

Dorothy

Paasheuvelweg 9

AHTC Amsterdam
Health & Technology
Campus



LOCATION & FACILITIES

1

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.

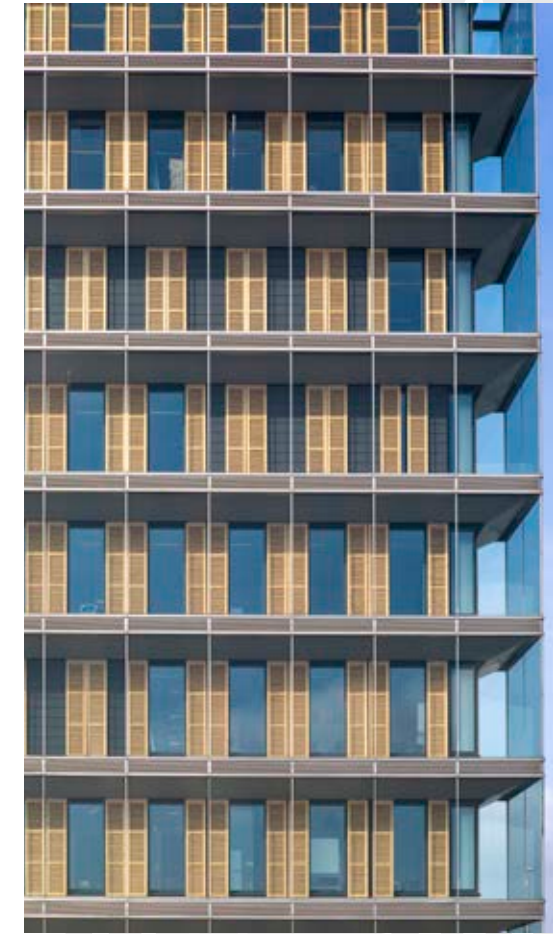
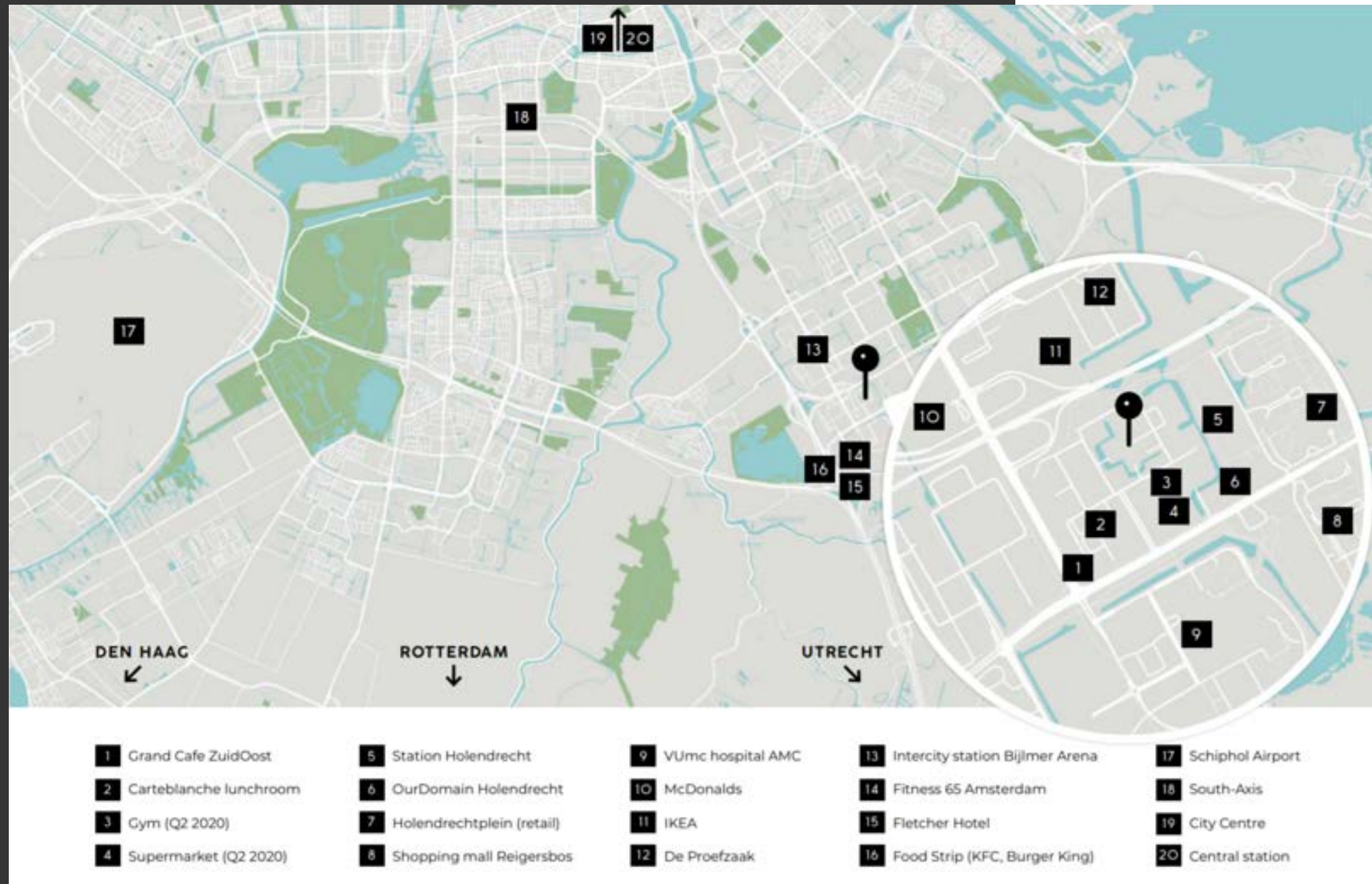
A NEW WAY TO WORK, LIVE, RELAX

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

LUMICKS

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”



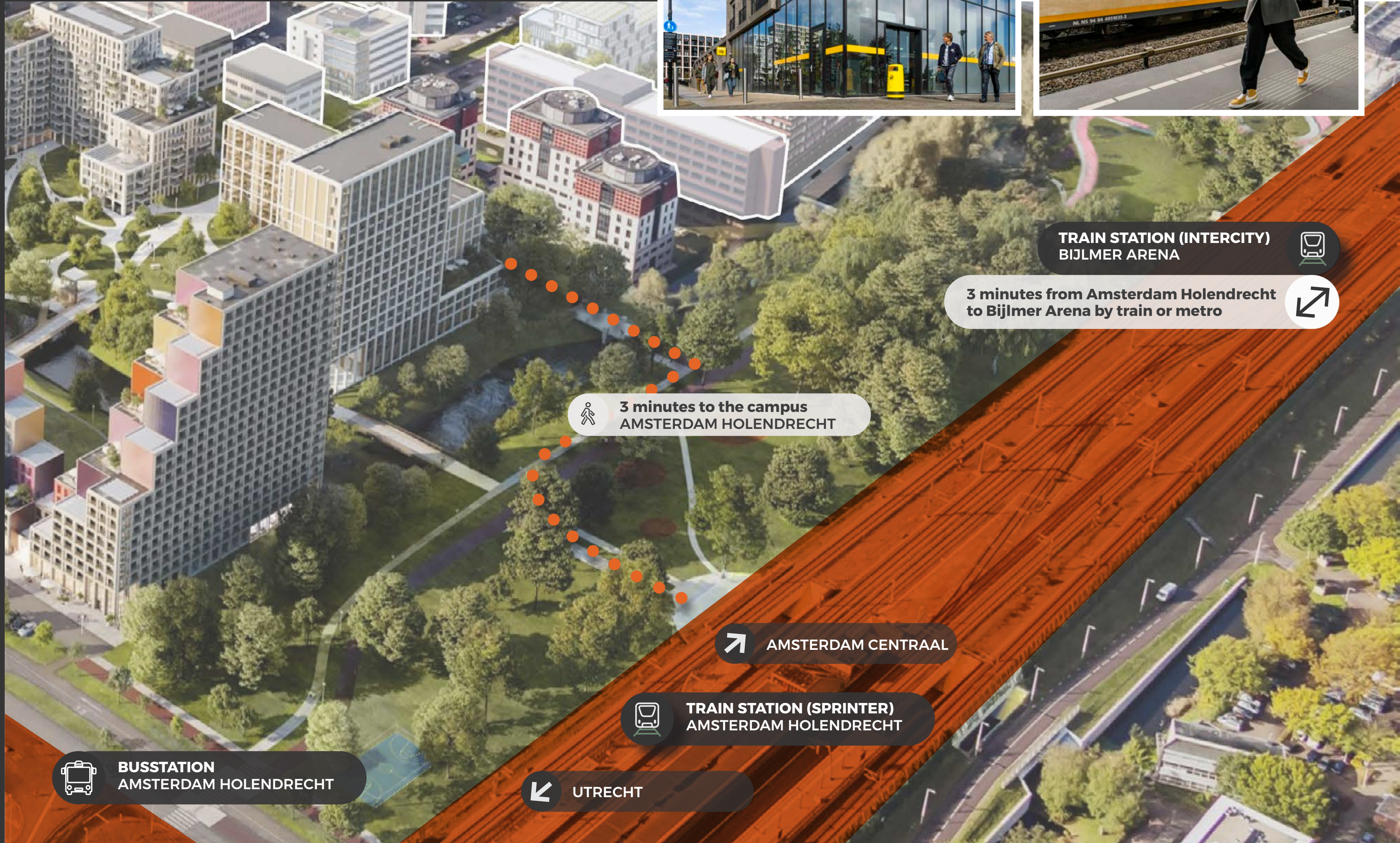
Amenities

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



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





On site handyman



Meeting facilities



Reception
services

Dorothy

Paasheuvelweg 9

2

Dorothy



ABOUT BUILDING DOROTHY

Dorothy, located on Paasheuvelweg 9, built in 2003. The building consists of 6 floors and has recently been renovated. The building has a representative appearance. On the ground floor there is a modern entrance, with an opportunity to receive guests.

With an energy label A, Dorothy offers a healthy and sustainable work environment. The total plot covers an impressive 8.083 sqm 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



Energy label A



Shared reception desk and seating area on the ground floor



Indoor parking garage



Indoor bicycle garage
24/7 available



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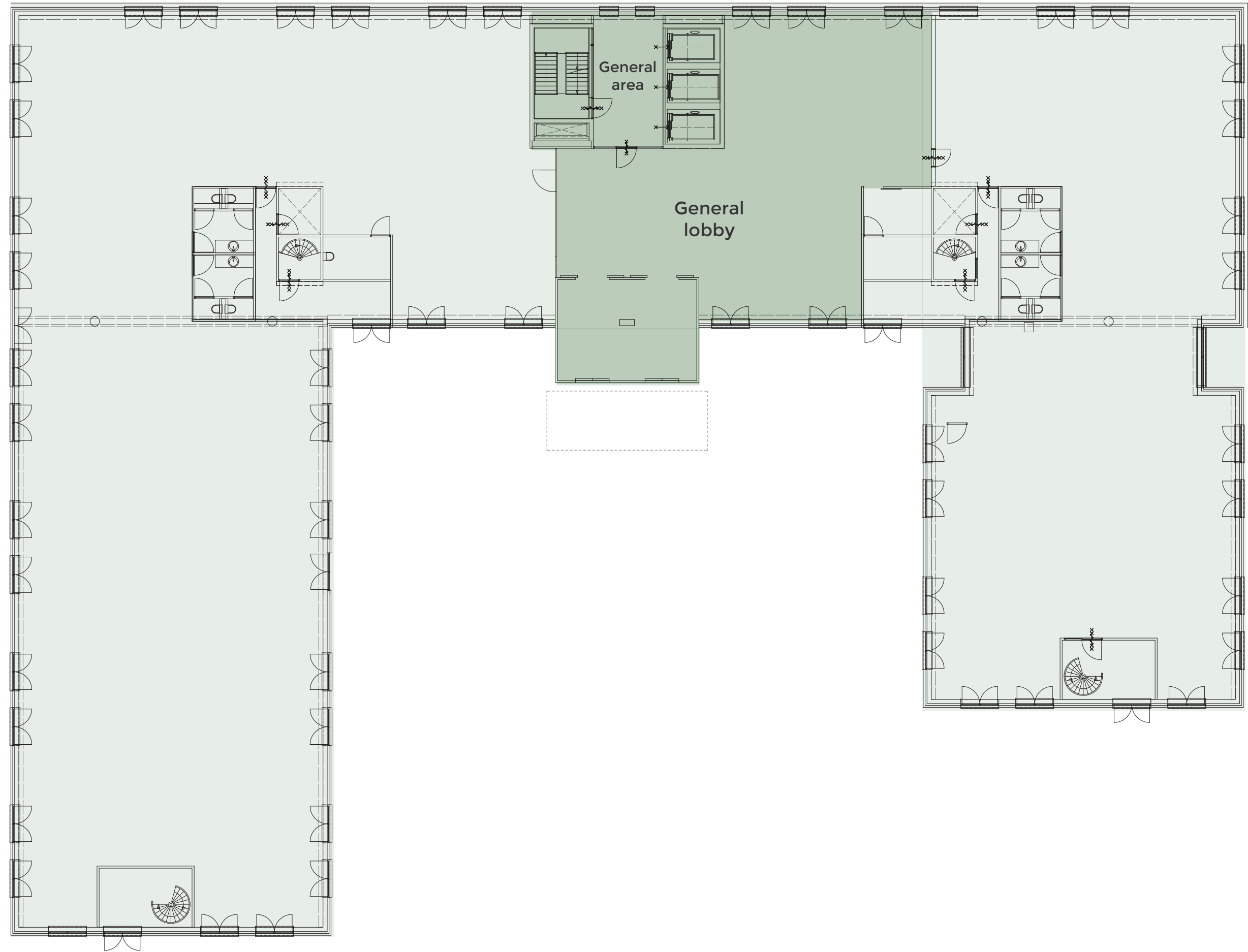


Dorothy

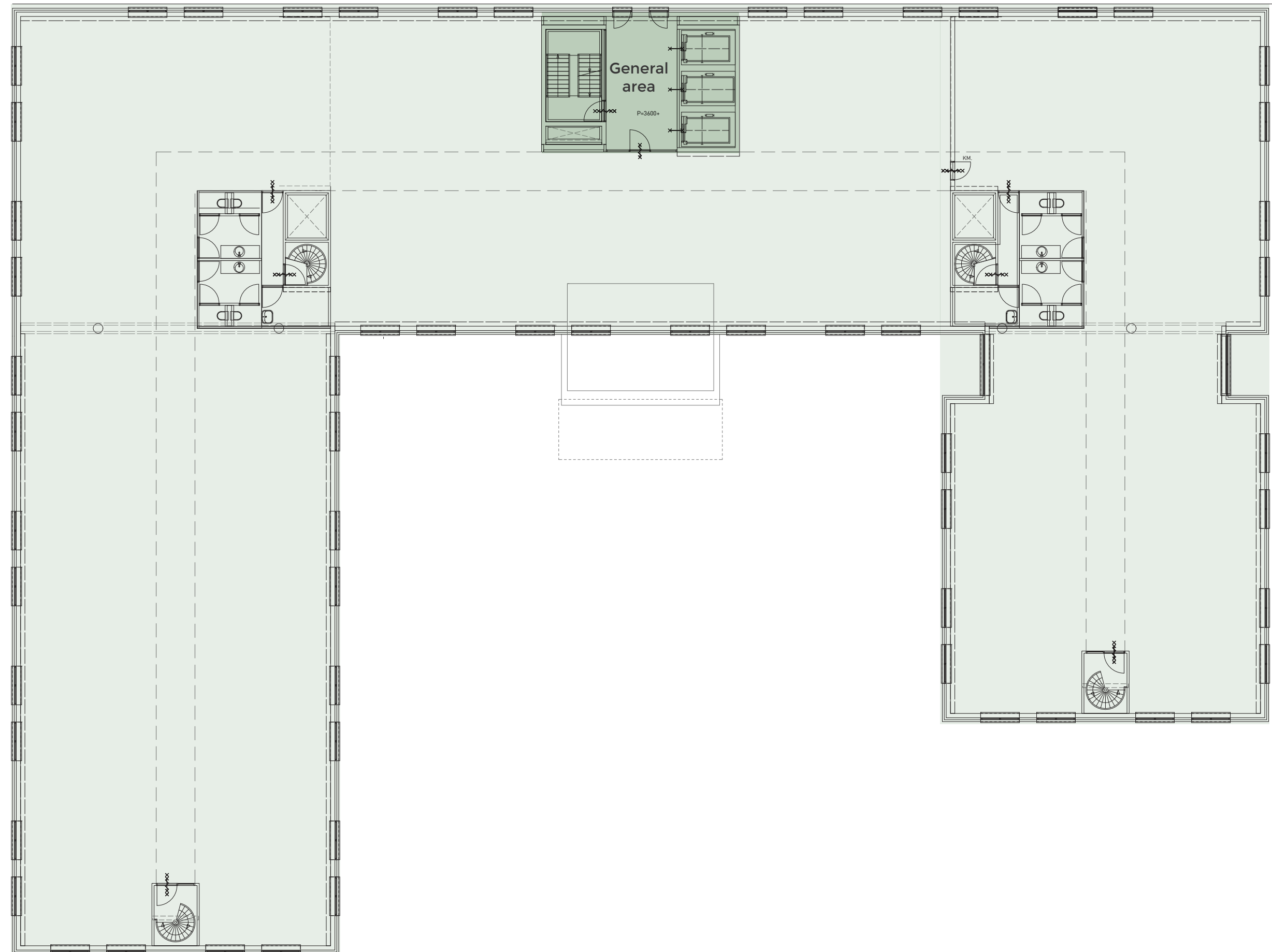
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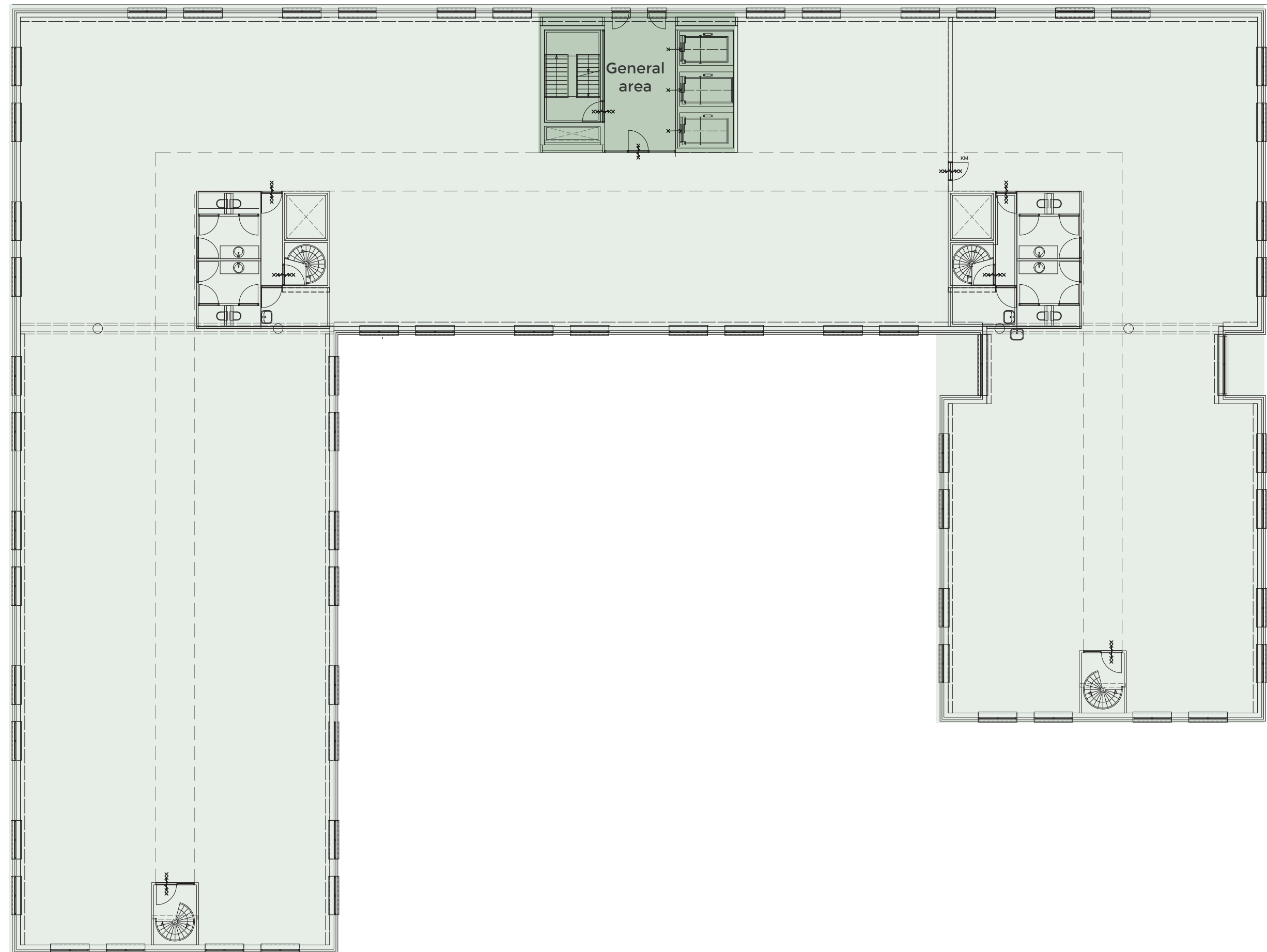
Usable floor area GROUND FLOOR



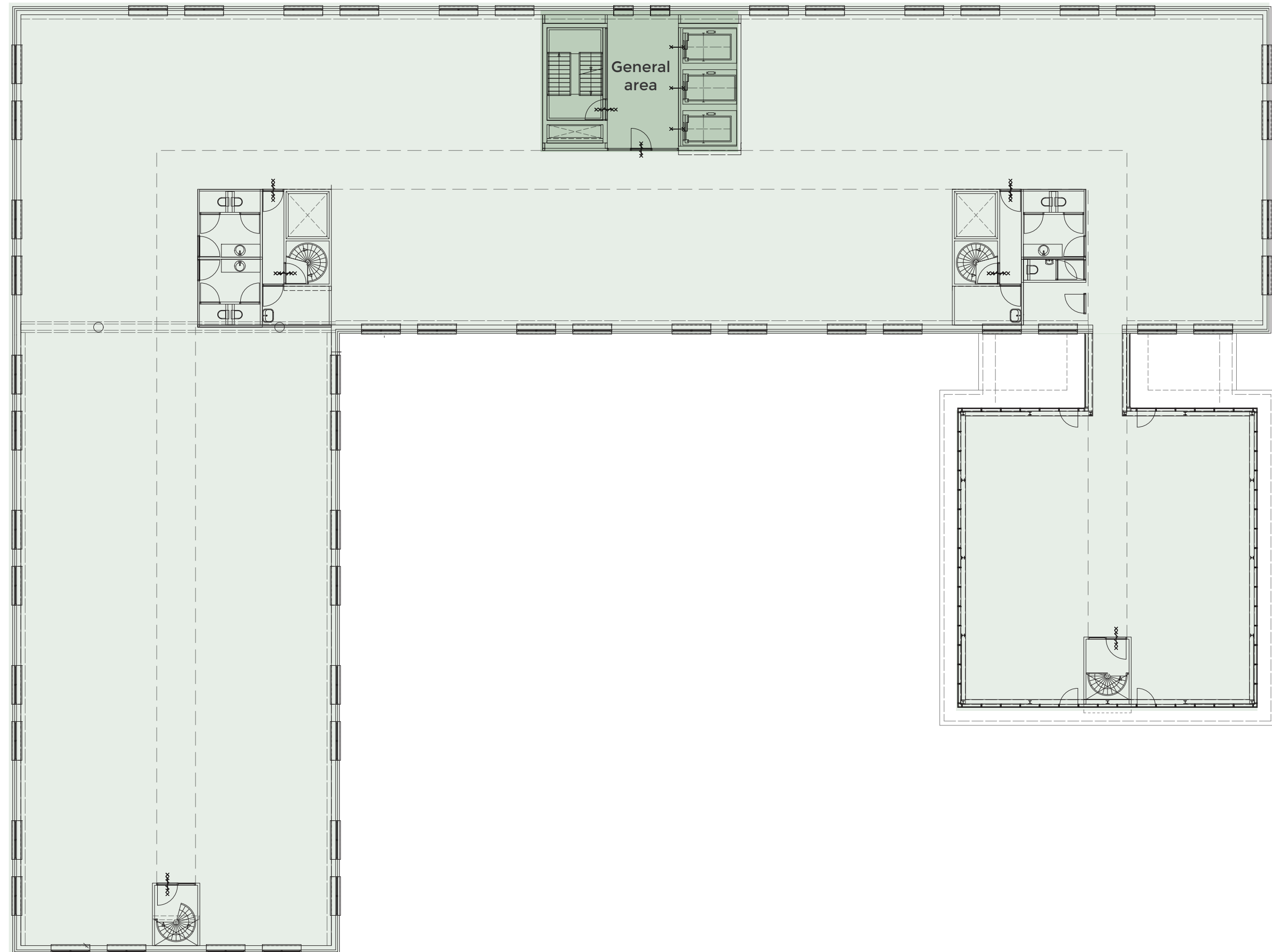
Usable floor area FIRST FLOOR



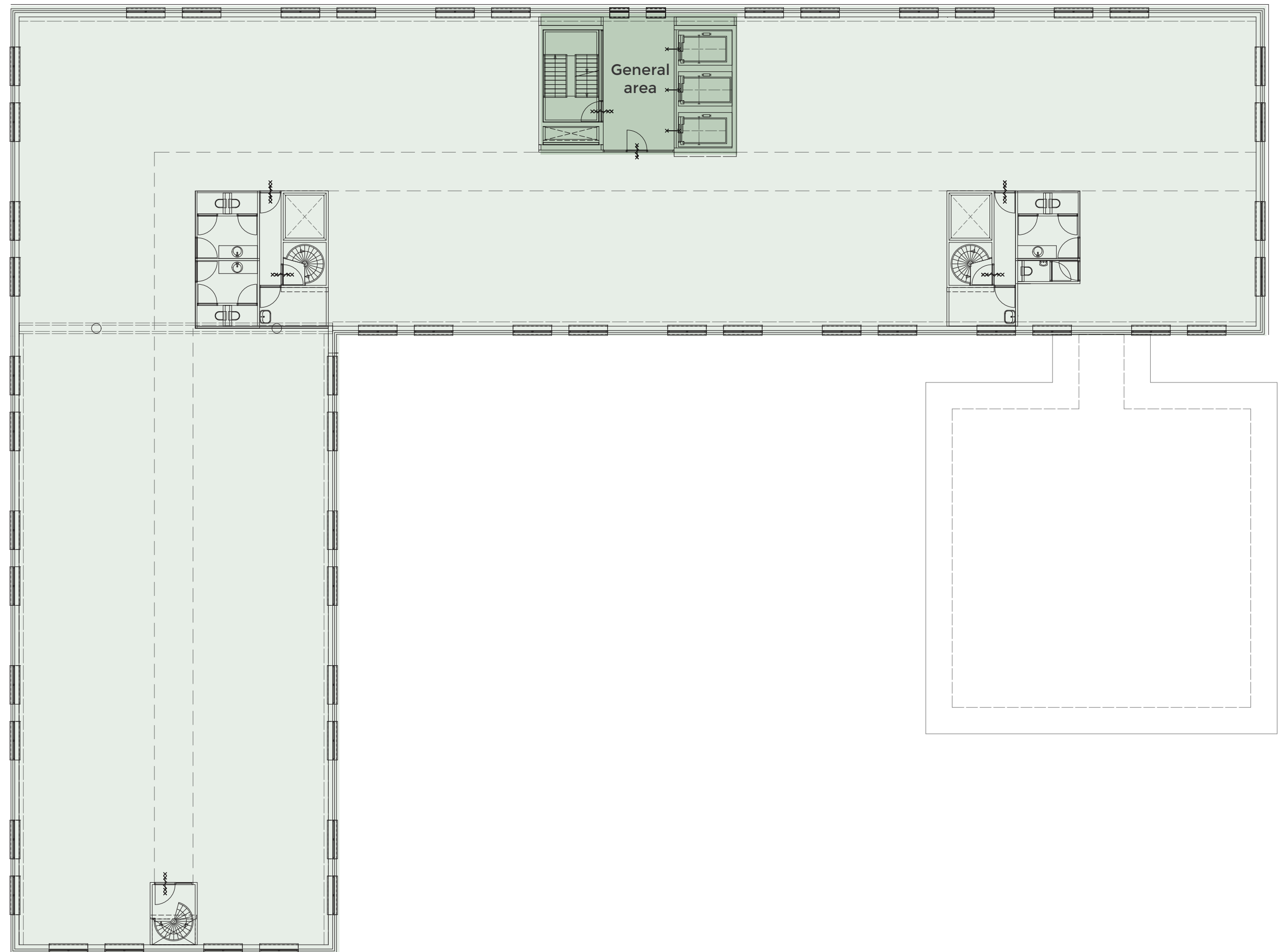
Usable floor area SECOND FLOOR



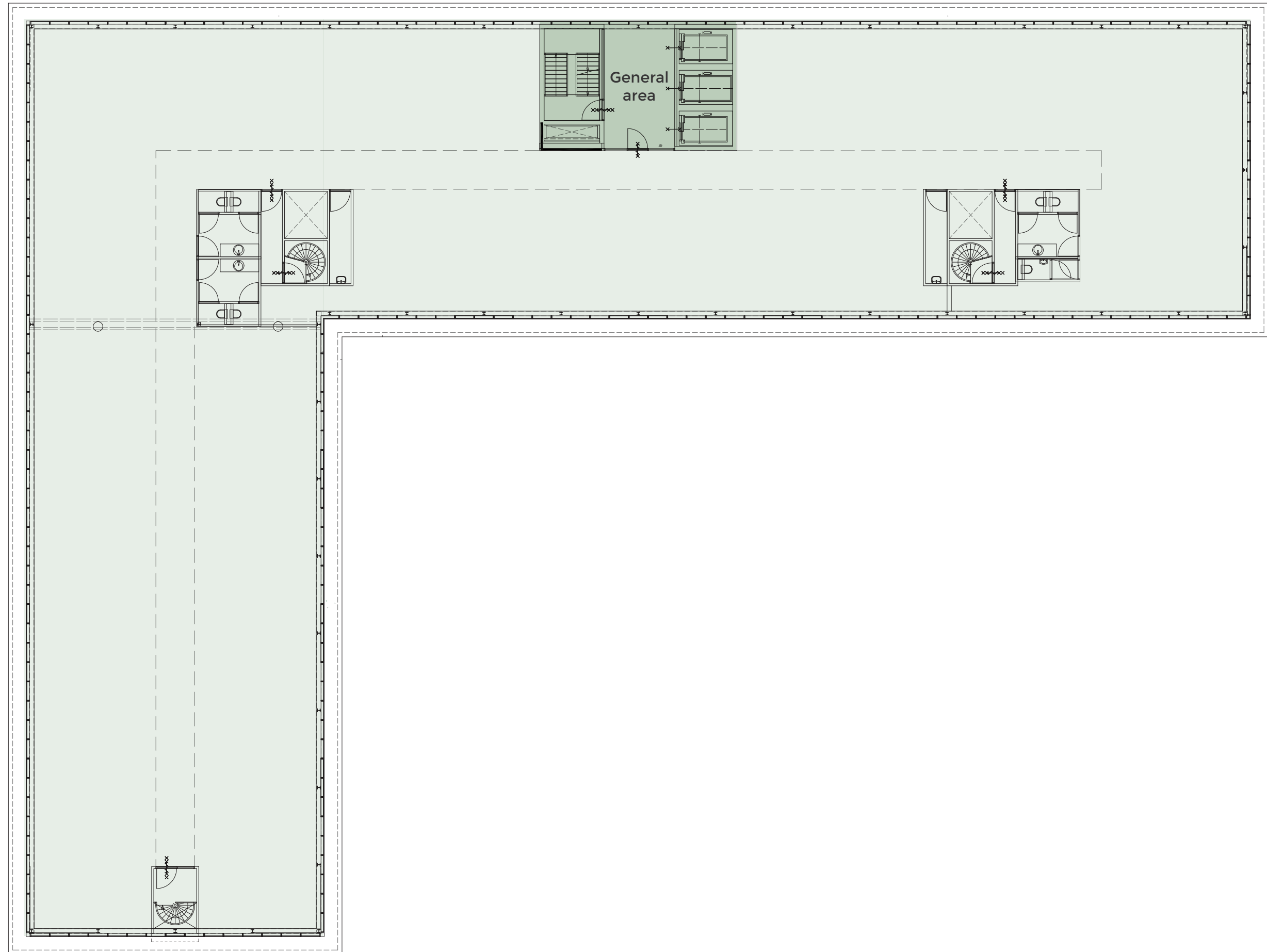
Usable floor area THIRD FLOOR



Usable floor area FOURTH FLOOR



Usable floor area FIFTH FLOOR



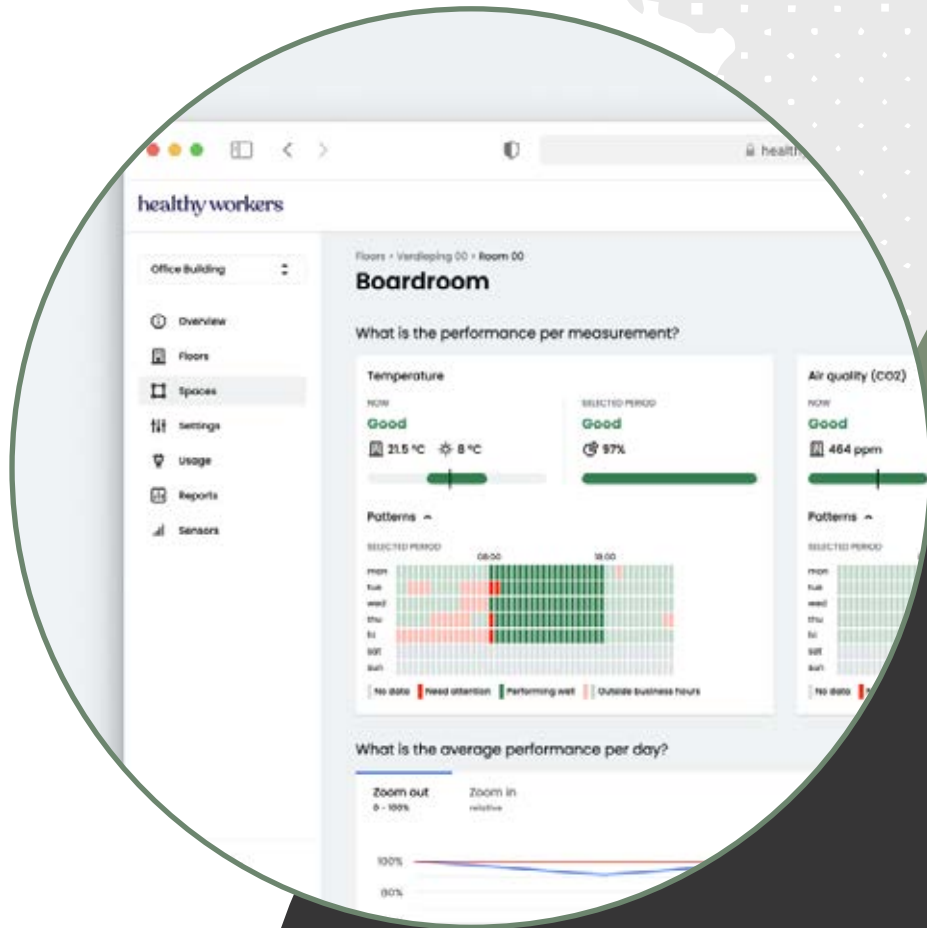
SPECIFICATIONS 3

SPECIFICATIONS Sustainability

-  Energy label A
-  LED-lighting
-  Healthy workers certified building
-  Local food support
-  Car charging stations
-  Waste separation
-  Indoor parking garage
-  Indoor bicycle garage 24/7 available



Local food support



Sustainable building

healthy workers

Every building smart, sustainable and healthy

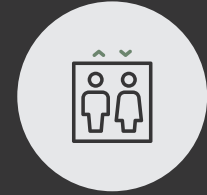
Healthy workers certified building

SPECIFICATIONS

Delivery level Standard



Comfort class air system for a highly comfortable indoor climate



Elevators



Climate ceiling LED-lighting



Shared reception desk and seating area on the ground floor

General lobby



Pantry on each floor



Workstation



INCLUDING

- Shared reception desk and seating area 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



Indoor parking garage



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 utiliteitsbouw

Registratienummer
517448518

Datum registratie
29-09-2021

Geldig tot
24-09-2031

Status
Definitief

Dit gebouw
heeft energielabel

A



Isolatie				Installaties		Hoofdsysteem	Verbetering aanbevolen?	
Gevels			+	++	Verwarming	HR-107 ketel	nee	ja
Gevelpanelen	n.v.t.				Warm water	Elektrische boiler	nee	ja
Daken			+	++	Ventilatie	Balansventilatiesysteem	nee	ja
Vloeren			+	++	Koeling	Compressiekoeling	nee	ja
Ramen			+	++	Verlichting	10,2 W/m² gemiddeld geïnstalleerd vermogen	nee	ja
Buitendeuren	n.v.t.				Zonnepanelen	Niet aanwezig	nee	ja

Dit gebouw wordt verwarmd via een aardgas aansluiting	Aandeel hernieuwbare energie	0,0 %
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Over dit gebouw

Adres
Paasheuvelweg 9 A
1105BE Amsterdam
BAG-ID: 0363010001018084
Dit energielabel betreft meerdere adressen, zie bijlage.

Bouwjaar
2003

Detailaanduiding

Compactheid
1,00

Gebruiksfunctie
100% Kantoor

Gebruiksoppervlakte
7973 m²

Opnamedetails

Naam
Wieger Jan de Vries

Examennummer
53915

Certificaathouder
Woonscan B.V.

Inschrijfnummer
EPG2018-08

KvK-nummer
04062529

Soort opname
Basisopname

Certificerende instelling
EPG-Certificering



Certificate

Sustainable Portfolio
Performance 2023

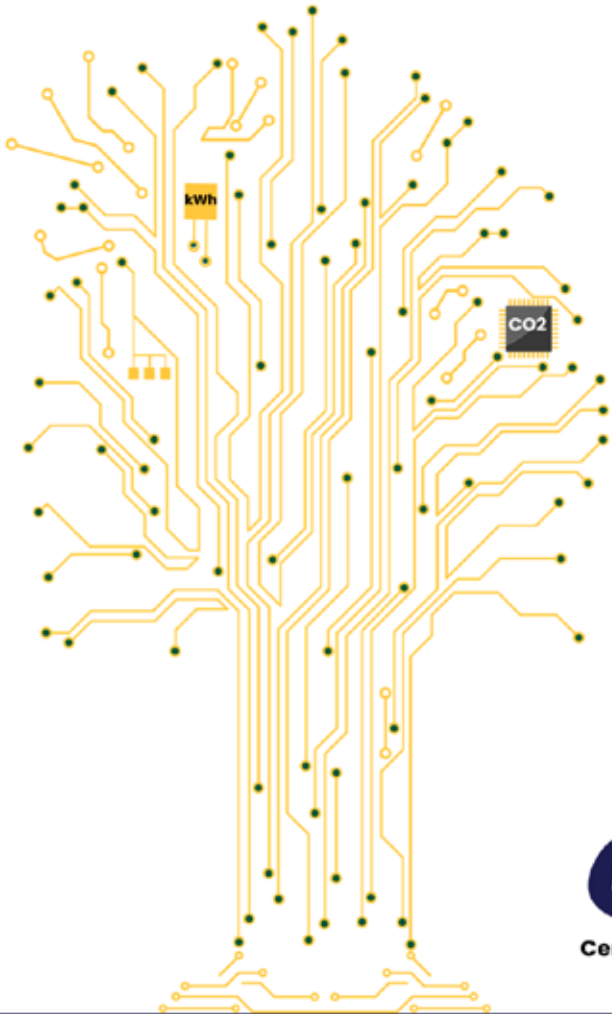
DUTCH RE

By improving the sustainability of the Trinity Vastgoed buildings, **Dutch RE** saved **19.509 kgCO2e** 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 Dorothy 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. VeriCer 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

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+31 20 88 00 222
info@dutchre-europe.com



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