

Information brochure



Rental opportunities **The Frontrunner**

May 2026

Contents

1. About Noviotech Campus	4
2. The Frontrunner	4
2.1 General information	4
2.2 Sustainability	5
2.3 Layout	5
2.3 Timeline	6
3. Space for rent at The Frontrunner	6
3.1 Third floor layout	6
3.2 Layout options	6
4. Technical specifications	8
4.1 Completion	8
4.2 Technical specifications	8
5. Benefits of setting up in The Frontrunner	8
6. Focus on the intersection of chip technology and Health, Energy & Security	9
7. Plans for growth and development	9
8. A vibrant community	10
9. Lifeport Semicon Industries: Innovation centre for the Semiconductor Industry	11
10. Rental details	12
10.1 Rental price per year (price point 2025)	12
10.2 Service costs per year	12
10.3 Lease term	12
10.4 VAT	12
11. Contact	12
APPENDIX 1 Incubator	13
1. Layout of the Incubator	13
1.1 Possible layout and lab facilities	13
2. Delivery of spaces	14
3. Your space comes with these benefits	14
3.1 Briskr	14
3.2 Amenities and facilities	14

4. Rental details.....	15
4.1 Rental price per year (price point 2025).....	15
4.2 Rental term.....	15
5. Contact.....	15

1. About Noviotech Campus

Noviotech Campus is developing into a leading centre where chips and smart chip technology meet, with applications in Health, Energy & Security. With around **85 companies employing over 4,500 professionals**, 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. These educational institutions are continuously engaged in campus projects through project-based learning and shared research facilities.



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

2. The Frontrunner

2.1 General information

De Frontrunner is 2,740 m² GLA and consists of four floors. The ground floor will feature a catering area, a large terrace (open to public), offices, conference spaces and co-working spaces. In addition, the building offers three floors with space for offices and laboratories.



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

2.2 Sustainability

The Frontrunner is being developed with mainly circular and bio-based materials. Our aim is to create a predominantly circular building. 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 225 solar panels on the roof. Rainwater from the roof will be stored in a buffer tank underground and used to water the green facades.

2.3 Layout

The **ground floor** houses shared facilities including a reception area, café, terrace (open to public), conference room, meeting spaces and flexible workstations.



Artist impression of terrace



Artist impression of the catering area

The **first and second floor** houses the Incubator, offering a mix of office and laboratory space available for rent. See Appendix 1.

The **third floor** offers a mix of 610 m² of offices and laboratory space.

2.3 Timeline

Completion of The Frontrunner is scheduled for Q4 2026.

3. Space for rent at The Frontrunner

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

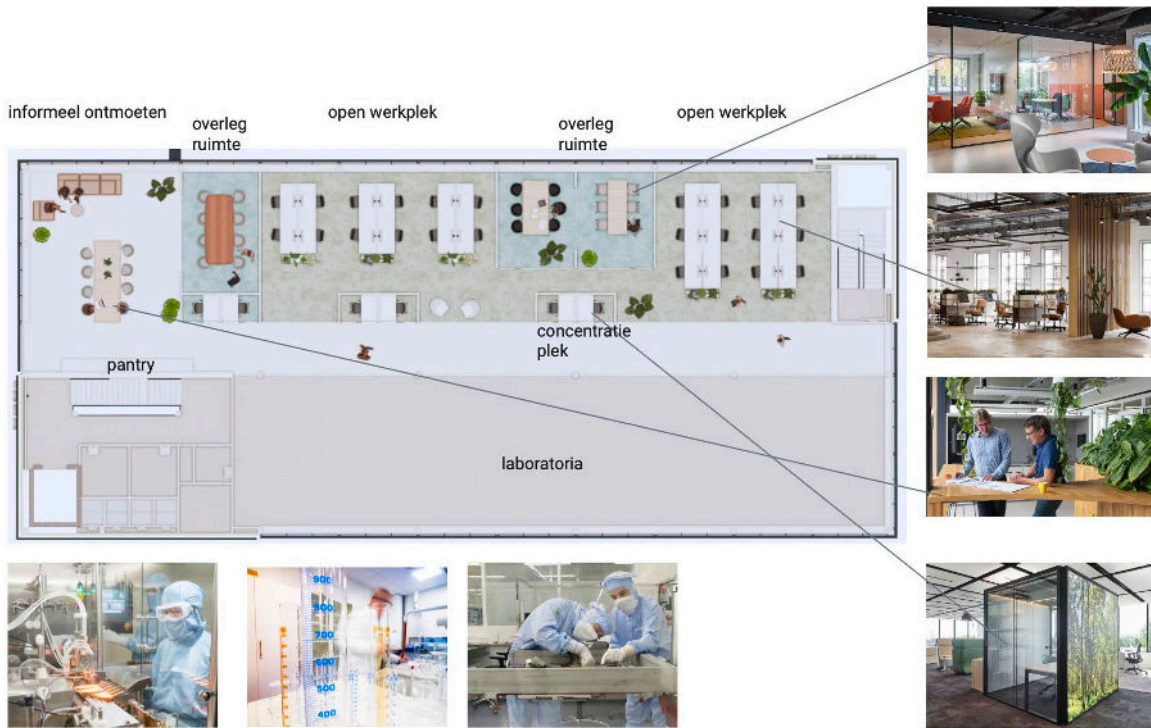
- **First and second floor:** houses the Incubator, with part of the offices and laboratory space still available. See Appendix 1.

3.1 Third floor layout

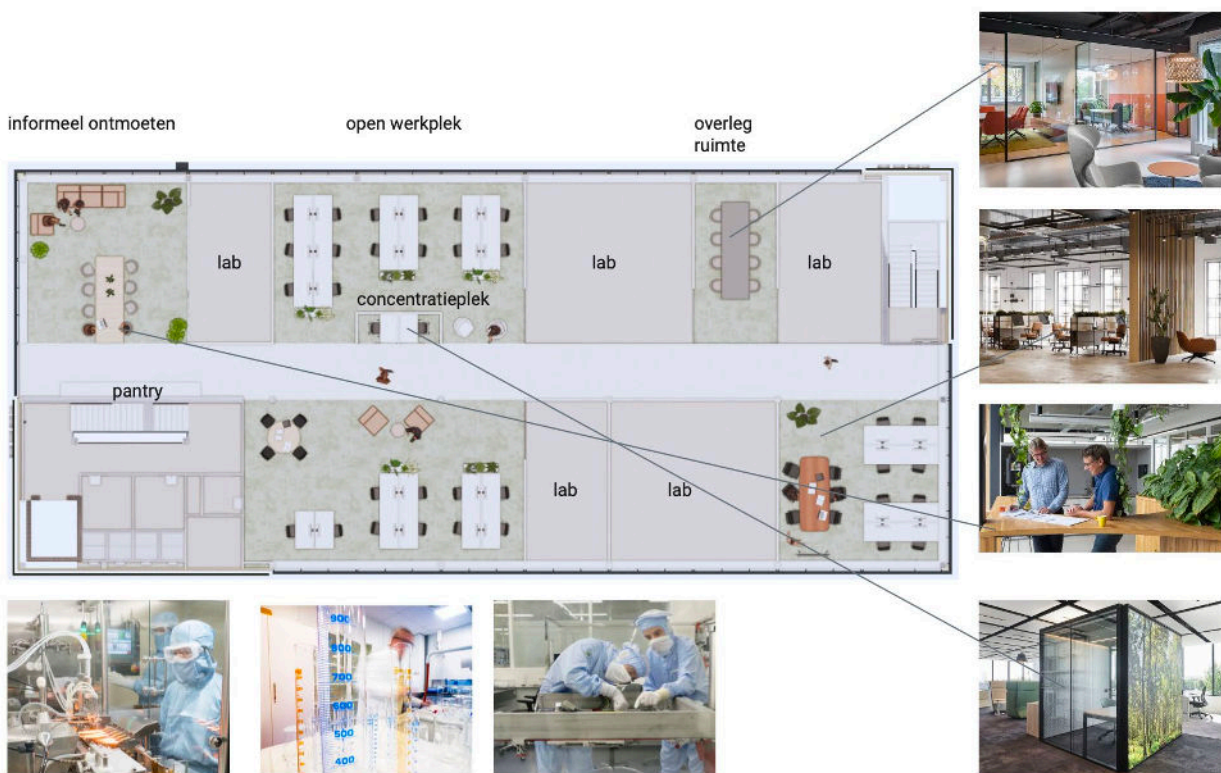
The Third floor is currently available for rent. It is offered in shell condition and is freely divisible. The total surface area is 610 m², of which up to 50% can be converted into laboratory space. The stairwells are accessible to all occupants of The Frontrunner, with access control on the doors of the various units.

3.2 Layout options

To illustrate possible layouts of the third floor, we have created interior visuals and floor plans. Please note that these are options configurations – we are happy to define a final layout with future tenants.



Possible layout 3th floor



Possible layout 3th floor

4. Technical specifications

4.1 Completion

As The Frontrunner is a completely new development, it will be delivered in shell condition. Depending on specific requirements, facilities can be included in the development. On the upper floors, 50% of the floor area can be configured as laboratory space. The building systems (including air handling units) are well equipped and have sufficient capacity to facilitate flexible layouts on each floor.

Each floor includes its own toilet facilities and the option to install a pantry. The third floor (beyond its core) is delivered in a shell condition, meaning that the walls and floors will be ready for finishing. A suspended ceiling is in place, with sufficient space above for installations. External screens have been fitted on the sun-exposed facades. The floors have a load-bearing capacity of 1,000kg/m². The tenant can freely partition each floor.

4.2 Technical specifications

Basic laboratory facilities are provided in the installation space on the roof. The installations have been connected to the floors via shafts in the cores, ensuring that connections do not need to penetrate fire-resistant walls. This preparation covers the primary installations. From the floor level, tenants are responsible for extending the installations to the required locations.

For the base installation, the laboratory spaces have been designed with the following specifications:

- > 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 the tenant's responsibility. Upon request, we can provide comprehensive structural and technical specifications. We can also support tenants in developing the interior design, technical installation plans and fit-out works.

5. Benefits of setting up in The Frontrunner

The Frontrunner is more than a place of work. It's a vibrant environment where high-end facilities meet a strong ecosystem that helps businesses innovate, collaborate and grow. This added value is reflected in:

A sustainable working environment

A future-proof, green and inspirational work setting, that will continue to evolve in the years to come.

Strong ecosystem

Part of a leading national and international innovation cluster, with direct links to knowledge institutions, businesses, investors and support programmes.

Access to talent and expertise

A steady flow of students, researchers and professionals, complemented by services that help companies attract and retain talent.

Community & collaboration

An active campus community with regular networking events and informal meetups that encourage collaboration.

Vitality & wellbeing

A wide range of sports, leisure and wellbeing activities that contribute to a healthy and energetic work culture.

Facilities & services

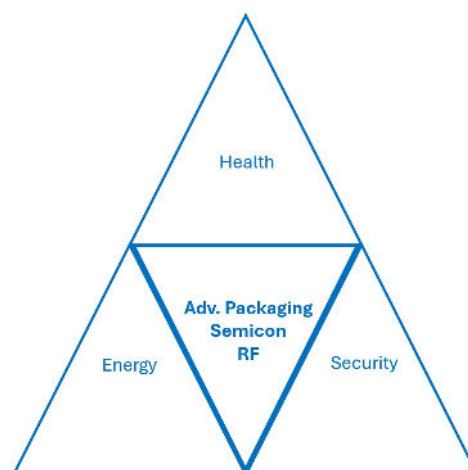
A combination of contemporary offices and laboratory facilities, complemented by flexible meeting and event spaces and high-quality hospitality amenities.

Accessibility & mobility

Easily accessible by public transport, car and bicycle, with shared mobility options available for everyday use.

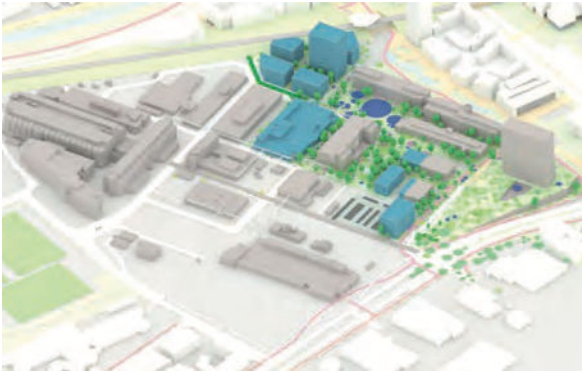
6. Focus on the intersection of chip technology and Health, Energy & Security

The companies at the Noviotech Campus operate at the intersection of Chip Technology – with a focus on advanced packaging, radio frequency and chip development – and Health, Energy & Security. Additionally, there is a strong growth potential in emerging technologies such as data science, smart materials, and photonics.



7. 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.



Images from the growth plan

With careful spatial planning, plenty of attention to public spaces, cycling and walking routes, and abundant greenery, Noviotech Campus is becoming a place where both companies and their employees enjoy spending time. The area also serves as a showcase site for the *Work Landscape of the Future* project.

8. A vibrant community

At **Noviotech Campus**, we believe in the power of connection. Together with various partners within the area, 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.
- ❖ **Strategic connections** – Direct access to networks, national platforms, programmes, policymakers and resources that help your business move forward.

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.



Artist impression of conference and hospitality space

9. Lifeport Semicon Industries: Innovation centre for the Semiconductor Industry

Noviotech Campus is the physical hub of Lifeport Semicon Industries, an initiative that brings together companies, research institutions, and governments to strengthen the semiconductor industry in the region.

For companies in semiconductor technology, Lifeport Semicon Industries 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. The collaboration also enhances the region's visibility and positioning towards the national government and the European Union.

With Lifeport Semicon Industries, the region is becoming an internationally recognised centre for semiconductor technology, where innovation and economic growth go hand in hand.

10. Rental details

10.1 Rental price per year (price point 2025)

- > For laboratory and/or clean room € 265,- per m² GLA for 610 m² GLA.
- > For office space € 160,- per m² GLA for 610 m² GLA.

10.2 Service costs per year

- > Service costs (advance payment): € 43,- per m² GLA, excl. energy.
- > Service costs energy and water (advance payment): € 30,- per m² GLA based on € 0,36 /kWh for electricity (price point 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.

10.3 Lease term

To be agreed upon. The standard term is 5 years, with extensions in 5-year increments.

10.4 VAT

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

11. Contact

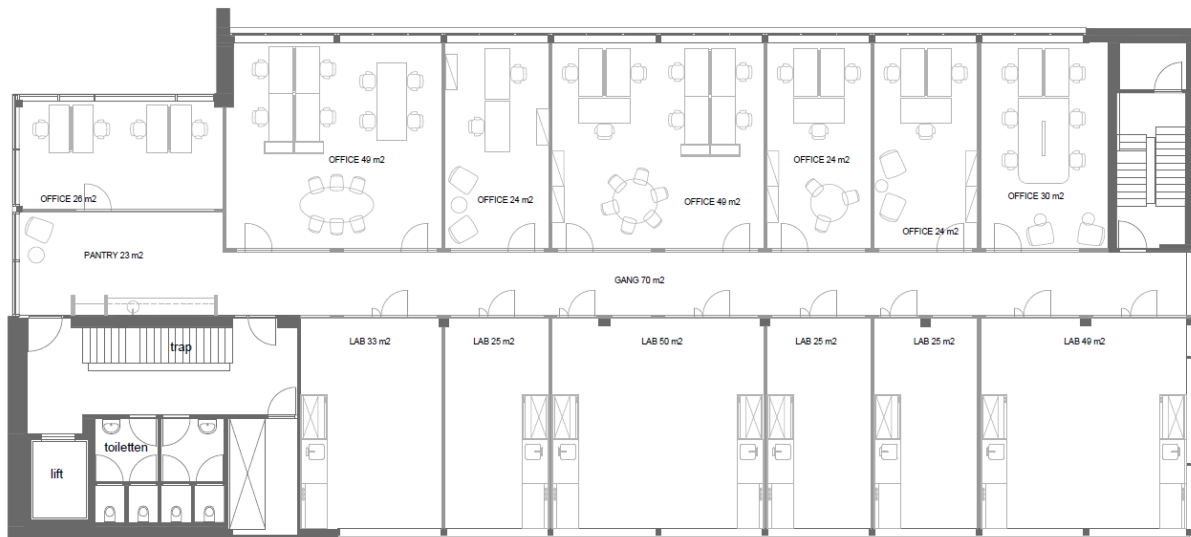
For more information, please contact Annelies Colenbrander at 024 204 90 60 or info@noviotechcampus.com.

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APPENDIX 1 Incubator

1. Layout of the Incubator

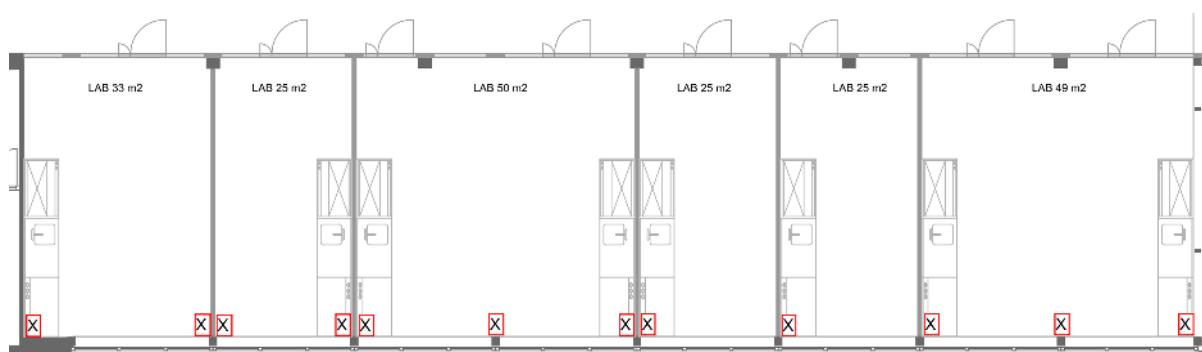
Below is a floor plan of the Incubator on the first and second floor of The Frontrunner, where different tenants can rent office and laboratory space. The stairwells are accessible to all users, and access control has been installed with access control on the doors of the various units.




Incubator floor plan

1.1 Possible layout and lab facilities

To illustrate possible layouts of the floors, we have created interior visuals and floor plans. Please note that this is a concept design and no rights can be derived from this concept.



 Connections in a cable duct: 16-amp 3-phase power + 2x wall sockets + 2x data outlets + 1x compressed air line + 1x nitrogen line and 1x water.

2. Delivery of spaces

The units are delivered ready for use and are suitable for both research activities and office work. The Incubator offers modern facilities that meet the standards of a professional research and development environment.

Offices and lab space are rented per grid section. If space is available, units can be expanded or reduced by one or more grid sections. For current availability, please contact us directly.

3. Your space comes with these benefits

3.1 Briskr

The **Incubator** offers more than workspace alone. As a tenant, you benefit from high-quality office and laboratory facilities *and* become part of a strong ecosystem that fosters collaboration, innovation and growth. As a trusted partner of Noviotech Campus, Briskr provides startups and scale-ups in the Incubator with direct access to a strong regional network, expert guidance and hands-on business support.

Through workshops, matchmaking events and dedicated programmes, Briskr helps founders refine their strategy, connect with investors and partners, and navigate the complex path from idea to market.

By operating from the Incubator, young companies gain more than a workplace. They become part of a thriving community where innovation, collaboration and entrepreneurship come together. Briskr: where ideas grow into impact.

3.2 Amenities and facilities

Each Incubator unit is designed for research, development and technology-driven activities.

Office spaces include:

- Desks
- Chairs
- Cabinet
- Optional meeting corner

Laboratory spaces come with a basic setup consisting of:

- 1 fume hood
- 1 lab table with base cabinet
- 1 lab table with sink
- SDE flooring
- Cable duct connections
- 1x 16-amp 3-phase power + 2x wall sockets
- 2x data outlets
- 1x compressed air line
- 1x nitrogen line
- 1x water

This setup can be expanded as needed in consultation. A detailed technical specification is available upon request.

Shared facilities include:

- Pantry with coffee and tea
- Reception area combined with hospitality services
- Wi-Fi
- Printing and copying facilities
- Access to meeting rooms and flexible workstations
- Cleaning services
- Large garden with terrace (open to public)
- Restaurant

4. Rental details

4.1 Rental price per year (price point 2025)

- Office space: € 7.100,- NLA excluding VAT, per year per grid section (approx. 25 m², smallest option), excluding advance payments for water, electricity and service charges; or € 8.650,- NLA excluding VAT, including advance payments for water, electricity and service charges.
- Laboratory space: € 14.300,- NLA excluding VAT, per year per grid section (approx. 25 m², smallest option), including advance payments for service charges.

Prices include the above-mentioned amenities and facilities. Any additional requirements will be agreed upon separately and charged accordingly.

4.2 Rental term

3 years, with renewal every 3 years.

5. Contact

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

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