

Marie

Paalbergweg 1-3

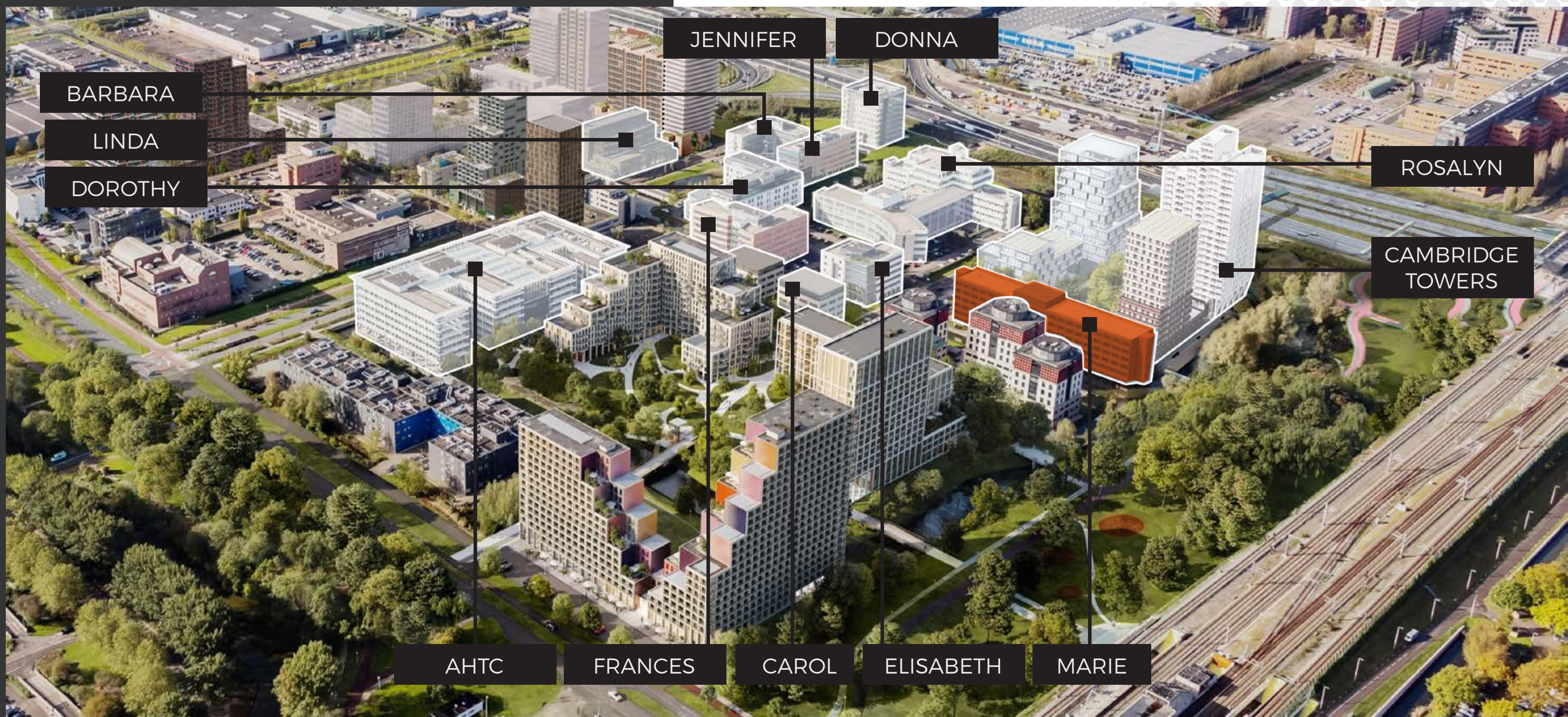
AHTC Amsterdam
Health & Technology
Campus



LOCATION & FACILITIES

1

The Campus



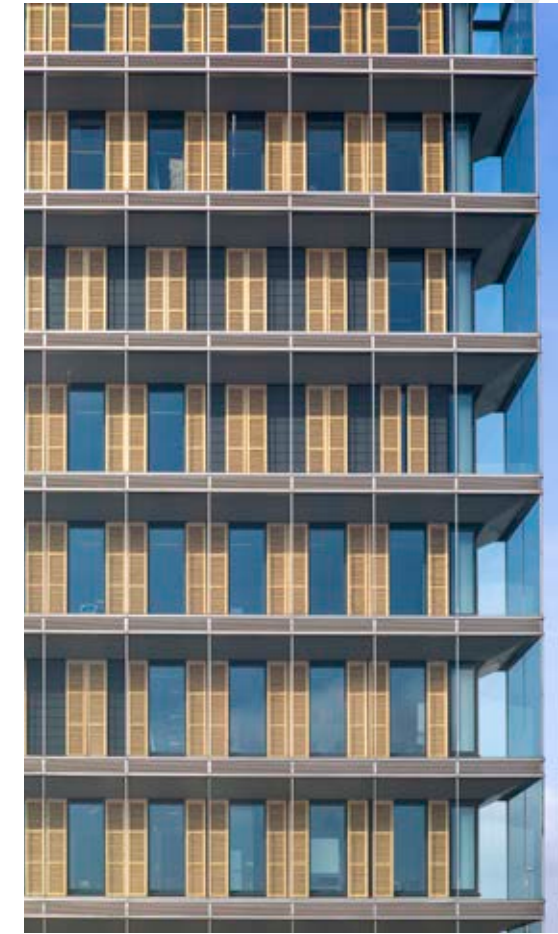
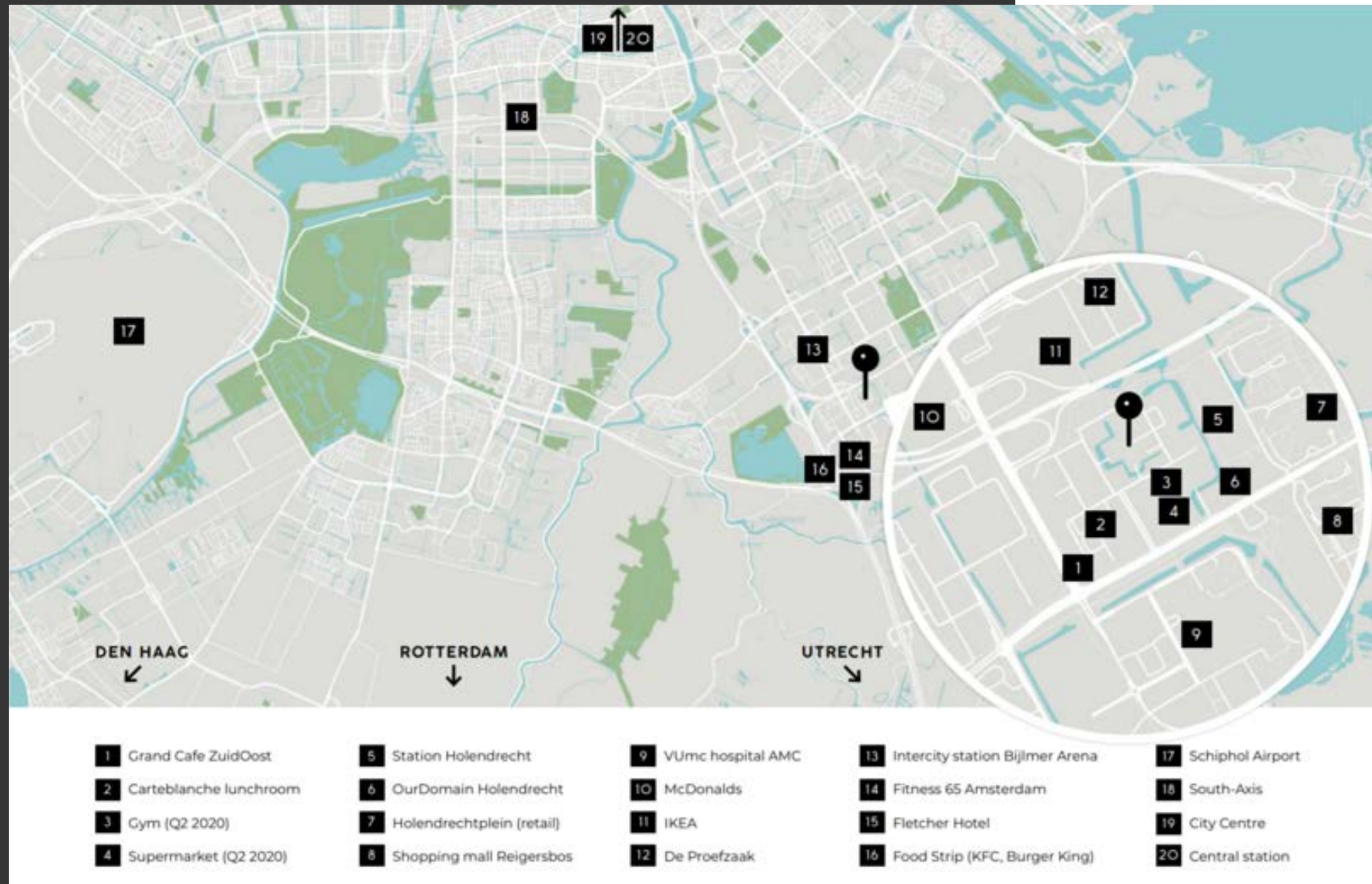
THE BEST OF ALL WORLDS

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

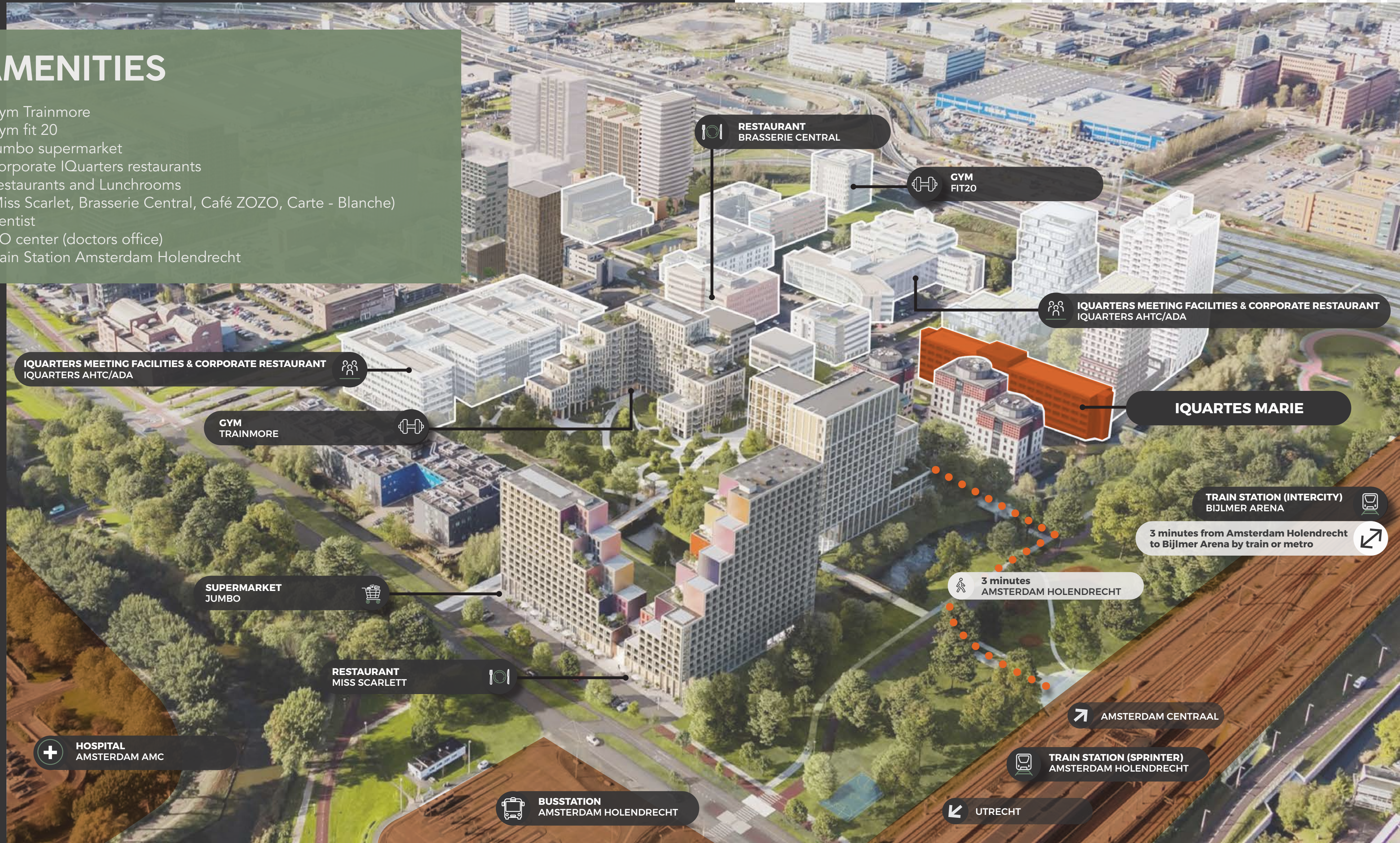
"AHTC campus conforms to exceptionally high sustainability standards. Each renovated office has LED lighting and presence controls. All campus buildings have an Energy Performance rating (EPC) of A or higher"



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
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

Marie 2

Paalbergweg 1-3

Marie



ABOUT BUILDING MARIE

"The Marie building was renovated to the highest sustainability and health standards both inside and out. It was delivered in 2021 after a renovation period of 2 years. The exterior façade was renewed and insulated including new window frames with high energy saving glass. The building specifications include LED lighting with daylight and presence controls, metal climate ceiling (heating and cooling), ventilation (in- and exhaust) per grid module, automatic doors for general areas. The building has an Energy Performance rating (EPC) of A+. 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 its own restaurant with outside waterfront terrace, bar facility and meeting centre on the ground floor.



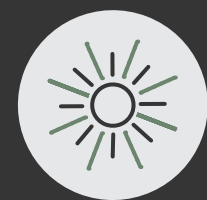
SPECIFIC BUILDING FACILITIES



Shared restaurant
on the ground floor



Shared meeting center
on the ground floor



Shared waterfront terrace



Marie

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Health & Technology
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Marie

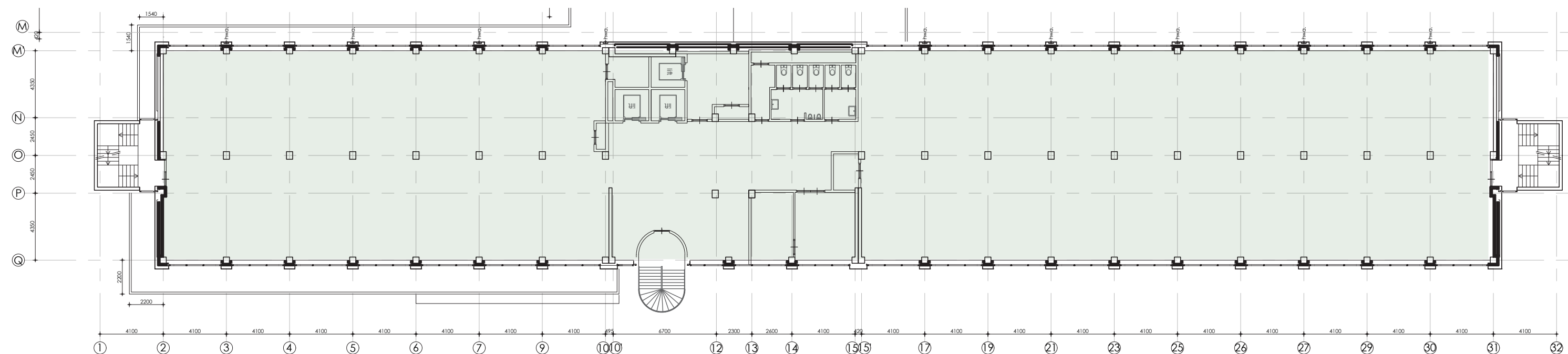
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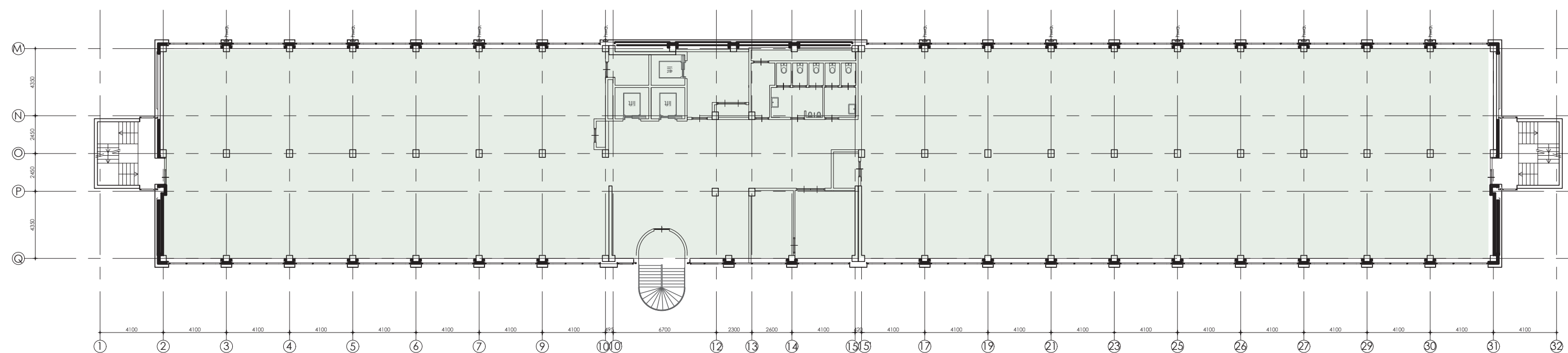
Architectural floor plan of the first floor of a building. The plan shows a large rectangular hall with a grid of columns. A central staircase is located near the bottom center. To the right, there is a service area with restrooms and a kitchen. The plan is dimensioned with a grid system (1-31 horizontally, 1-8 vertically) and various measurements in meters.

FIRST FLOOR

Usable floor area

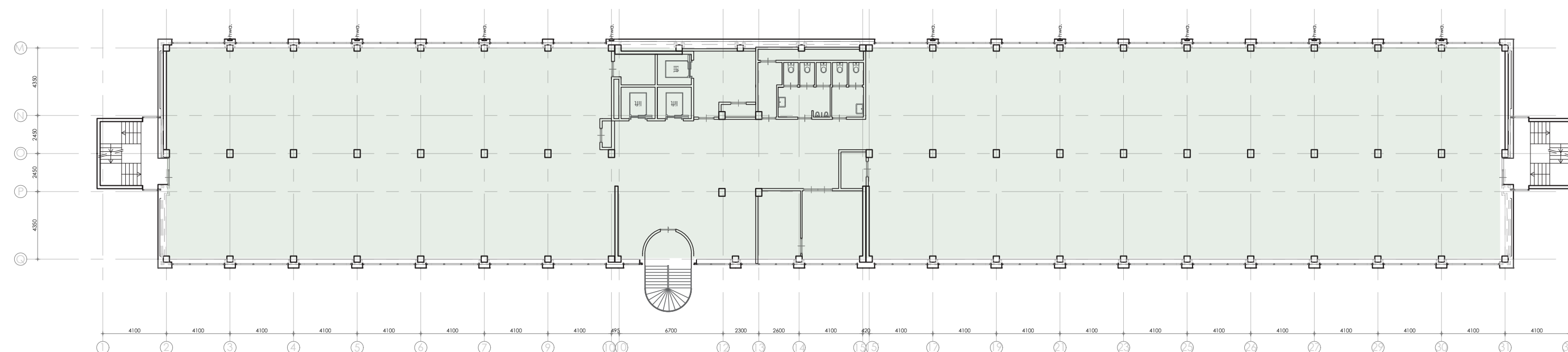


SECOND FLOOR

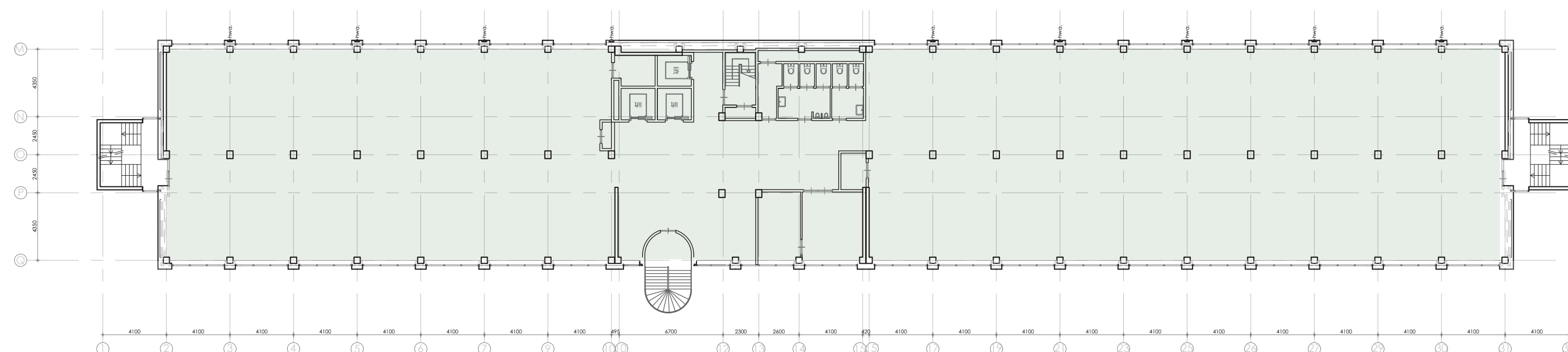


THIRD FLOOR

Usable floor area



FOURTH FLOOR



FIFTH FLOOR

SPECIFICATIONS 3

SPECIFICATIONS

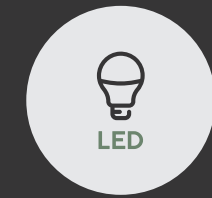
Sustainable Building



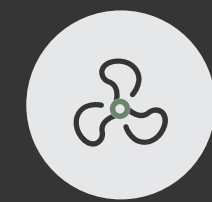
Energy label A+



Digital ecosystem



LED-lighting



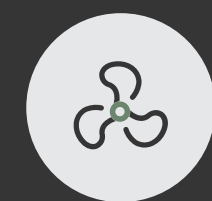
Climate ceiling



Motion detection on all office floors



Glass with UV-protection



Continuously supply of fresh air per separate unit



Healthy workers certified building



Local food support

Energy label A+



Local food support

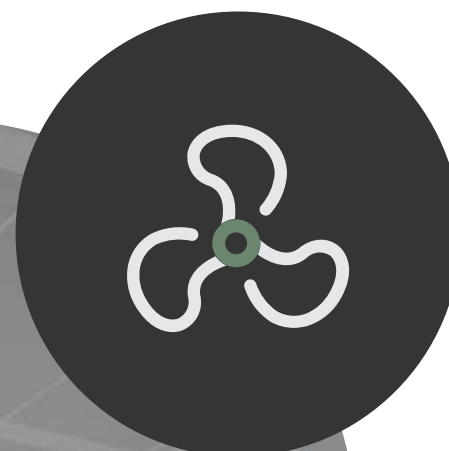


Digital Ecosystem

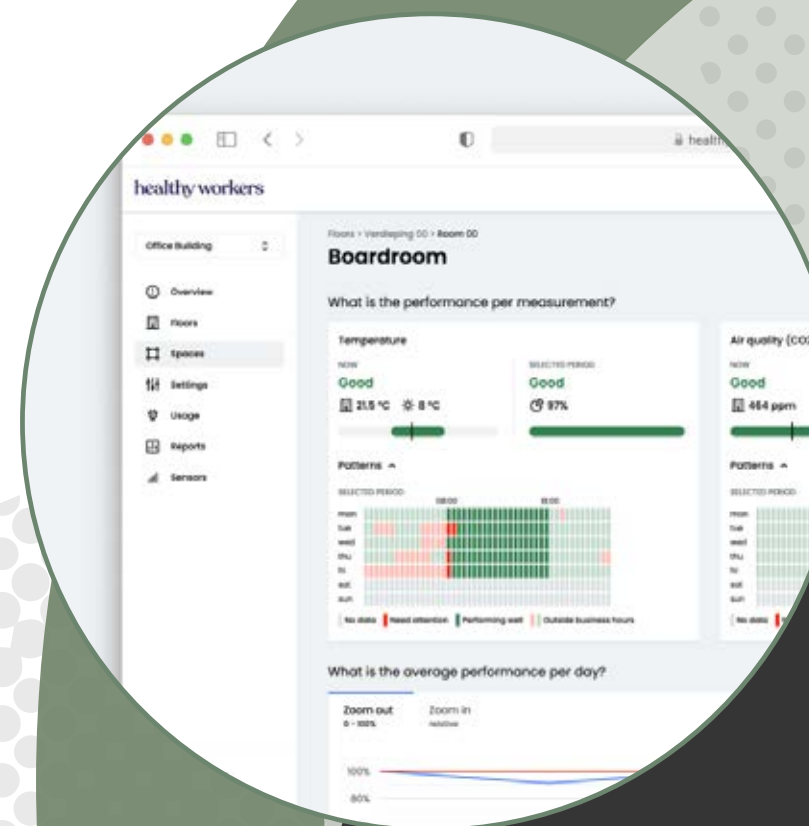


Facade insulation

Climate ceiling



State of the art installations



Sustainable building



healthy workers

Every building smart, sustainable and healthy

Healthy workers certified building

SPECIFICATIONS

Delivery level Standard



Inlet and exhaust per 410 grid



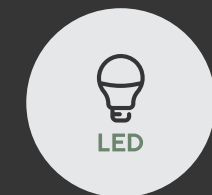
Cooling and heating with climat ceiling, adjustable per 820 grid.



Comfort class air system for a highly comfortable indoor climate



3 Elevators (incl. 1 transport elevator)



Climate ceiling incl. LED-lighting



Shared restaurant on the ground floor



Shared meeting center on the ground floor

Reception desk



Shared restaurant on ground floor



Office facilities



INCLUDING

- Glass atrium entrance
- Shared reception desk and seating area on the ground floor
- Shared meeting center on the ground floor
- Shared restaurant on the ground floor
- HVAC installations ready for office use
- Modern toilet groups on every floor
- Climate ceiling incl. LED lighting
- Pantry connection on each floor



Shared meeting center



lounge area on the office floor

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

Energie label utiliteitsbouw Registratienummer 218315259 Datum registratie 18-01-2022 Geldig tot 27-08-2031 Status Definitief

Dit gebouw heeft energielabel **A+**



Isolatie					Installaties		Hoofdsysteem	Verbetering aanbevolen?	
Gevels		+/-	+	++	Verwarming		HR-107 ketel	nee	ja
Gevelpanelen		+/-	+	++	Warm water		Elektrische boiler	nee	ja
Daken		+/-	+	++	Ventilatie		Balansventilatiesysteem	nee	ja
Vloeren	-	+/-	+	++	Koeling		Compressiekoeling	nee	ja
Ramen			+	++	Verlichting		4,7 W/m² gemiddeld geïnstalleerd vermogen	nee	ja
Buitendeuren		n.v.t.			Zonnepanelen		Niet aanwezig	nee	ja

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

Adres
Paalbergweg 3
1105AG Amsterdam
BAG-ID: 0363010001005254

Bouwjaar
1978

Detailaanduiding

Compactheid
0,99

Gebruiksfunctie
100% Kantoor

Gebruiksoppervlakte
7364 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

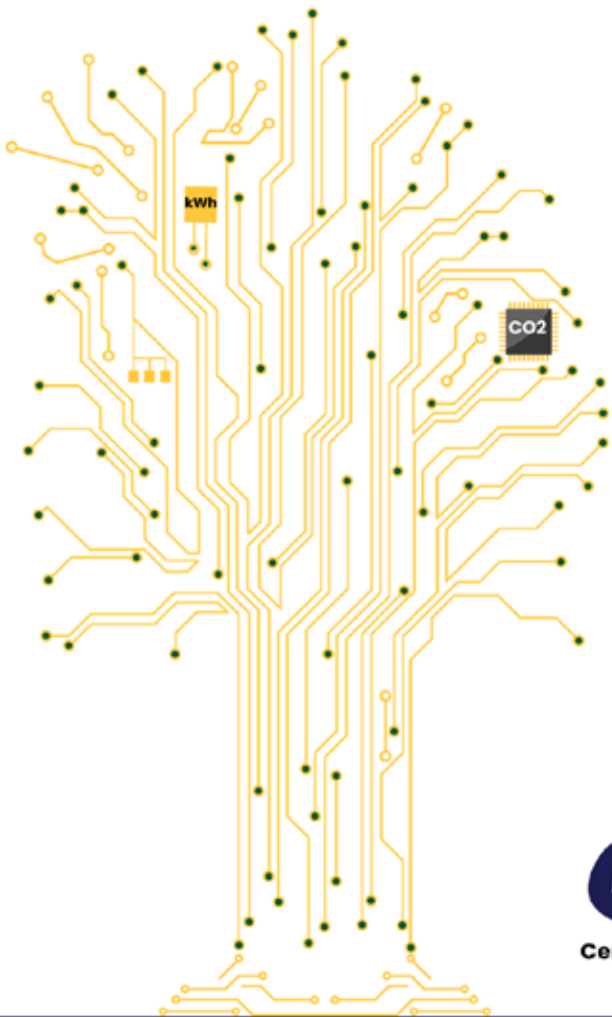
By improving the sustainability of the Trinity Vastgoed buildings, Dutch RE saved 19.509 kgCO2e in 2023, an equivalent of the yearly uptake of 780 trees!

Join our mission #EveryBuildingHealthy

Guus Meulendijks Jonatan Roose

healthy workers



GROENCERTIFICAAT
Europese Wind

Audax Renewables verklaart hierbij dat:

Trinity Vastgoed Marie B.V.

Europese Wind afneemt van Audax Renewables

Leveringsperiode:
2024

Verbruik:
214415 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 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

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info@dutchre-europe.com



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