

Jennifer

Paasheuvelweg 3

AHTC Amsterdam
Health & Technology
Campus



LOCATION & FACILITIES

1

The Campus



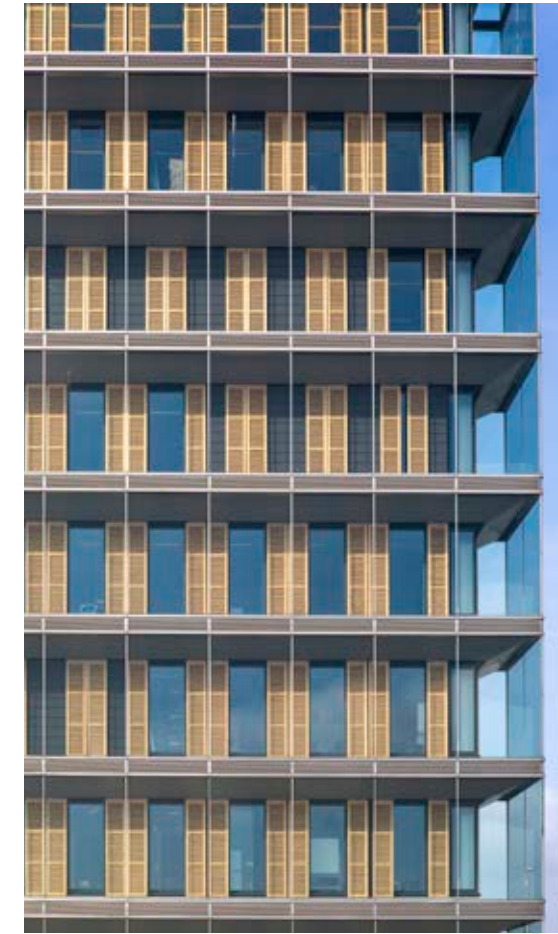
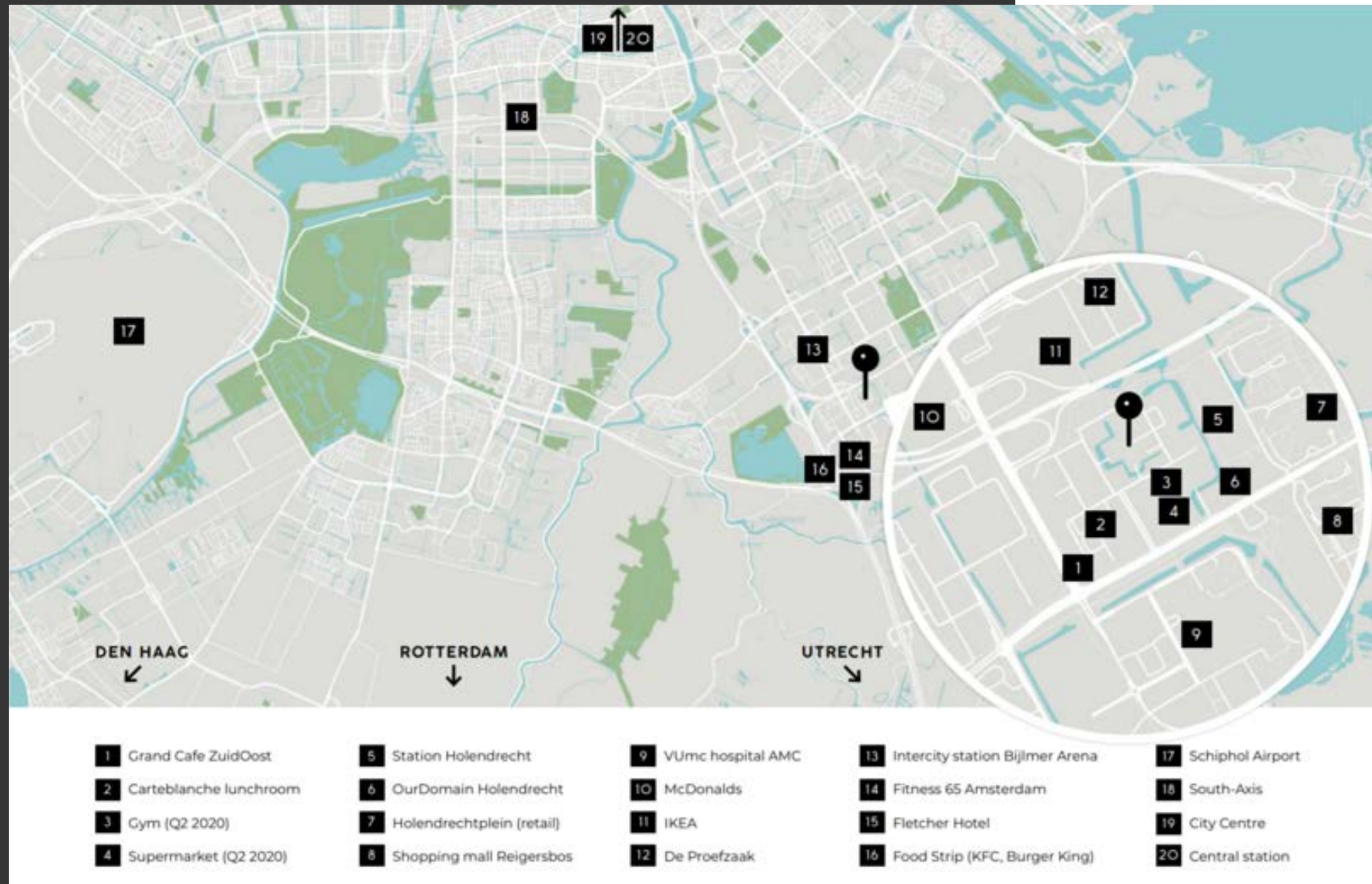
THE BEST OF ALL WORLDS

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 revamped office has LED lighting and presence controls. All campus buildings have an Energy Performance rating (EPC) of A or higher"



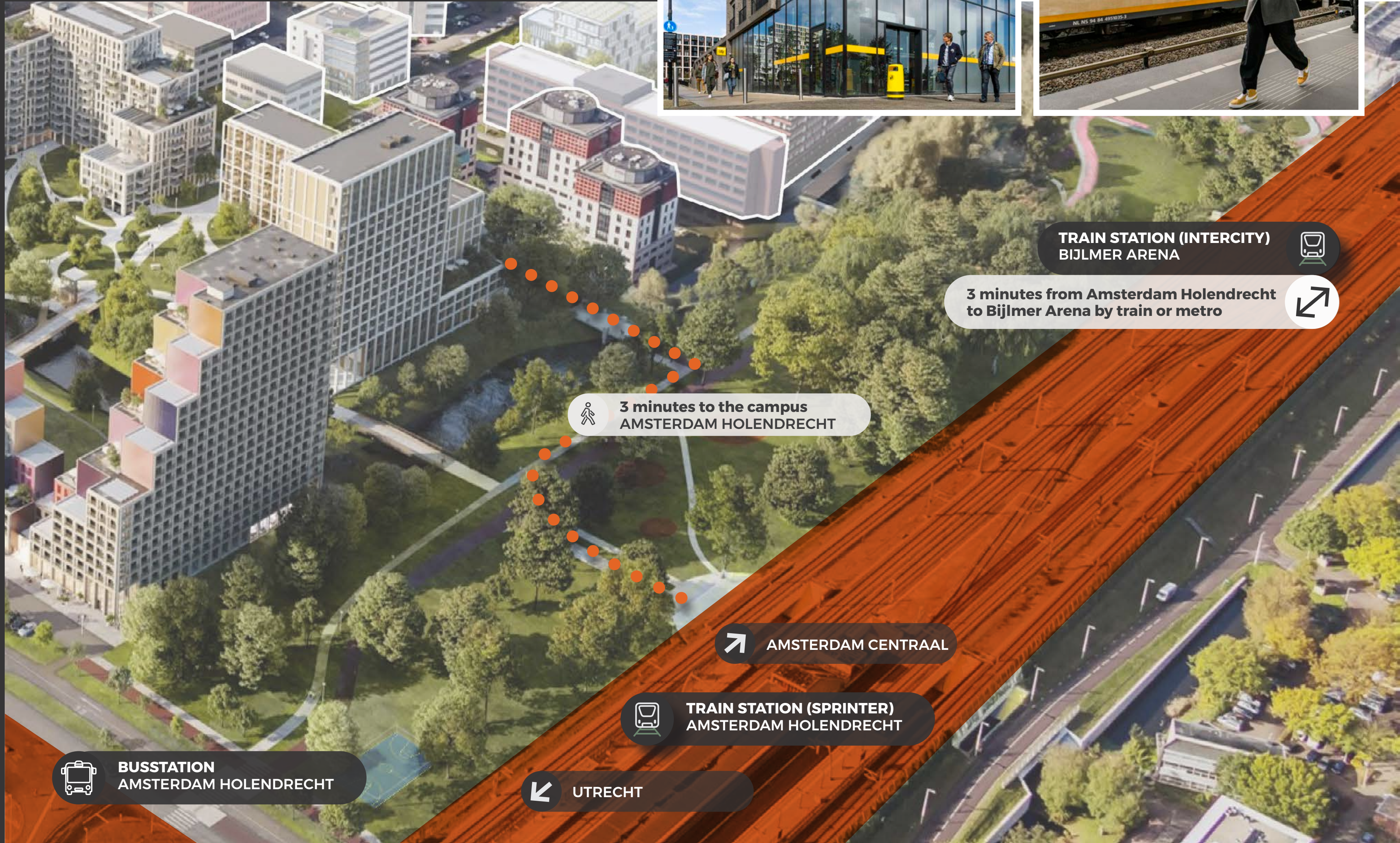
Amenities

AMENITIES

- Gym Trainmore
- Gym fit 20
- Jumbo supermarket
- Corporate IQarters 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



THE CAMPUS Facilities



On site handyman



Meeting facilities



Reception
services

Jennifer

Paasheuvelweg 3

2

Jennifer



ABOUT BUILDING JENNIFER

Jennifer, located on Paasheuvelweg 3, is built in 2000. This versatile building houses a range of businesses, mainly focused on life science and technology activities. The building has a high-quality finish. The building consists of 6 floors and has recently been renovated. The building has a representative appearance and is located in a very good visible location. On the ground floor there is a modern entrance, with an opportunity to receive guests.

With an energy label A, Jennifer offers a healthy and sustainable work environment. The total plot covers an impressive 3.652 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



Shared restaurant
on the ground floor (Optional)



Shared meeting center (Optional)



Reception desk/service (Optional)



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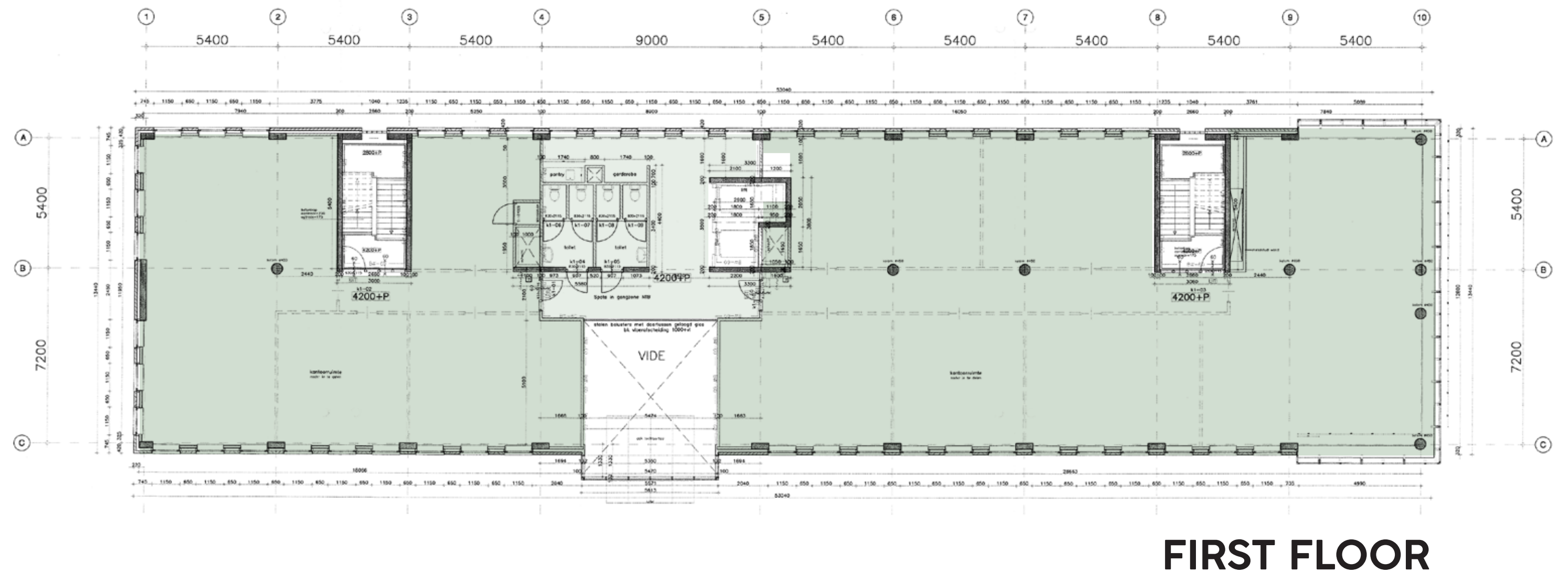
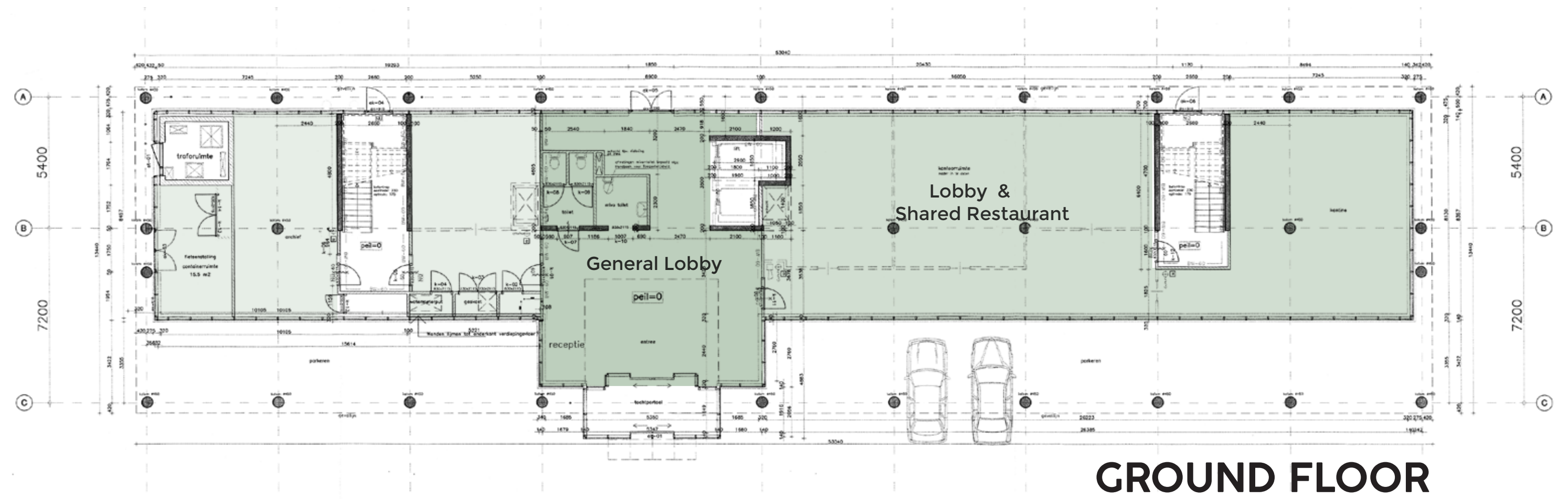


Jennifer

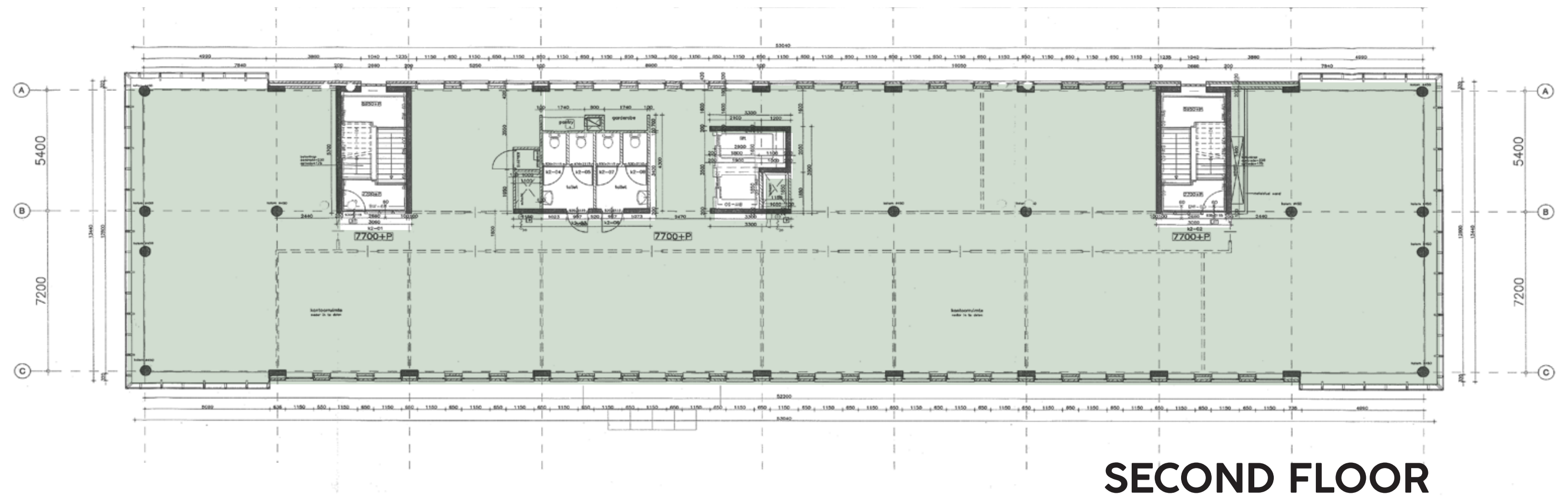


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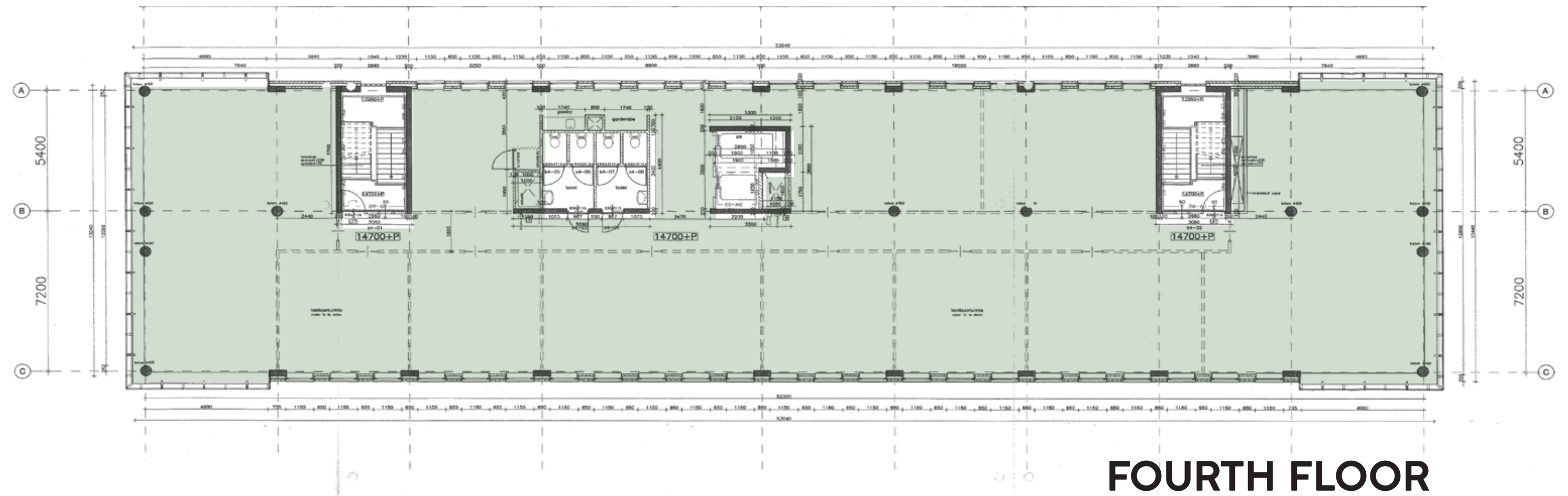
Usable floor area



Usable floor area



Usable floor area

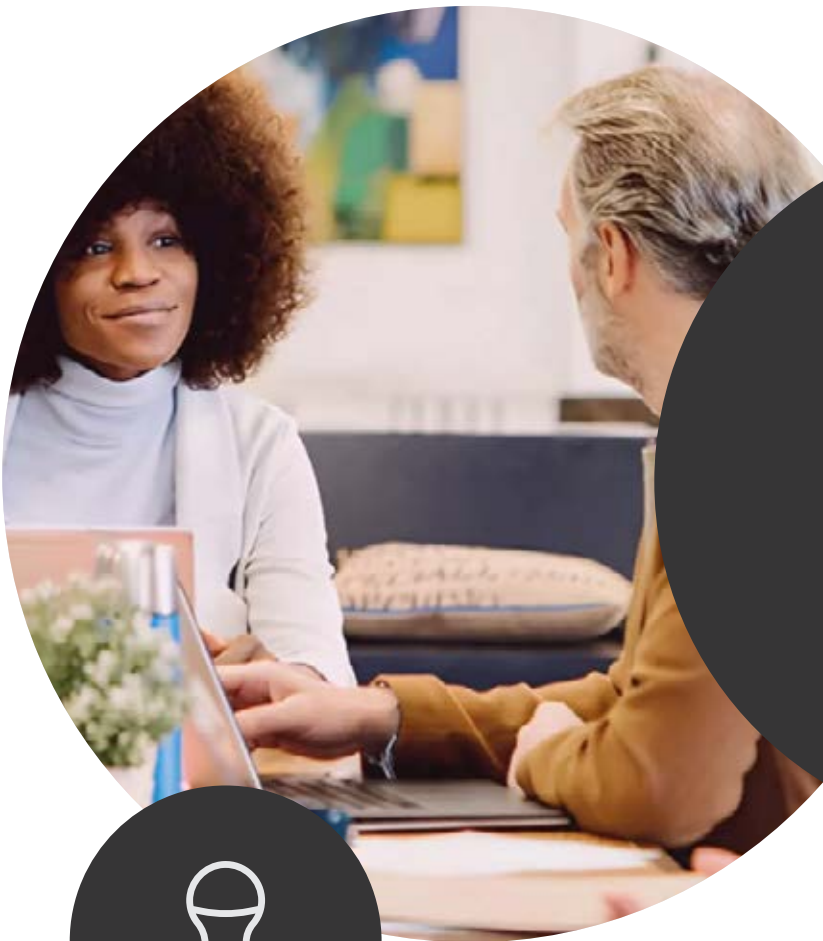


SPECIFICATIONS 3

SPECIFICATIONS Sustainability

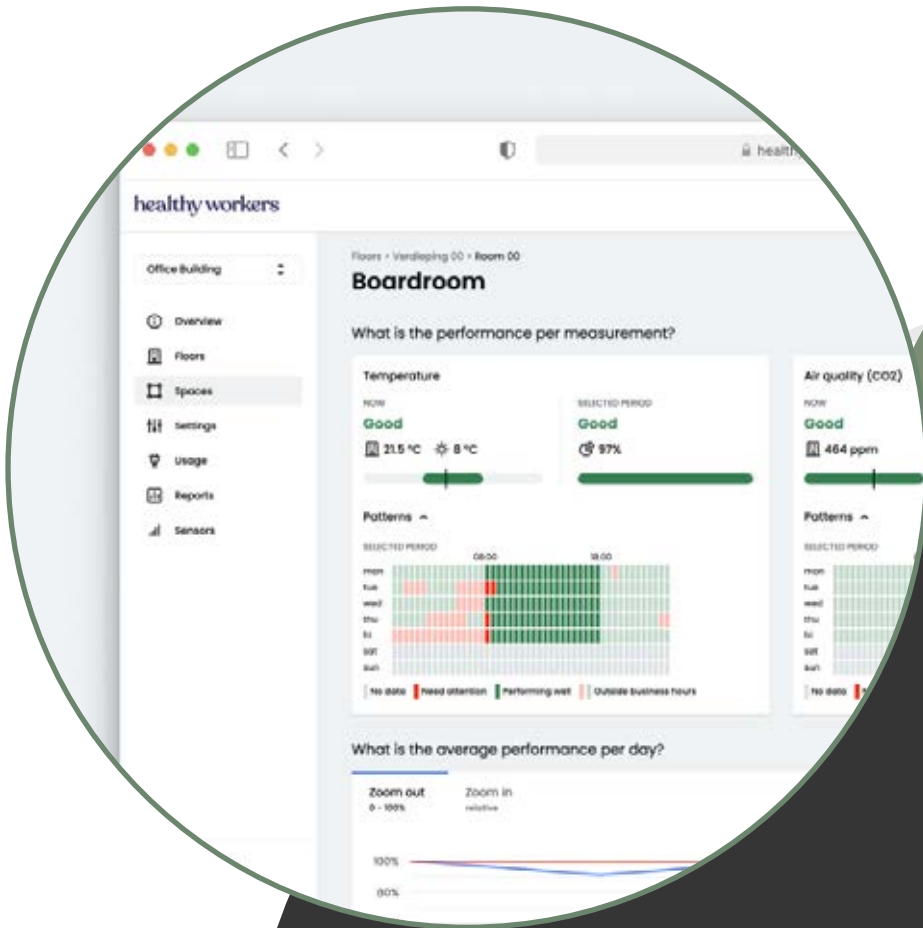
-  Energy label A
-  LED-lighting
-  Healthy workers certified building
-  Local food support
-  Car charging stations
-  Waste separation

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



Present climate system



Elevators



LED-lighting



Suspended ceiling



Optional shared restaurant on the ground floor



Optional shared meeting center



Optional Reception desk/service

Reception desk



Optional shared restaurant on ground floor



Office floor



INCLUDING

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



Shared meeting center



Green surrounded

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)



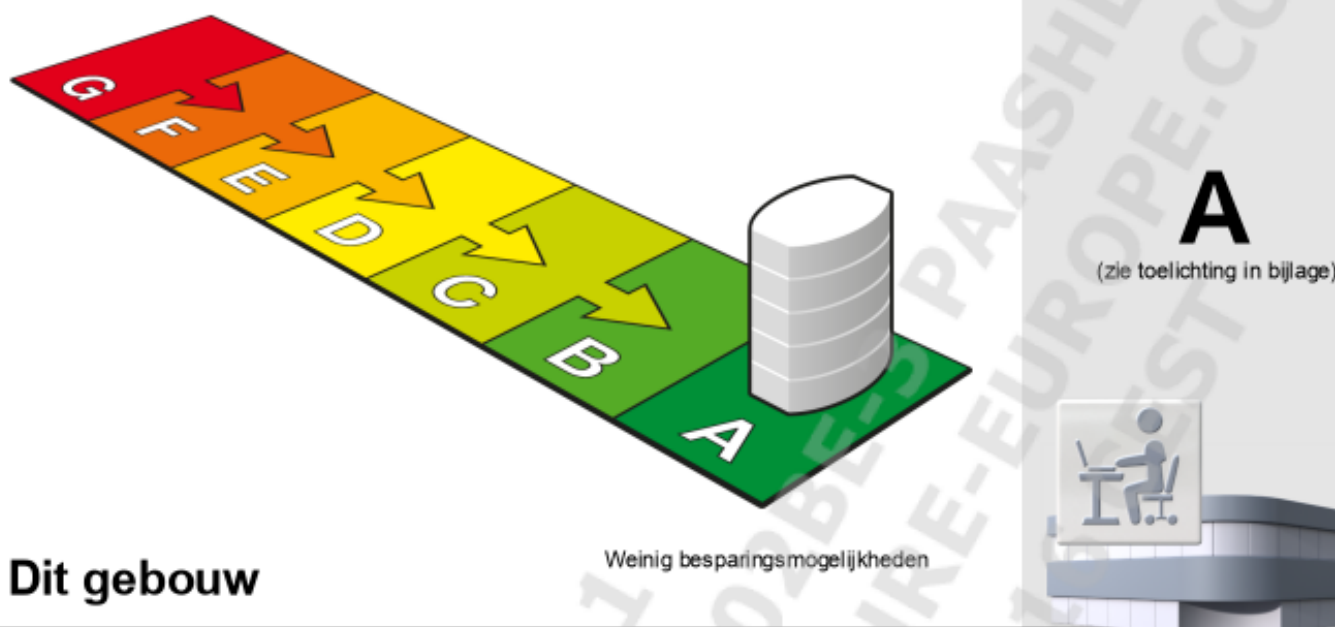
SPECIFICATIONS

Certificates & labels

Energielabel gebouw

Afgegeven conform de Regeling energieprestatie gebouwen.

Veel besparingsmogelijkheden



Dit gebouw

Labelklasse maakt vergelijking met gebouwen met overeenkomstige samenstelling mogelijk.

Kantoorgebouw Paasheuvelweg 3
Kantoorfunctie (zie de bijlage voor de samenstelling)

Gebruiksoppervlak	Naam adviseur	Adviesbedrijf
3652,0 m ²	M.H.W. Vogels	BPEM BV
Opnamedatum	Examennummer	Inschrijfnummer
22-11-2018	52580	K52030/05-K52031/04
Energielabel geldig tot	Handtekening	KvK-nummer
22-11-2028		18082432
Afmeldnummer		
457563795		

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/m²), dit wordt uitgesplitst naar elektriciteit (kWh/m²), gas (m³/m²) en warmte (GJ/m²).
- De CO₂-emissie per jaar als gevolg van het standaard energiegebruik wordt uitgedrukt in kilogram per vierkante meter gebruiksoppervlakte (kg/m²).

604,3 MJ/m²
(megajoules)
36,3 kg/m²
(CO₂-emissie)
58,1 kWh/m² (elektriciteit)
1,9 m³/m² (gas)
0 GJ/m² (warmte)

Certificate

Sustainable Portfolio
Performance 2023

AHTC Amsterdam Health and Technology
Campus I-Quarters

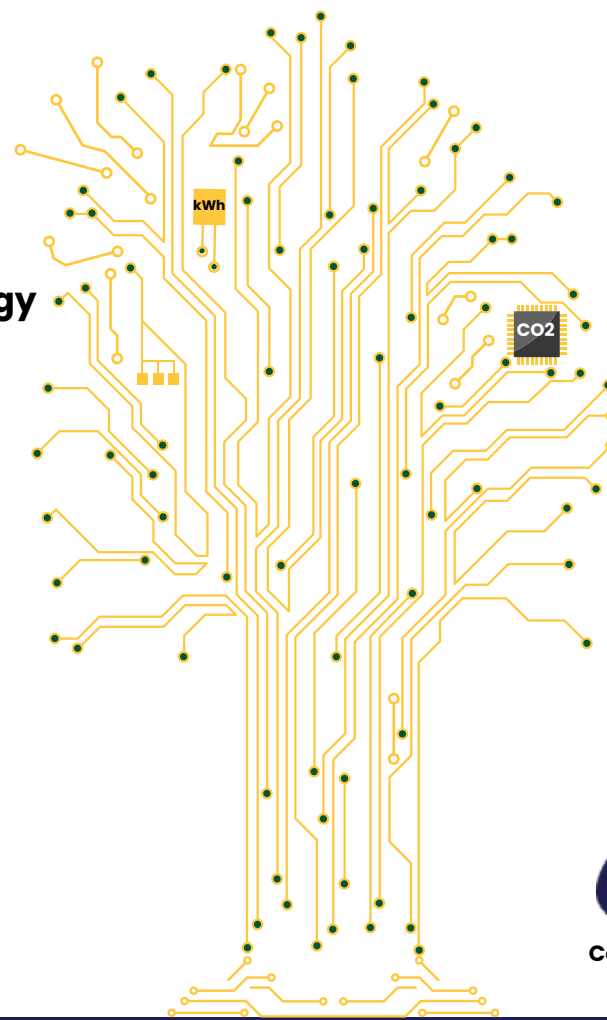
By improving the sustainability of the Trinity Vastgoed buildings, **AHTC Amsterdam Health and Technology Campus I-Quarters** saved **19.509 kgCO₂e** in 2023, an equivalent of the yearly uptake of **780 trees!**

Join our mission **#EveryBuildingHealthy**

Guus Meulendijks

Jonatan Roose

healthy workers



GROENCERTIFICAAT
Europese Wind

Audax Renewables verklaart hierbij dat:

Trinity Vastgoed Jennifer 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. VertiCer 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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