

Audax Renewables verklaart hierbij dat:  
**Trinity Vastgoed Ada B.V.**  
Europese Wind afneemt van Audax Renewables

Leveringsperiode:  
2024  
Verbruik:  
4565281 kWh

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 aandrijvingen. We hebben deze Garanties van Oorsprong afgekoofd of we gaan dit binnenkort doen. Verticor is de enige organisatie in Nederland die deze Garanties van Oorsprong kan certificeren en het proces wordt gecontroleerd door de Autoriteit Consument en Markt.

LEED stands for Leadership in Energy and Environmental Design. The system "LEED 2009; Operations & Maintenance" applies to existing buildings. The certification involves testing and assessing the sustainable nature of the building and the use of the building according to the international standard.

The LEED methodology provides a definition of the performance with respect to:

- Soil and surroundings.
- Water management.
- Energy consumption and installations.
- Materials and base materials.
- Interior climate (working conditions, among other aspects).

The Paasheuvelweg office is the first office building in Europe and the third worldwide that is rewarded the level Gold.





# 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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