

Exterior: finished.
Interior:
ready to fit
your needs!

Hodgkin

High quality
building
for flexible labs,
offices and
cleanrooms.

Available now!

Energy-efficient building for cGMP production or R&D labs with offices

The all-new Hodgkin building at Pivot Park is a five-floor building with a flexible structure: the facade and floor plans can be adjusted as desired, creating an ideal space for laboratories, cleanrooms, offices and storage space. The first BENG-compliant-ready* building at Pivot Park, the high-quality design includes rainwater infiltration technology, optimised insulation and the option for roof mounted solar panels, LED lighting and heat pumps. The Hodgkin building is available for both single- and multi-tenant use.

pivotpark

Europe's foremost biopharmaceutical campus

JLL

Real estate

* BENG is a Dutch standard for energy-efficient buildings.

Hodgkin

Single-tenant

Need a perfect location for ground-breaking cGMP production or Research & Development? We have one... and it's **available now!**

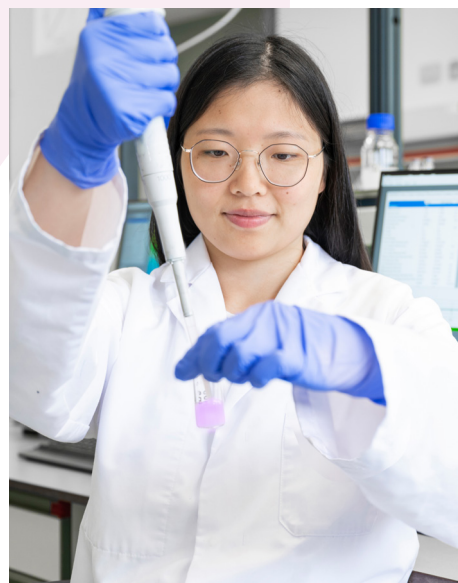
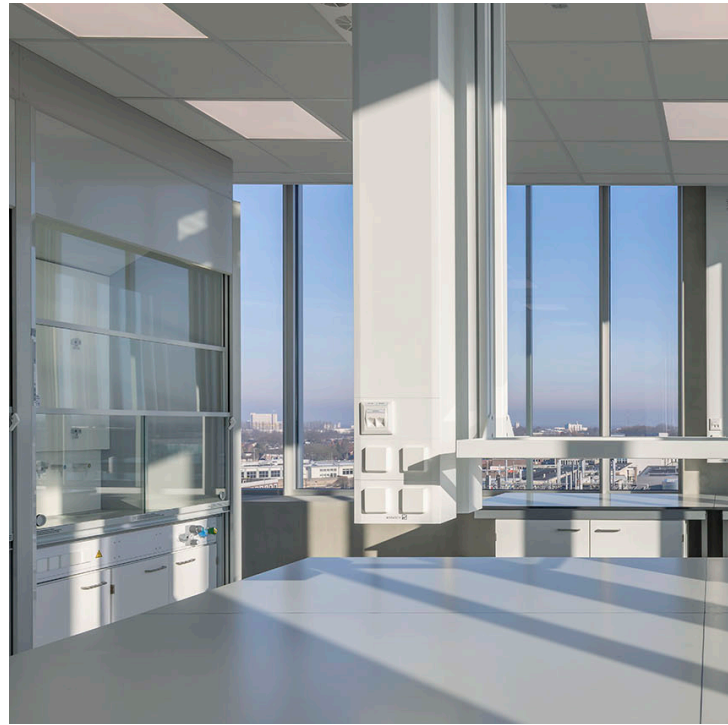
Are you seeking the ideal space in which to grow your business? A location that is fully equipped, available, and with a wide range of customisation possibilities? Somewhere in the midst of a supportive biopharma ecosystem and accessible as single-tenant building for your company?

We have your perfect match: the brand new Hodgkin building located at Pivot Park. Designed from the ground up as a high-quality, production-, laboratory-, cleanroom- in combination with office facilities, it has five floors with a gross floor area of 4,514 m².

The flexible layout and customisation options make Hodgkin the ideal space for:

- (Contract) research organisations
- (Contract) manufacturing organisations
- Companies that need cleanrooms

Hodgkin offers space for a range of modern research facilities in a customised yet flexible environment. Alongside the labs, offices and cleanrooms, you will find inviting conference rooms, comfortable and flexible co-working spaces, a restaurant and casual meeting places spread throughout Pivot Park which you can use upon request. Result: the buzz of innovation, creativity and collaboration. Add in pleasing architecture, creative design and beautiful landscaping. In Hodgkin you will find everything you need to help your business grow!





Multi-tenant

Hodgkin offers a multi-tenant building for biopharmaceutical companies to grow.

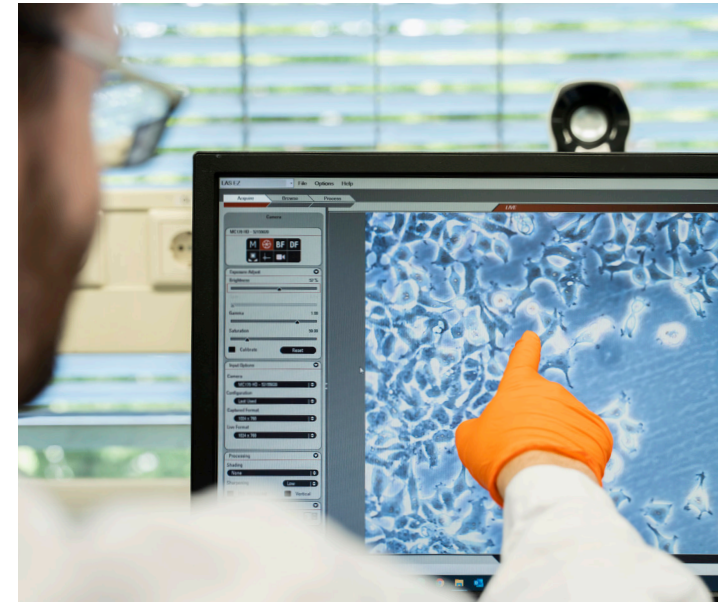
Beside single-tenant use, the Hodgkin building can serve as a state-of-the-art multi-tenant building for biopharmaceutical companies. Whether you're an SME looking to establish your presence or an established corporation seeking expansion, Hodgkin provides the perfect environment to thrive.

Approximately 30% of the Hodgkin floor space will be allocated to offices and 70% to biological, analytical and chemical laboratories, including ML1 and ML2 laboratories. On demand, spaces can also be allocated to cleanroom facilities.

The Hodgkin building will provide space for a range of modern research facilities in a bespoke, yet flexible environment. A variety of conference rooms, pantries and meeting places can be distributed over the building, stimulating innovation, creativity and collaboration. In this perspective, the building will become a thriving and highly flexible first-class multi-tenant research facility.

Several benefits of Hodgkin:

- Room for customised laboratory spaces to meet your company's requirements for innovative pharmaceutical R&D
- Energy-efficient and BENG-compliant building that meets your sustainability goals
- Connected to 10kV power grid that guarantees access to electricity
- Shell-ready building, available now!



Key Figures

Capacity

Floor area (GFA) 4,514 m² (48,588 sq ft).

Dimensions (gross): 28 x 31 m.

Floor loading capacity: 500 - 1,000 kg/m².

Optional facilities

cGMP-warehouse, offices, labs, cleanrooms (Class D) with walkable ceiling, technical area.

Ground floor (868 m²)

Entrance, goods entrance and possibility for a warehouse, offices and labs.

Floor load: 10 kN/m².

1st floor (852 m²)

Production floor.

Floor load: 5.0 kN/m².

2nd floor (852 m²)

Production floor.

Floor load: 5.0 kN/m².

3rd floor (852 m² + 228 m²)

Production floor with a mezzanine of 228 m².

Floor load: 10 kN/m².

Floor load mezzanine: 7.5 kN/m².

4th floor (852 m²)

Technical space, coffee corner. Optional: offices and labs.

Additional roof top entrance: 10 m².

Floor load: 7.5 kN/m².

Insulation values

- Reinforced concrete roof: 6.3 m²K/W.
- Reinforced concrete facade: 6.0 m²K/W.
- U value for window frame/glass: 1.0 W/m²K.

Elevator

Passenger/freight elevator 3,400 x 2,100 mm

- Lifting capacity 4,000 kg or 53 people.
- Access to 5 floors.

Passenger elevator 2,550 x 1,500 mm

- Lifting capacity 2,000 kg or 26 people.
- Access to 5 floors.

Available utilities

- Power supply: connected to the 10 kV grid and equipped with a transformer with an output of 1,600 kVA.
- City water.
- Demineralised water.
- Nitrogen (6 bar).
- Compressed air (6 bar).
- CO₂ (6 bar).
- Fiber optic for IT/internet.

Why move in

Ready to go

- Available now.
- Customisation possibilities.
- Connected to the power grid.

Sustainability

- Energy-efficient building.
- BENG-compliant-ready.

Environmental Permit

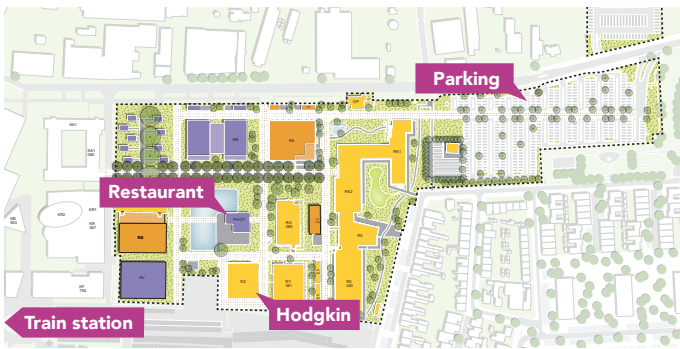
- Covered by the Pivot Park EHS permit.

Accessibility

- Train station is a 7-minute walk.
- 50 km/31 miles to Eindhoven Airport.
- 100 km/62 miles to Amsterdam Schiphol Airport.
- 105 km/65 miles to Rotterdam Airport.
- 5 minutes from A59 motorway.

Pivot Park Community

- A knowledge network of international like-minded biopharmaceutical companies.
- Share common services, spaces and events.
- Pharmaceutical Education (Life Long Learning and Lectorate) in collaboration with HAN University of Applied Sciences, Avans University of Applied Sciences, Radboud University and Technical University Eindhoven.
- 4,500 pharma professionals in Oss.



Sustainability: towards a zero-energy building

Hodgkin has been built to comply with Dutch requirements for a nearly zero-energy building (BENG). Features will include solar panels to generate power, fossil-free installations, solar control glass, permanent facade louvres and LED lighting.

Reduce demand for heating and cooling

- Compact building.
- Good insulation.
- Glass with a low solar-heat-gain coefficient.
- Good air-tightness.
- Optimum balance of open and closed facades.
- Energy-saving LED lighting.

Sustainability at Pivot Park: A better park for a better planet

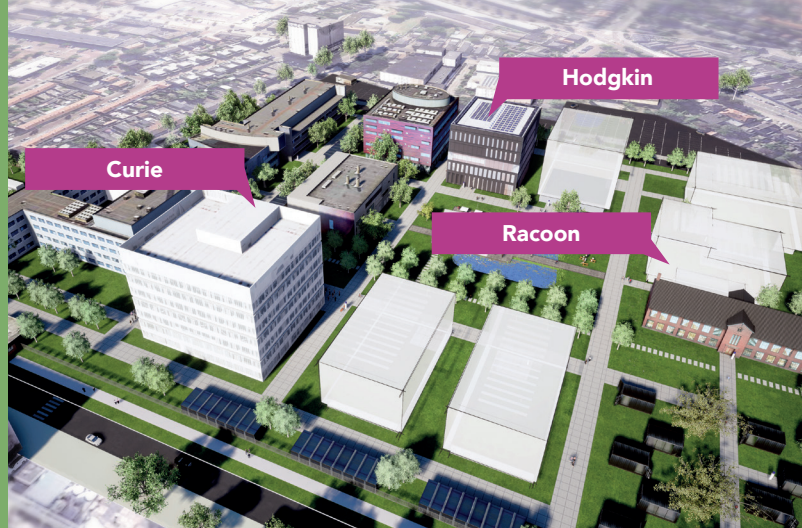
- Reducing drinking water consumption.
- Infiltration of rainwater.
- Recycling of waste streams through better separation.
- Zero CO₂ emissions: green energy, gasless in 2030.
- Sustainable buildings.
- Biodiversity by using greenery in the right places.

Join us at Pivot Park

Together we can improve global health

Pivot Park develops world-class R&D infrastructure for ambitious biopharmaceutical companies that want to grow. With advanced labs and fully equipped offices, an ecosystem of specialist services and a dynamic pharma-based knowledge community, Pivot Park is the place to be. By joining forces, we can improve global health together. Why not join us too?

Pivot Park recently opened the Marie Curie building: a multi-tenant building with a gross floor area of 11,000 m² that is home to 6 scale ups in the pharmaceutical industry. Hodgkin will be the next opportunity for you to become part of the vibrant Pivot Park community.



Pivot Park was founded in 2012 to provide the optimal European location for innovative biopharmaceutical companies worldwide. From early-phase entrepreneurs to fast-growth scale-ups and mature global leaders, Pivot Park helps each of them to take their next steps. Supporting 1,000 highly qualified people at over 60 companies, we make sure they have what they need to succeed. This includes customised facilities, routes to specialist financing, shared gateways to knowledge and access to outstanding scientific and entrepreneurial expertise. Today, Pivot Park is the hotspot for biopharmaceutical innovation in Europe.

Take your next step today

Give us a call or send an email:

JLL

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