

Information brochure



Rental opportunities De Frontrunner

March 2023

Contents

1. In short.....	3
2. About Noviotech Campus	3
3. Focus on Health & High Tech.....	4
4. Plans for growth and development	4
5. A vibrant Health & High Tech Community.....	5
6. De Frontrunner	6
6.1 General information.....	6
6.2 Sustainability	7
6.3 Layout	8
6.4 Technical specifications.....	10
6.5 Timeline.....	10
7. Rental details	11
8. Contact	11

1. In short

The centrally located *De Frontrunner* building at Noviotech Campus has a 610 m² floor available for rent. Combined with office space, this floor can be equipped with a laboratory and/ or clean room. The Frontrunner is the first phase of the area development initiated by Noviotech Campus and MVRDV architects.

As Capital of Health & High Tech Innovation, the Noviotech Campus houses and connects the frontrunners working towards a healthier, more intelligent, and more sustainable world. It is where health and high tech reinforce each other. Where business, education and research are linked. It's the heart of our region-wide community. All in a place that is being developed into a green and healthy campus.

De Frontrunner will be erected at the heart of the campus in 2024. This building forms the first phase of the [area development](#), with an intended doubling of building surface (to approx. 300,000 m²) and the number of employees (to around 7,000).

The third floor of De Frontrunner is currently available for rent. The floor will be delivered in shell condition and is freely divisible. Fifty per cent of the 610 m² surface area can be set up as a laboratory and/ or clean room. The other floors in the building will be in use by other health and high-tech companies, with a number of central facilities and meeting spaces on the ground and first floors, such as a restaurant-café, conference room and meeting rooms.

Benefits of setting up in De Frontrunner at Noviotech Campus:

- Establishment amidst innovation leaders in Health and High Tech.
- Plenty of cooperation with research and educational institutions.
- Great accessibility: near the main roads and its own train station.
- Located on the green axis (to be developed), with attention to biodiversity and vitality.
- Near shared campus facilities.
- Opportunity to divide the floor as you wish.
- Spaces are suitable for laboratories and clean rooms.
- Plans for even more greenery and additional housing in Winkelsteeg.

2. About Noviotech Campus

Over the past decade, Noviotech Campus has evolved into a Health & High Tech cluster, employing over 3,500 people in around 75 companies. With its own train station and located near Nijmegen's main roads, Noviotech Campus is easily accessible. The campus is part of Winkelsteeg: a 200-hectare area that, over the next 20 years, will be developed into an attractive part of the city, combining living, working, recreation and shopping. Our 25-hectare campus forms an integral part of this area.

Among others, the campus works closely with Radboud University, Radboudumc, HAN University of Applied Sciences and ROC Nijmegen to better align business and education. Starting this year, we are also working on a dedicated on-campus building where the above-mentioned educational institutions will have a place with project education and research facilities.



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

3. Focus on Health & High Tech

The companies at the Noviotech Campus operate in Health and/ or High Tech. More specifically, they deal with Semiconductors, Radio Frequency, Chip Integration, Biotechnology, Digital Health, and Medical Technology. In addition, we see growth opportunities in Data Sciences, Smart Materials and Photonics. We support these companies with Equipment & Facilities, Labs & Clean rooms and Workspaces, among other things.

Over the past year, [a unique combination of Health and High Tech companies](#) have settled here, some collaborating.

4. Plans for growth and development

Currently, all campus spaces are rented out. However, current companies want to continue growing, and several others are keen to move to the campus. For this reason, Noviotech Campus is developing an ambitious growth plan, which will be implemented this year. The complete plan includes a growth of 150,000 m² GFA, doubling the current square metres.

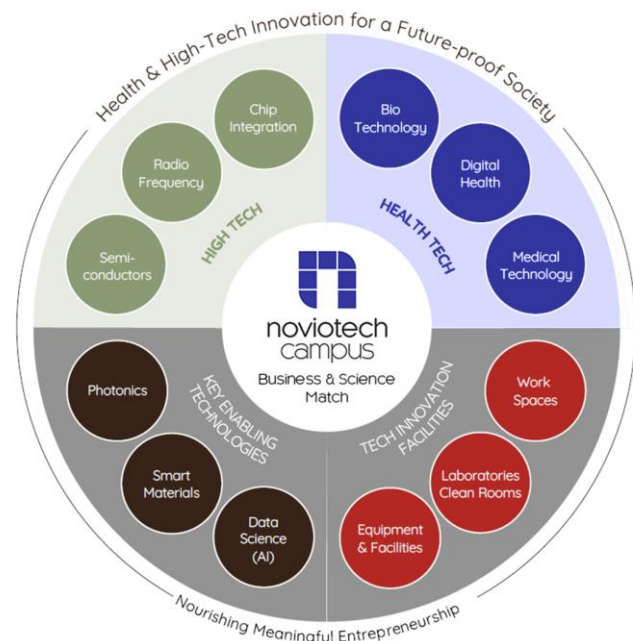




Image from MVRDV's master plan.

Commissioned by Noviotech Campus, the leading architectural firm MVRDV has created a master plan to bring this development to life. With careful spatial planning, plenty of attention to public space, cycling and walking paths and lots of greenery, Noviotech Campus will be a place for both companies and their employees to enjoy spending time.



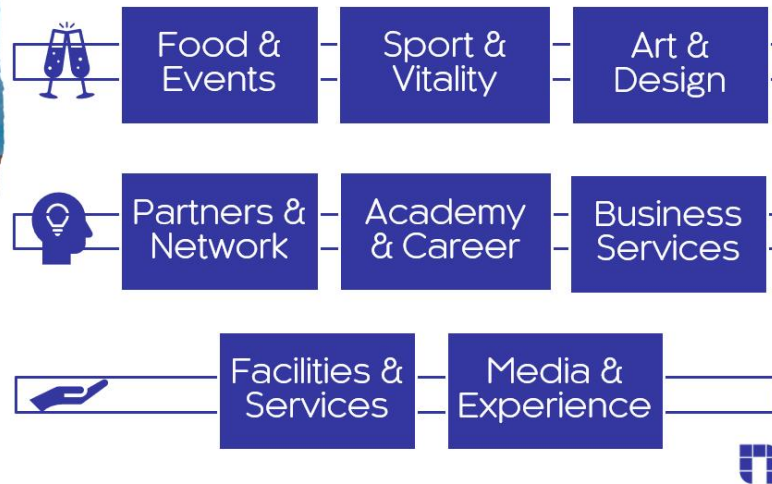
5. A vibrant Health & High Tech Community

Noviotech Campus will be a vibrant place where many activities will be organised for all on-campus companies and their employees. These activities are part of our Community Programme.

The three main themes of this programme are 1) Events & Meetings, 2) Knowledge and Development and 3) Service & Experience.



Noviotech Community Program



We recently launched the Noviotech App, in line with the latter theme – Service & Experience. Here, you can read weekly messages about Health & High Tech in Nijmegen and its surroundings. In addition, the app provides an overview of all (knowledge) events in Health & High Tech in the region, and the app is turning into a platform where companies and talent are brought together. All parties working on campus are automatically part of the Noviotech Community and can use all of the benefits that come with it, for both the company and its employees.

6. De Frontrunner

There is a need for more floor area for rent on campus, as well as central facilities, such as a restaurant-café, conference and meeting spaces and other common areas. That is why, as a starting point for the broader area development, we are developing a central building: De Frontrunner.

6.1 General information

De Frontrunner has 2,740 m² GFA and consists of 4 floors. The ground floor (564 m²) and half of the first floor (300 m²) provide room for catering, a conference area, and meeting rooms. In addition, the building has two floors with space for laboratories and/ or clean rooms, combined with office space.



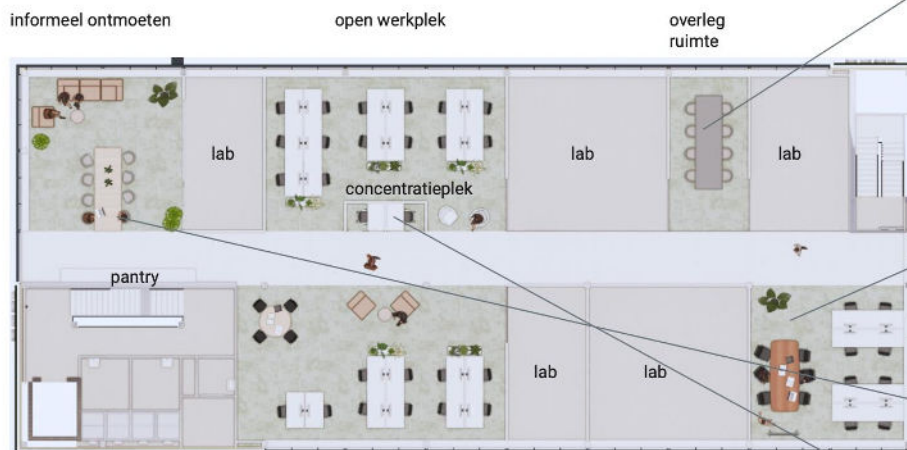
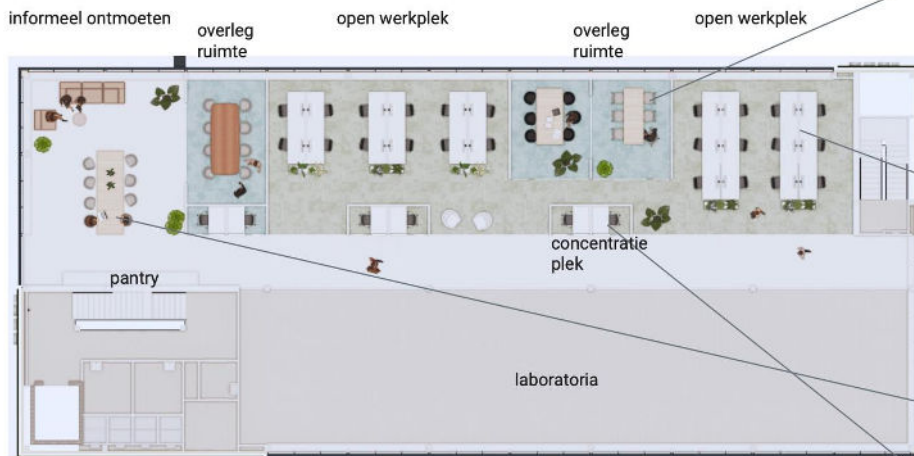
In light blue, the site of De Frontrunner at Noviotech Campus.

6.2 Sustainability

The Frontrunner is being developed with as many circular and bio-based materials as possible. We aim to make the building almost fully circular. The façade cladding will consist of the bio-based material Resysta and living greenery. More than 60 nesting boxes for various species of birds will be installed in the living green walls.

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





6.4 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 (east, south, and west). The floors have a load-bearing capacity of 750kg/m². Each floor can be partitioned freely by the tenant.

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.

6.5 Timeline

De Frontrunner will be realised in 2023, with completion expected no later than the first quarter of 2024. The space will be available in the first quarter of 2024.

7. 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): € 36.99 per m² NLA, excluding energy.
- > Service costs energy and water (advance payment): € 79.59 per m² NLA based on € 0.75 /kWh for electricity (price levels January 2023).
- > 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.

8. Contact

For more information, please contact us at +3124 204 90 60 or info@noviotechcampus.com.

NOTICE. Although this document has been compiled with the utmost care, no rights may be derived from its contents.