

Information brochure



Rental opportunities De Frontrunner

March 2025

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1. Space for rent at De Frontrunner, Noviotech Campus

At the centrally located building *De Frontrunner* on Noviotech Campus, office and laboratory space is available for rent. The following units are currently available:

- Second floor: 610 m²
- First floor (partial): 580 m²

The spaces will be delivered in shell condition and are freely divisible. Up to 50% of the total surface area can be set up as a laboratory and/or cleanroom space. The other floors of *De Frontrunner* are already occupied by companies active in the semiconductor, health, and high-tech sectors. On the ground floor, central facilities are available, including a coffee corner, co-working spaces, and meeting rooms.

Benefits of setting up in *De Frontrunner*

- **Part of an innovation cluster** in Health & High Tech
- **Cooperation with research and educational institutions** such as Radboud Universiteit, Radboudumc and HAN
- **Excellent accessibility** by both train and car
- **Situated along the green axis** of Noviotech Campus, with a strong focus on sustainability
- **Access to shared campus facilities** and networking opportunities
- **Flexible layout options** with provisions for laboratories and cleanrooms

2. About Noviotech Campus

Noviotech Campus is a booming **Health & High Tech cluster**, employing over **3,500 professionals** in around **75 companies**. The campus is part of the broader development of Winkelsteeg – an area where living, working and innovation come together.

Thanks to close collaboration with academic and research institutions, the campus offers a dynamic environment where businesses can thrive and work together on technological innovations. We're exploring the option to offer these educational institutions a permanent space in *De Frontrunner*, for example through project-based education or shared research facilities. In the longer term, we're considering the possibility of establishing a dedicated education and research building on campus.

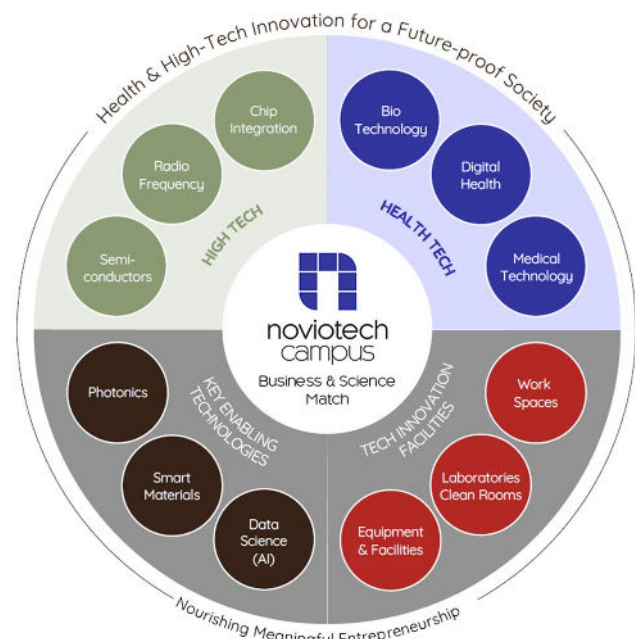


Noviotech Campus, with NXP on the left and the distinctive 52Nijmegen building on the right.

3. Focus on Health & High Tech (Semicon)

The companies at the Noviotech Campus operate in Health and/ or High Tech, with a strong emphasis on Semicon. They deal with Semiconductors, Radio Frequency, Chip Integration, Biotechnology, Digital Health, and Medical Technology. Additionally, there are opportunities for growth in emerging technologies such as data science, smart materials, and photonics.

Over the past years, a unique combination of Health and High Tech companies has settled here, some of them collaborating with each other.



4. Plans for growth and development

Currently, all spaces in the existing buildings on campus are rented out. However, the existing companies wish to continue growing, and there are several companies eager to move to the campus. For this reason, Noviotech Campus is developing a growth plan for the area, of which the feasibility is currently being assessed.

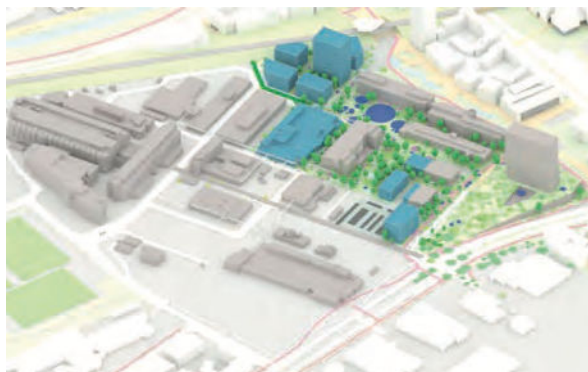


Image from MVRDV's master plan.

On behalf of Noviotech Campus, architectural firm MVRDV has created a phased master plan to shape this development. With careful spatial planning, a strong focus on public space, cycling and walking paths and lots of greenery, Noviotech Campus will become a place where both companies and their employees enjoy spending time.

5. A vibrant Health & High Tech Community

At **Noviotech Campus**, we believe in the power of connection. Together with various partners within **Campus Nijmegen**, we form a dynamic network that brings together companies both on and off campus. This is where we meet, collaborate, and innovate together, allowing businesses and talent to grow.

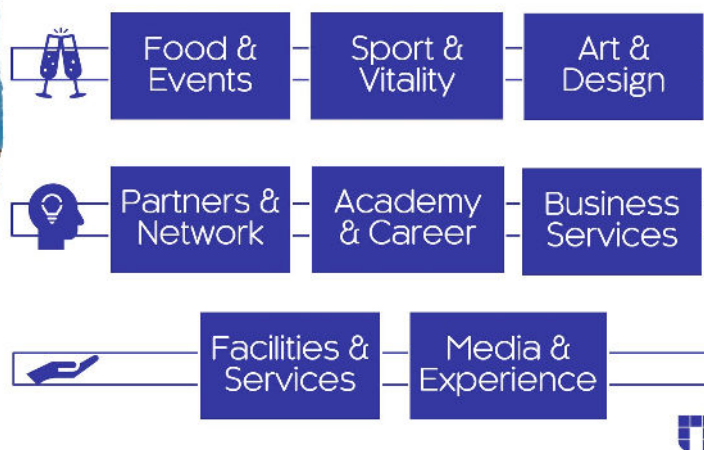
Our campus is evolving into a **central meeting point**, where companies and their employees benefit from:

- ❖ **Events & Networking** – Regular meetings to share knowledge, stimulate innovation, and kickstart new collaborations.
- ❖ **Knowledge & Development** – Close collaboration with education and research to foster talent and technological advancement.
- ❖ **Service & Experience** – Modern facilities and shared amenities that contribute to an inspiring work environment.

With a **state-of-the-art building**, dedicated spaces for networking and relaxation, and exclusive benefits such as professional development opportunities and access to a wide innovation network, Noviotech Campus offers everything businesses need to excel.



Campus Nijmegen Community Program



6. Chip Tech Gelderland: Innovation centre for the Semiconductor Industry

Noviotech Campus is the physical hub of Chip Tech Gelderland, an initiative that brings together companies, research institutions, and governments to strengthen the semiconductor industry in the region. This programme focuses on chip integration, packaging, and sustainable production, offering a unique environment where innovation and collaboration are at the forefront.

For companies in semiconductor technology, Chip Tech Gelderland provides access to high-tech facilities, a strong network, and opportunities for knowledge sharing and joint development. By collaborating within this ecosystem, businesses can innovate more quickly, produce more efficiently, and enhance their competitive position in the global market.

With Chip Tech Gelderland, the region is becoming an internationally recognised centre for semiconductor technology, where innovation and economic growth go hand in hand.

7. De Frontrunner

7.1 General information

De Frontrunner is 2,740 m² GLA and consists of four floors. The ground floor provides space for a catering and conference area, supplemented by offices, meeting rooms, and co-working spaces. In addition, the building has three floors with space for laboratories and/or clean rooms, combined with office space.





In light blue, the site of The Frontrunner at Noviotech Campus.

7.2 Sustainability

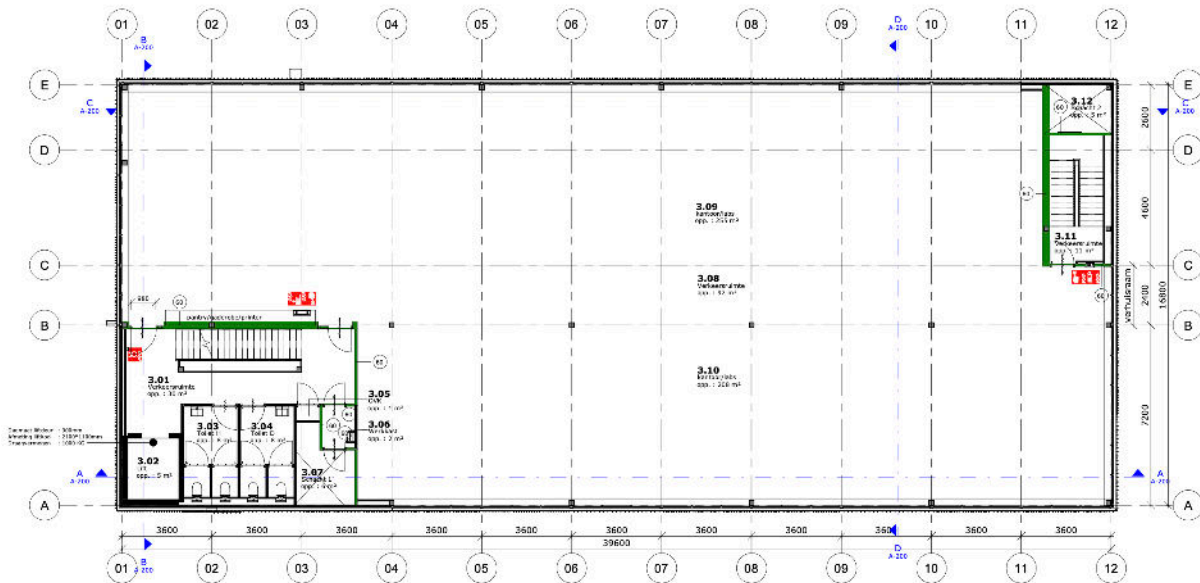
De Frontrunner is being developed with mainly circular and bio-based materials. Our aim is to make the building almost completely circular. The cladding of the building will contain living greenery, among other materials. Over 60 nesting boxes for various species of birds will be installed in the living greenery.

The building has an A++++ energy label, with almost all the energy required for the building being generated by around 250 solar panels on the roof. Rainwater from the roof will be stored in a buffer tank underground and used to water the green facades.

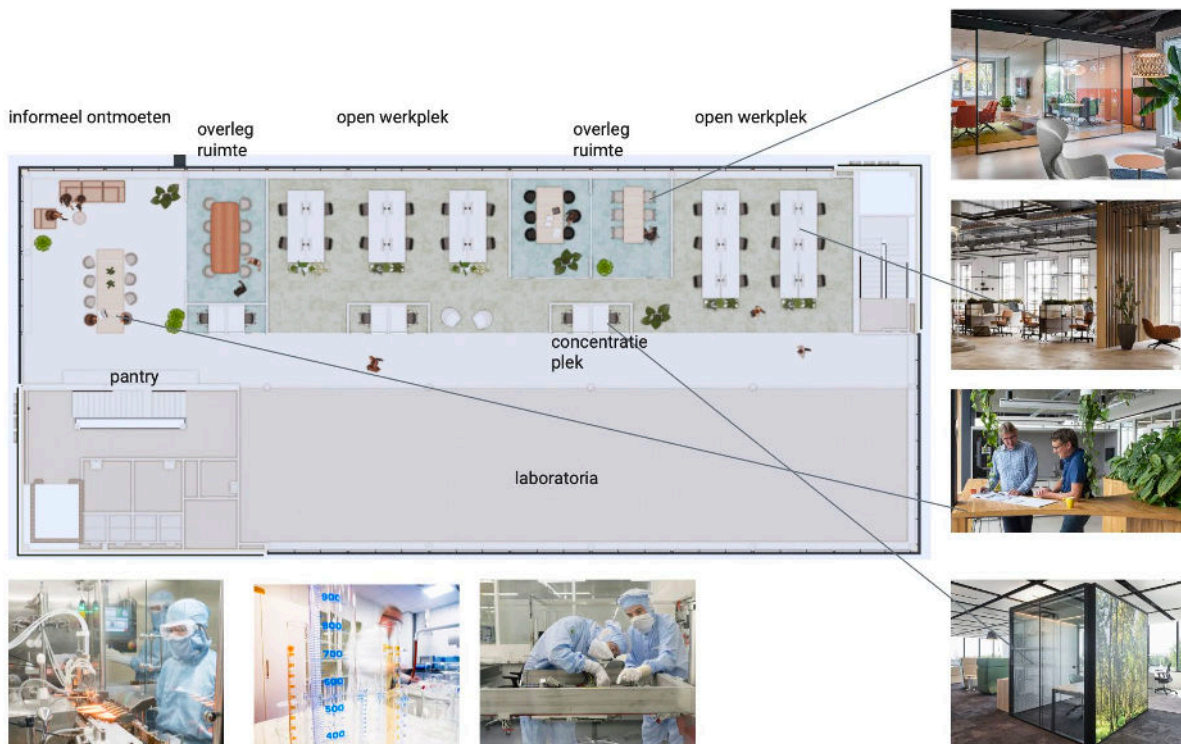
7.3 Layout

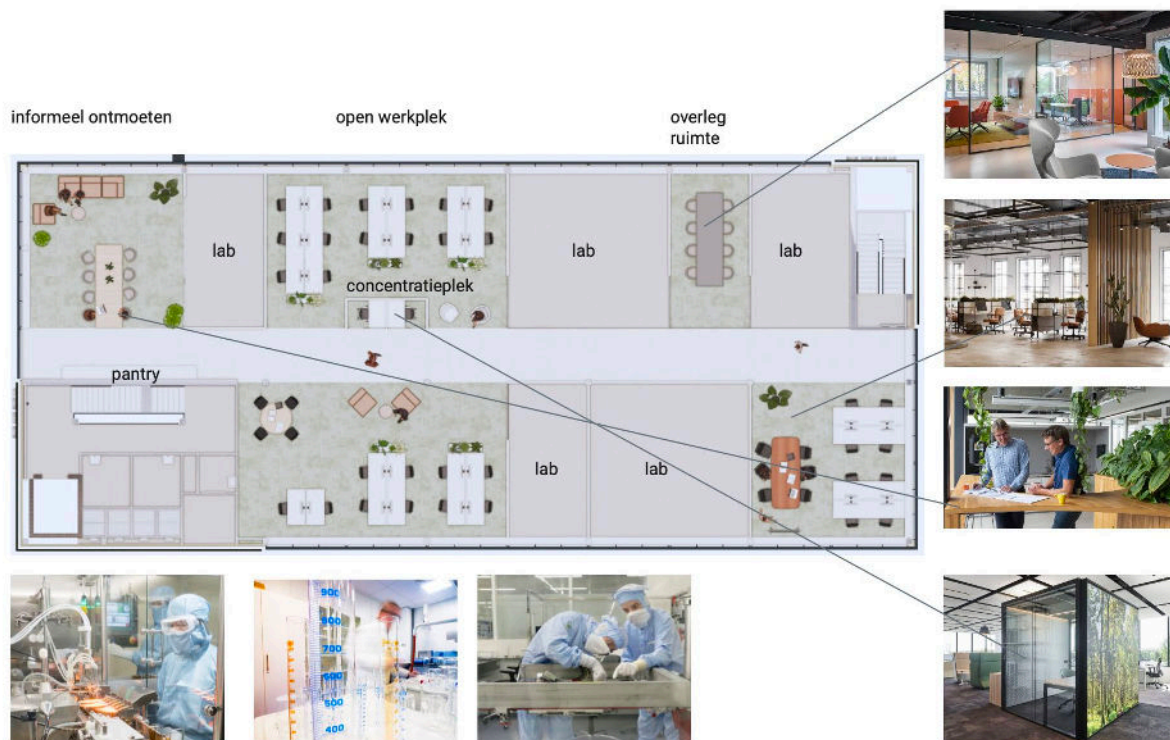
The second floor is currently available for rent. The floor will be delivered in shell condition and can be divided to suit the tenant's requirements. The floor has an area of 610 m², 50% of which can be converted into a laboratory and/ or clean room. Below, you can find a floor plan of the layout as is. The stairwells are accessible to all users of De Frontrunner. Access control has been installed on the stairwell doors to the various areas.





We have commissioned interior views and floor plans to create an impression of possibilities. Note: these are optional layouts. We are happy to finalise the layout together.





7.4 Technical specifications

As De Frontrunner is an entirely new building to be constructed, it's delivered in shell condition. If desired, the facilities are included in the development. On the upper floors, 50% of the floor area can be dedicated to a laboratory or clean room. The installations (including air handling units) are well equipped and have sufficient capacity to facilitate the free layout per floor.

Each floor has its own toilet block and the option of a pantry. The floor (beyond its core) is delivered in a shell condition, meaning that the walls are wallpaper-ready, and the floors are ready to be upholstered. There is a suspended ceiling with sufficient room for above-ceiling installations. Outdoor screens have been installed on the sun-exposed facades. The floors have a load-bearing capacity of 1,000kg/m². The tenant can freely partition each floor.

Basic laboratory and/ or clean room facilities are provided in the installation space on the roof. The installations have been brought to the floor via shafts in the cores, preventing tenants from having to go through the fire-resistant walls to make connections. This preparation has been carried out for the primary installations. The tenant has to connect the installations from the floor to the required position themselves.

For the basic installation of laboratory and/ or clean room areas, we have taken the following into account:

- > 6-fold ventilation
- > Slight negative pressure
- > Temperature 21 °C +/- 2
- > Relative humidity 30-70%
- > Starting point heat load 75 W/m³

- > Application of induction units for additional heat/cooling load
- > Prepared for Lab ML 1 / ML 2

The finishing and furnishing of the floor are at the tenant's expense. If desired, we can provide comprehensive structural and installation specifications. We can also assist in the interior design, installation technical design and realisation of the built-in package.

7.5 Timeline

Start of construction of De Frontrunner will be April, 2025. Completion is scheduled for Q1 2026.

8. Rental details

Rental price per year

- > For laboratory and/or clean room € 265,- per m² NLA for 305 m² NLA.
- > For office space € 160,- per m² NLA for 305 m² NLA.

Service costs per year

- > Service costs (advance payment): app. € 43,- per m² NLA, excl. energy.
- > Service costs energy and water (advance payment): app. € 30,- per m² NLA based on € 0,36 /kWh for electricity (price levels February 2025).
- > A substantiation of the service and energy costs will be provided if seriously interested.
- > Service costs are calculated based on actual costs incurred.

Lease term

5 years, renewable per 5 years.

VAT

All amounts mentioned are exclusive of VAT. Sales tax will be charged on the rent.

9. Contact

For more information, please contact us at 024 204 90 60 or info@noviotechcampus.com.

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