

Excellent  
flexible multi-  
tenant building  
for (bio)  
technology  
companies

Beagle  
Marconi  
Rotterdam



**Beagle Marconi is situated on the corner Marconistraat – Benjamin Franklinstraat Rotterdam, in the Merwe-Vierhaven area. This rapidly developing new urban district of 'makers' and entrepreneurs is the new hotspot of Rotterdam.**

# Excellent flexible multi-tenant building for (bio)technology companies

Beagle is a concept for an optimally functioning laboratory with associated office space. The building is flexible and can easily be converted into office or laboratory use. It has a high level of finishing and is fully equipped to enable companies and researchers to get the best results from their work.



# What is the Beagle Concept?

HMS Beagle was the name of the ship that carried naturalist Charles Darwin around the world and reached the Galápagos Islands in 1835. During this travel, Charles Darwin came up with the evolution theory. Now, Beagle is the name for an excellent flexible multi-tenant laboratory/ office concept.



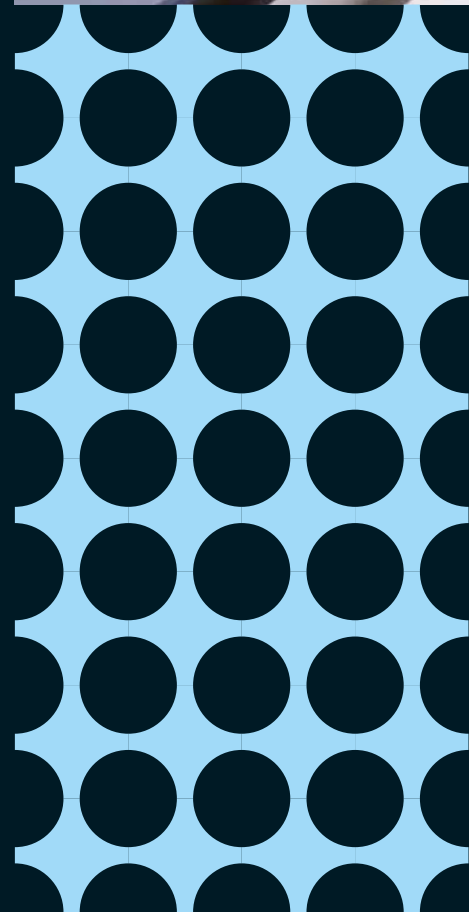
"It is not the strongest of a species that survives, nor the most intelligent. It is the one that can best adapt to change."

– Charles Darwin

Beagle Marconi B.V. established in 2021 from Beagle Building B.V. and JP van Eesteren | TBI with the aim of developing and realizing Beagle Marconi Rotterdam.

Beagle Building B.V. was founded in 2019 from PCS Design and Construction and LabHotel. The goal of Beagle Building is to develop the Beagle concept for technology and BioScience companies. Beagle Building designs multi-tenant buildings, but also develops for companies that aspire to their own, single tenant building.

JP van Eesteren, part of TBI Holding, is one of the 4 largest construction companies in the Netherlands and also the company behind many of Rotterdam iconic buildings such as football stadium "De Kuip", the Euromast and Markthal Rotterdam. But anyone who visits JPvE does not see a large corporate company; they see one close club. And that works nicely for employees, partners and clients.



## Beagle Centers

Besides Rotterdam, the Leiden BioScience Park already has two successful Beagle Centers. They are attractive for successful (young) companies that are outgrowing their current location and are looking for more space and better facilities. The Beagle Centers offer high-quality laboratory BSL I, BSL II, BSL III, GLP, GP HACCP suitable for R&D, Prototyping and production.

Beagle Centers also offer sufficient office space, which can be furnished as desired and equipped with necessary installations required for specific activities in a high standard office environment.

Beagle Marconi Rotterdam







Beagle  
Life Science Centers

Beagle



**Beagle Marconi is an elegant 13.600 m<sup>2</sup> gross lettable floor area casco+ building. Casco+ means that the building has a high level of finishing and is equipped to serve and support your laboratory work in the best possible way. The building has a standard floor height of 4 meters per floor. This height makes it possible to locate laboratories at any desired location in the building on each of the floors with the required ventilation (up to 11-fold).**

# The high sustainability standard

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## Delivery level

Casco+ includes an up to 11-fold ventilation installation and a solar panelled roof. It also includes passenger and cargo elevators, two toilet groups per floor, suspended ceilings with LED lighting.

During the development and construction phase, the tenants requirements, such as lab/ office partition, lab specifications (BSL1, BSL2, BSL3), partitioning, floor coverings can be agreed upon with the developer so that the tenant's fit out is ready for use upon delivery. Beagle Marconi is being built according to high sustainability standards and will have a BREEAM Excellent label certification.

## Why Beagle?

Beagle Marconi is being built according to high sustainability standard BREEAM Excellent using, among others, solar panels and HR+++ windows. Temperature in the building can be regulated with its own cold and heat storage system (energy is stored in the soil as heat or cold) and will be linked to comparable systems for the new residential areas to be constructed without using the fossil gas network, and with the aim of no CO<sub>2</sub>-emissions.

- Representative entrance area with reception desk
- Suitable for BSL I, BSL II and BSL III
- Suitable for GMP and GLP
- Suitable for HACCP R&D and small production
- Large windows, lots of daylight
- Suspended ceiling with LED lighting
- Each floor has its own pantry per buildingsection
- Showers and changing rooms for employees
- Enclosed bicycle parking with sufficient charging points





Beagle Marconi is designed with a highrise building part, the Bridge, consisting of 7 floors and a lower building part, the Deck, consisting of 4 floors with the entrance and central hall in between.

# Inside the building

## Ground floor

You enter the spacious hall with a loft accessible via a theater stair. The two building parts can be reached via this central hall via stairwells and lifts to the higher floors. In this central hall there is sufficient space for one or two receptions.

## 1st floor

Beagle Marconi is designed as a casco+ building. Casco+ means that this building has a standard floor height of 4 meters per floor.

## 2nd floor

Casco+ also includes: stairwells, passenger and service elevators, toilets, ceilings with LED lighting.

## 3rd floor

The 2nd and 3rd floor are identical with the same free lettable space.

## 4th floor

These 4th, 5th, and 6th floors are identical with the same free lettable space. On this 4th floor also the technical room of the lower part of the building is located on this floor.

## 5th floor

This 5th floor is different from the 4th floor because this floor has glass all around, so there is an unobstructed view all around.

## 6th floor

This 6th floor is different from the 4th floor because this floor has glass all around, so there is an unobstructed view all around.

## 7th floor

On this 7th floor the technical room of the higher part of the building is located on this floor.

## Ground floor

1,557.3 m<sup>2</sup> Free lettable floor space  
681.0 m<sup>2</sup> + 876.3 m<sup>2</sup>



## 1st floor

1,556.1 m<sup>2</sup> Free lettable floor space  
600.3 m<sup>2</sup> + 955.8 m<sup>2</sup>



## 2nd floor

2,273.8 m<sup>2</sup> Free lettable floor space  
933.6 m<sup>2</sup> + 1,340.2 m<sup>2</sup>



## 3rd floor

2,273.8 m<sup>2</sup> Free lettable space  
933.6 m<sup>2</sup> + 1,340.2 m<sup>2</sup>



## 4th floor

944.5 m<sup>2</sup> Free lettable space



## 5th floor

944.5 m<sup>2</sup> Free lettable area



## 6th floor

944.5 m<sup>2</sup> Free lettable space



## 7th floor

Technical floor



## Roof





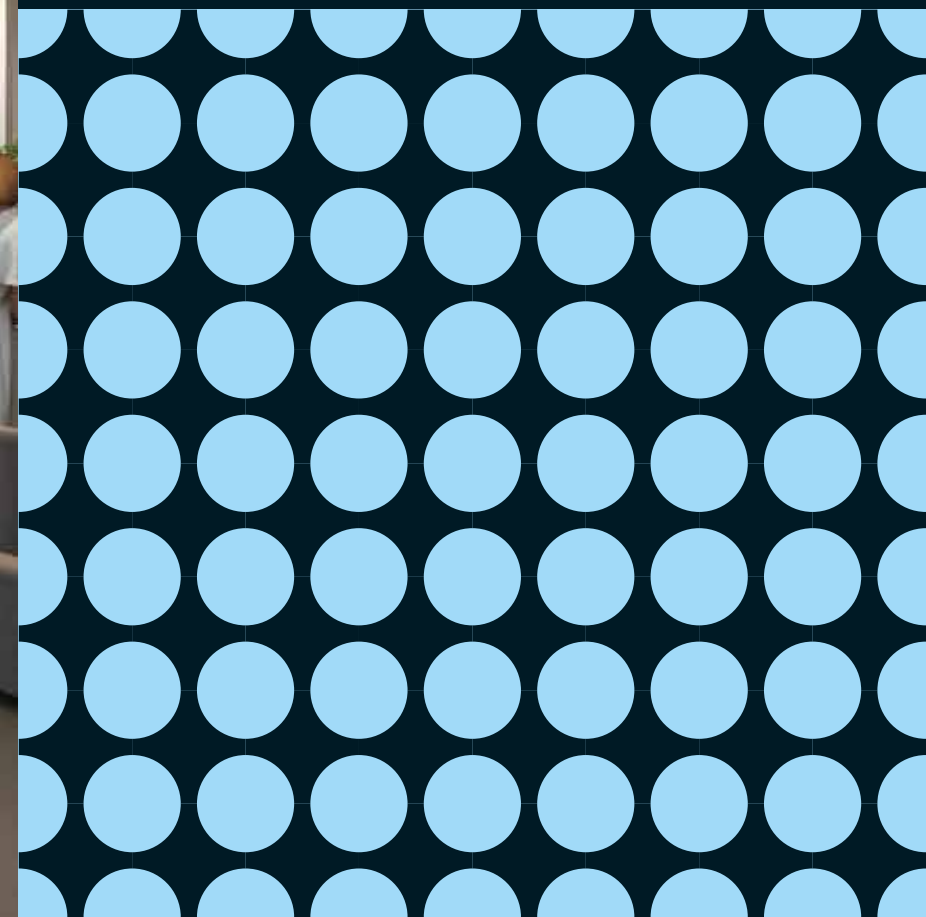
## Planning

Start construction:

2nd half 2023

Completion:

2nd half 2025





**Beagle Marconi will be built on a plot in the Merwe-Vierhaven (M4H) area. This area is an old port site of approximately 100 hectares on the north side of the River Maas in Rotterdam, just 3 stops from the Erasmus Medical Center, the largest University Medical Center in the Netherlands.**

# A dynamic area

An increasing number of European cities provide direct flights to Rotterdam The Hague Airport. International operators fly to the second regional airport in the Netherlands.

From Amsterdam International Airport a direct train will bring you to Rotterdam Central Station in 22 minutes. Intercity trains hailing from every corner of the Netherlands make a stop at Rotterdam Central Station, including the high-speed trains connecting Brussels, Paris, London and Berlin.

		 
<b>Amsterdam City</b>	45 m	1 hr 15 m
<b>Airport Schiphol</b>	40 m	45 m
<b>The Hague</b>	25 m	29 m
<b>Antwerpen</b>	1 hr 20 m	37 m
<b>Brussels</b>	1 hr 50 m	1 hr 10 m
<b>London</b>	5 h 43 m	4 h 7 m



**Check the exact location**



Just around the corner the City Harbor beer brewery is located for good food and Friday afternoon drinks, or any other day of the week, if you prefer. Also the harbour taxi has its stop just a 100 meters from the building. A fast and attractive connection to the city center or Hotel New York, for instance.

At 200 meters, a 3 minutes walk, from the entrance of the building the metro-line to Rotterdam Central and Schiedam train station is located. The access to the A20 is within 1.5 km, making the location very well accessible by own and public transport.



Beagle  
Marconi  
Rotterdam

More information?

**beaglemarconi.com**

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