

Donna

Paasheuvelweg 1

AHTC Amsterdam
Health & Technology
Campus



LOCATION & FACILITIES

1

The Campus



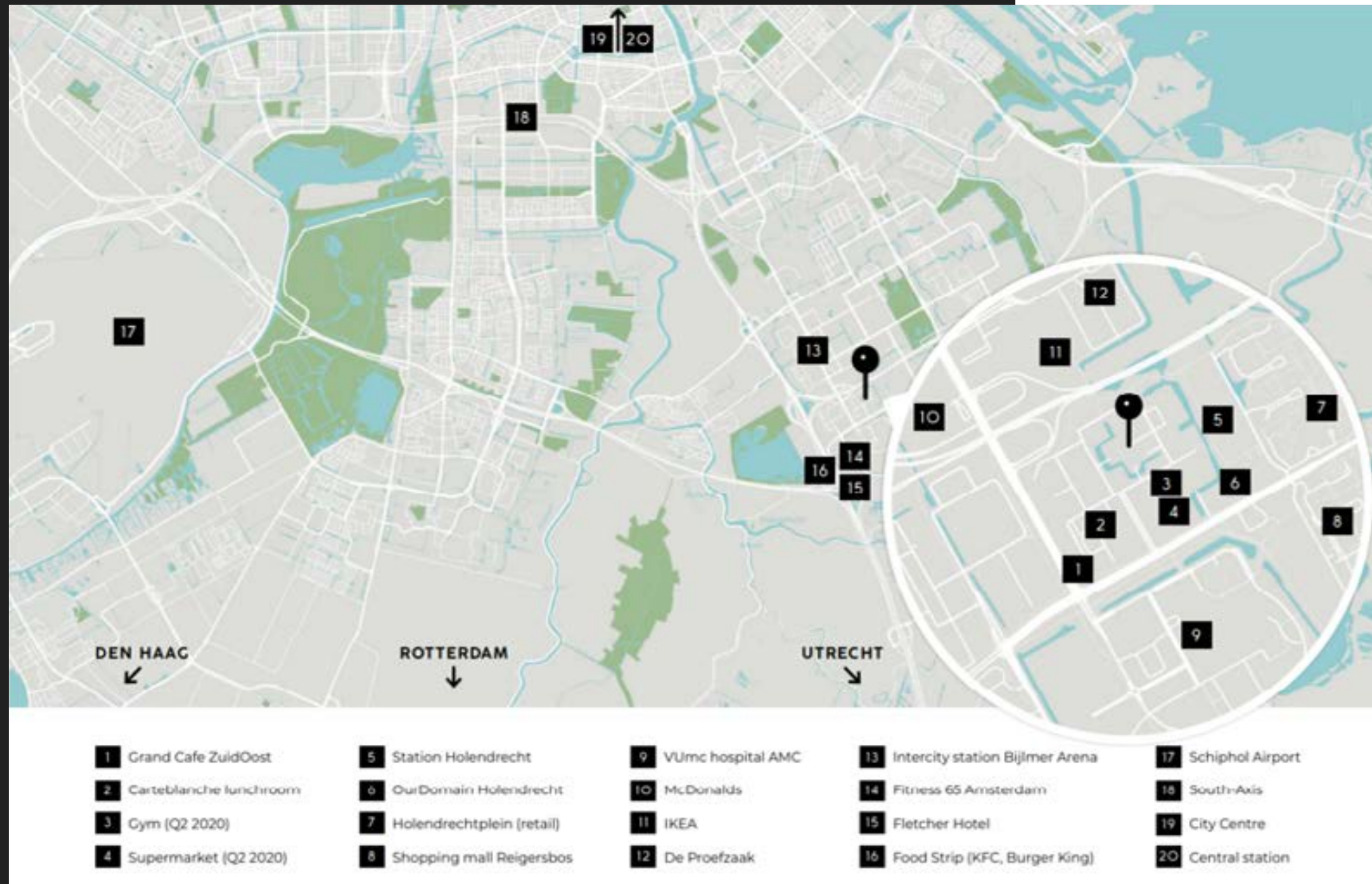
THE BEST OF ALL WORLDS

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

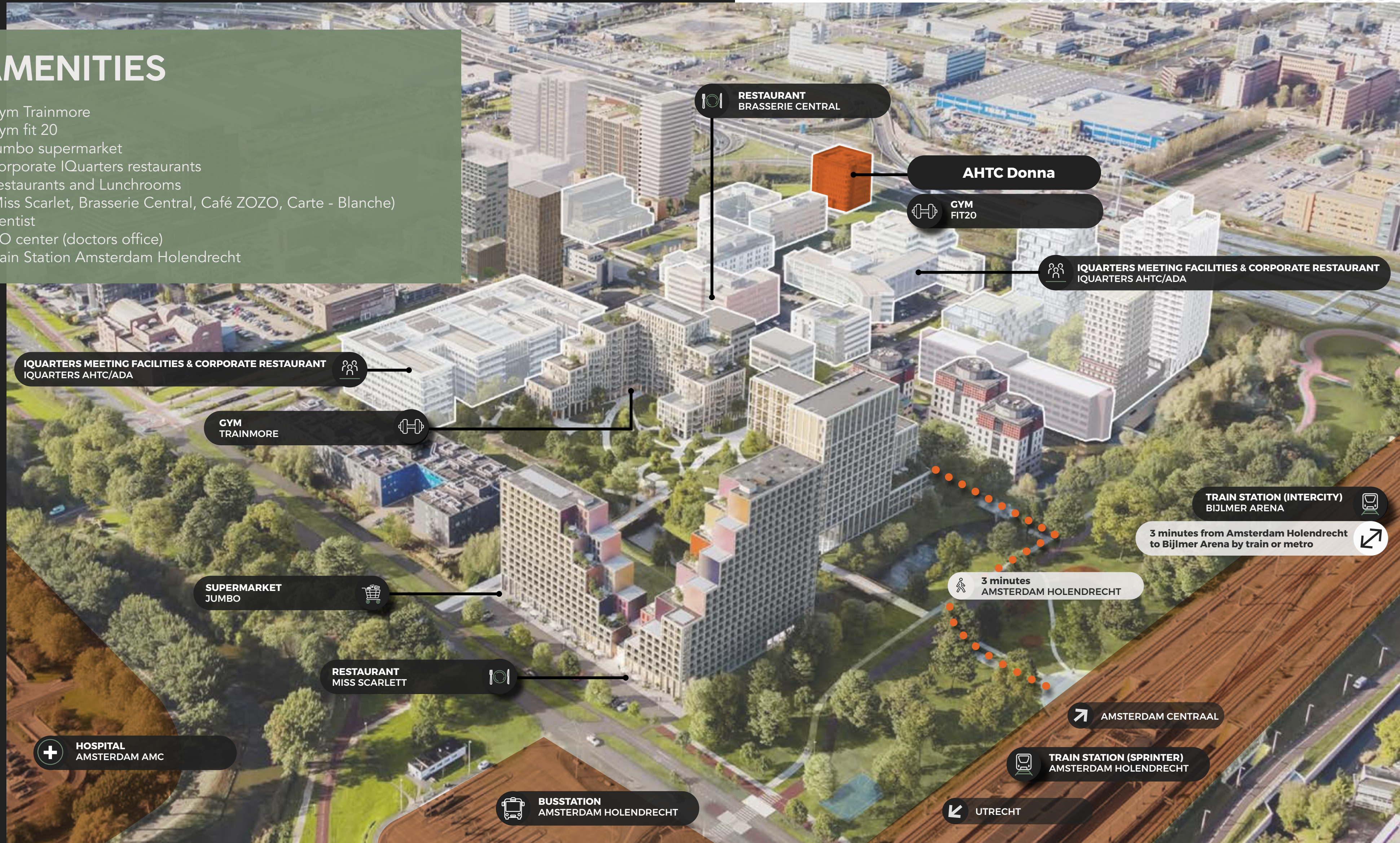
"AHTC campus conforms to exceptionally high sustainability standards. Each renovated office has LED lighting and presence controls. All campus buildings have an Energy Performance rating (EPC) of A or higher"



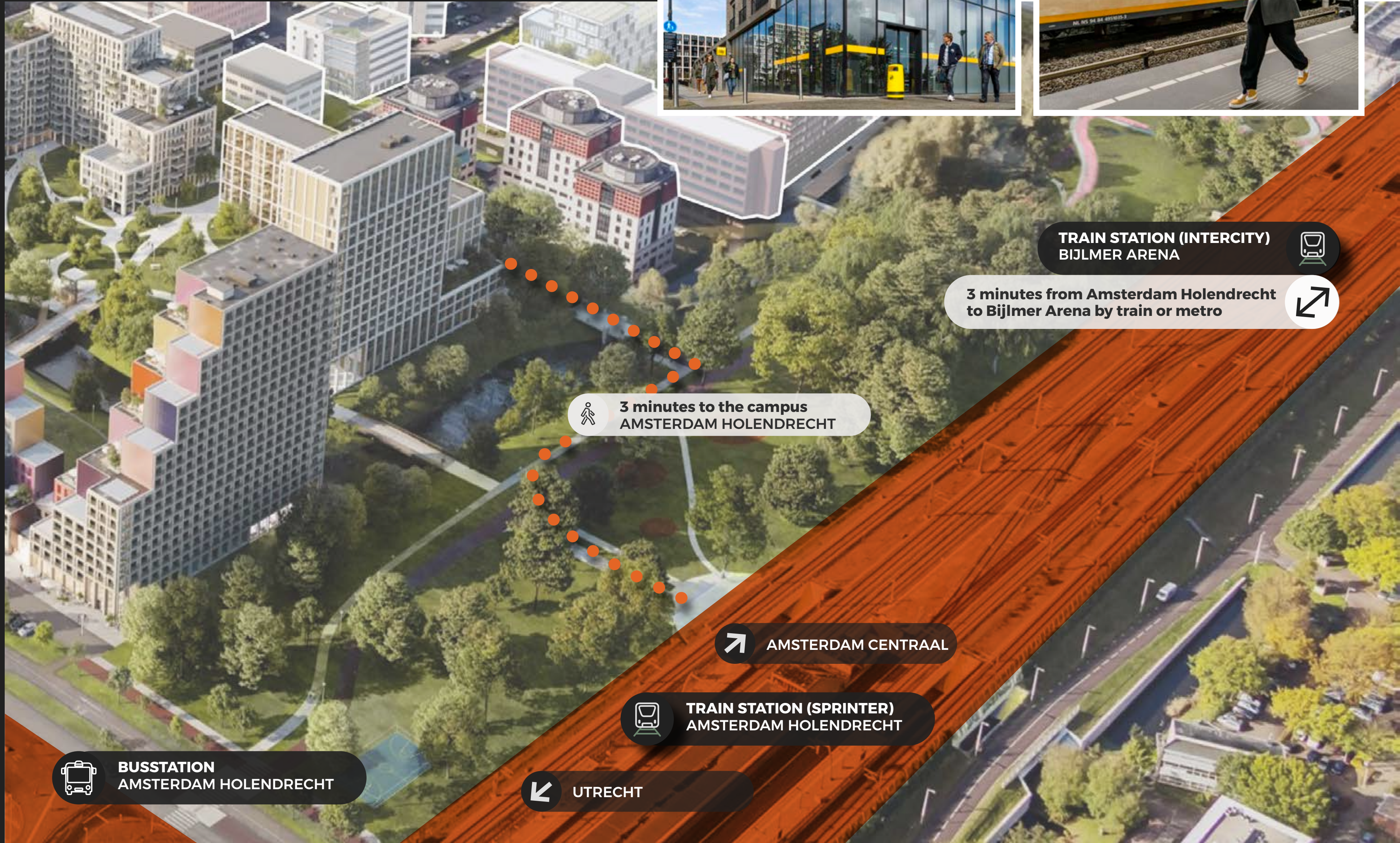
Amenities

AMENITIES

- Gym Trainmore
- Gym fit 20
- Jumbo supermarket
- Corporate IQarters restaurants
- Restaurants and Lunchrooms (Miss Scarlett, Brasserie Central, Café ZOZO, Carte - Blanche)
- Dentist
- GO center (doctors office)
- Train Station Amsterdam Holendrecht



Traveling



**TRAIN STATION (INTERCITY)
BIJLMER ARENA**



**3 minutes from Amsterdam Holendrecht
to Bijlmer Arena by train or metro**



**3 minutes to the campus
AMSTERDAM HOLENDRECHT**



AMSTERDAM CENTRAAL



**TRAIN STATION (SPRINTER)
AMSTERDAM HOLENDRECHT**



UTRECHT



**BUSSTATION
AMSTERDAM HOLENDRECHT**



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

Donna

Paasheuvelweg 1

2

Donna



ABOUT BUILDING DONNA

Building Donna, located on Paasheuvelweg 1, is a modern complex with eight floors and a total area of 4,400 m². It stands out for its modern and unique design, including double facades and balconies on the inside, giving it a distinctive look.

With an energy label A+, Donna offers a sustainable and healthy working environment. LED lighting and high-quality climate control systems contribute to an energy-efficient and comfortable working environment. The building features a coffee corner on the ground floor. In addition, Donna offers an open view, which contributes to a pleasant and inspiring work environment. Finally, the building has a secure parking garage under the building, providing convenience and safety for users and visitors.

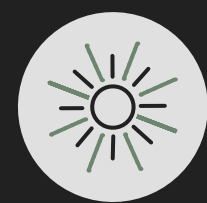
SPECIFIC BUILDING FACILITIES



Indoor parking garage



Coffee corner



Outside terrace



Donna

AHTC Amsterdam
Health & Technology
Campus



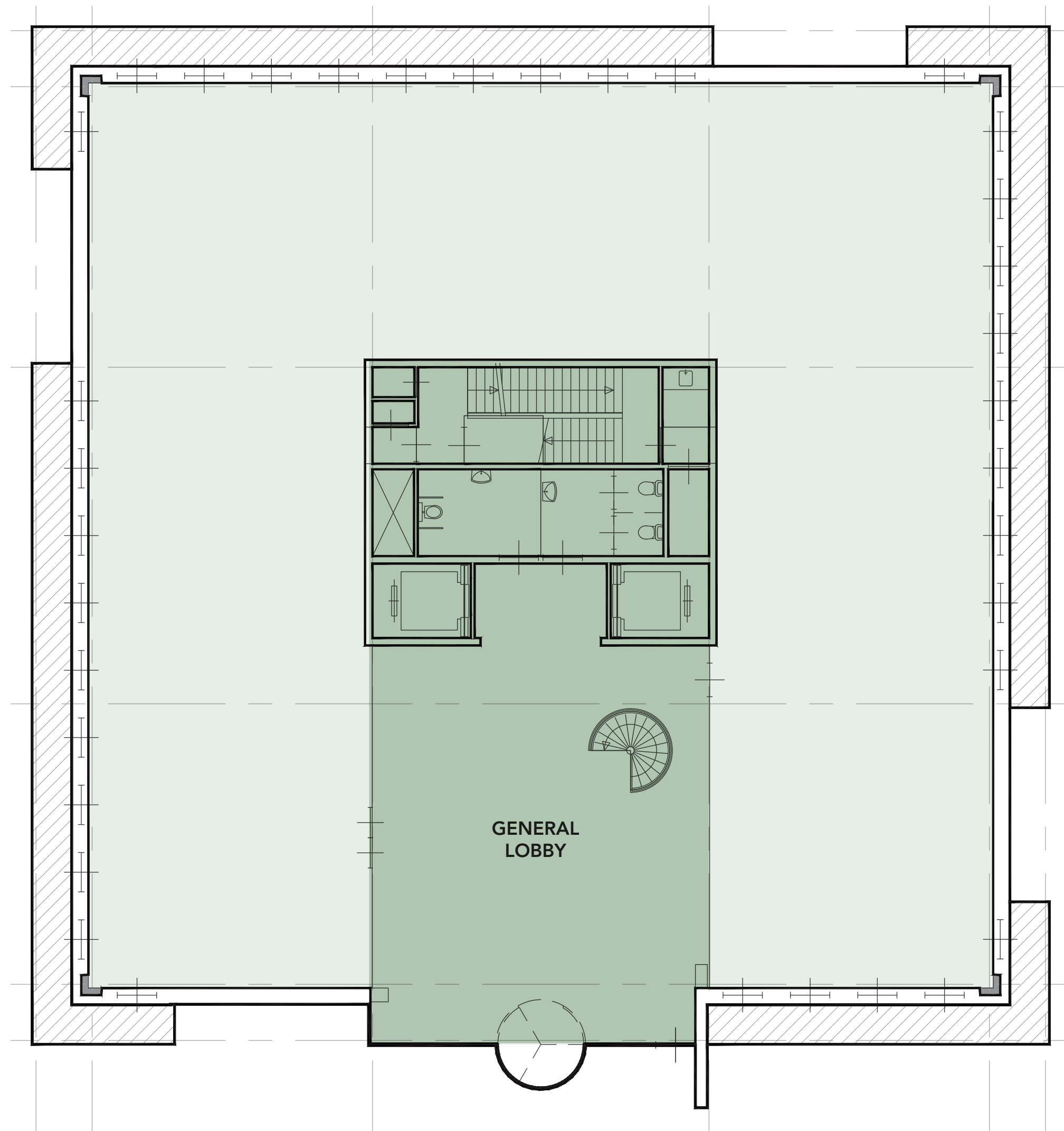
Donna

AHTC Amsterdam
Health & Technology
Campus

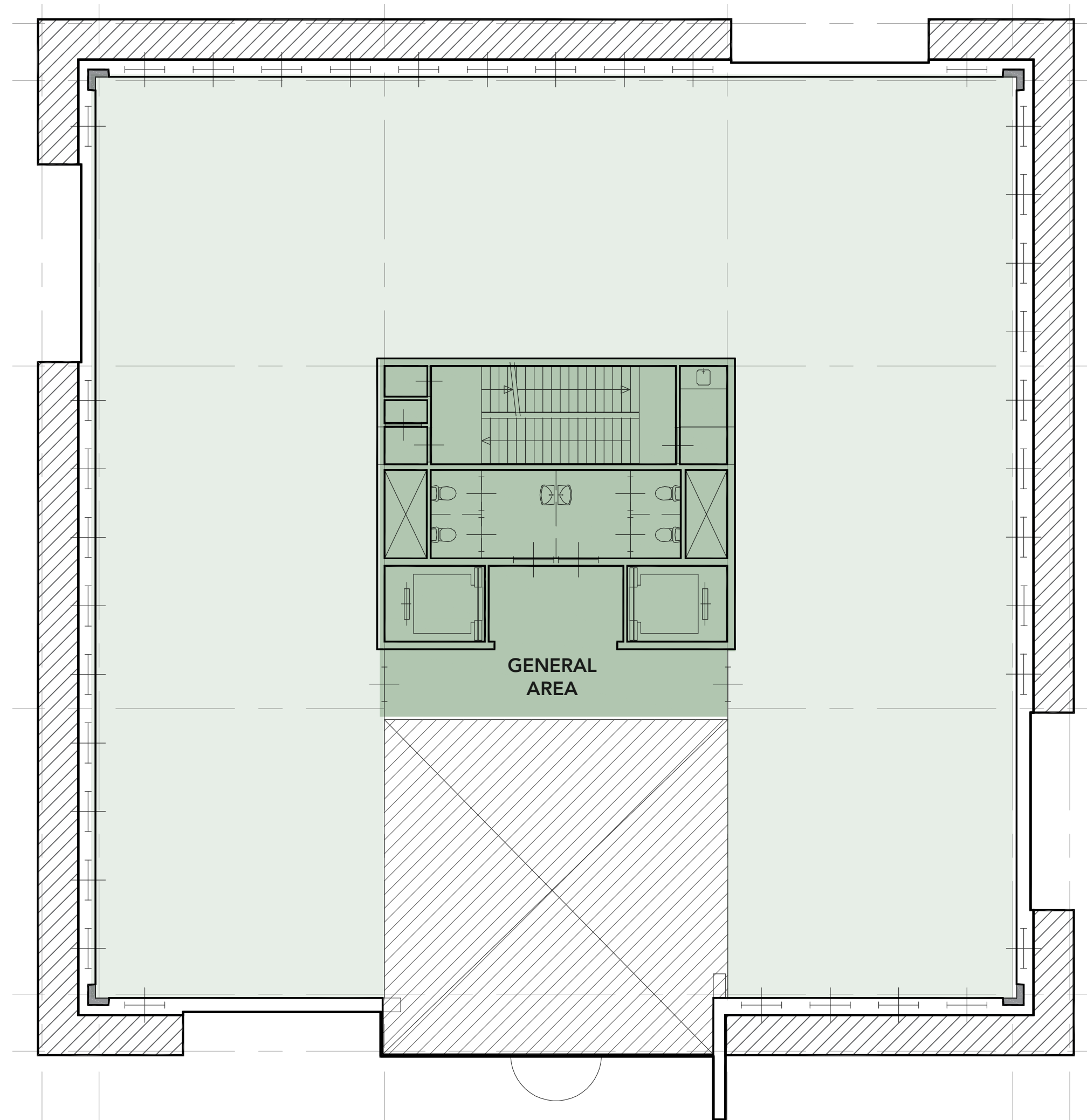


Usable floor area

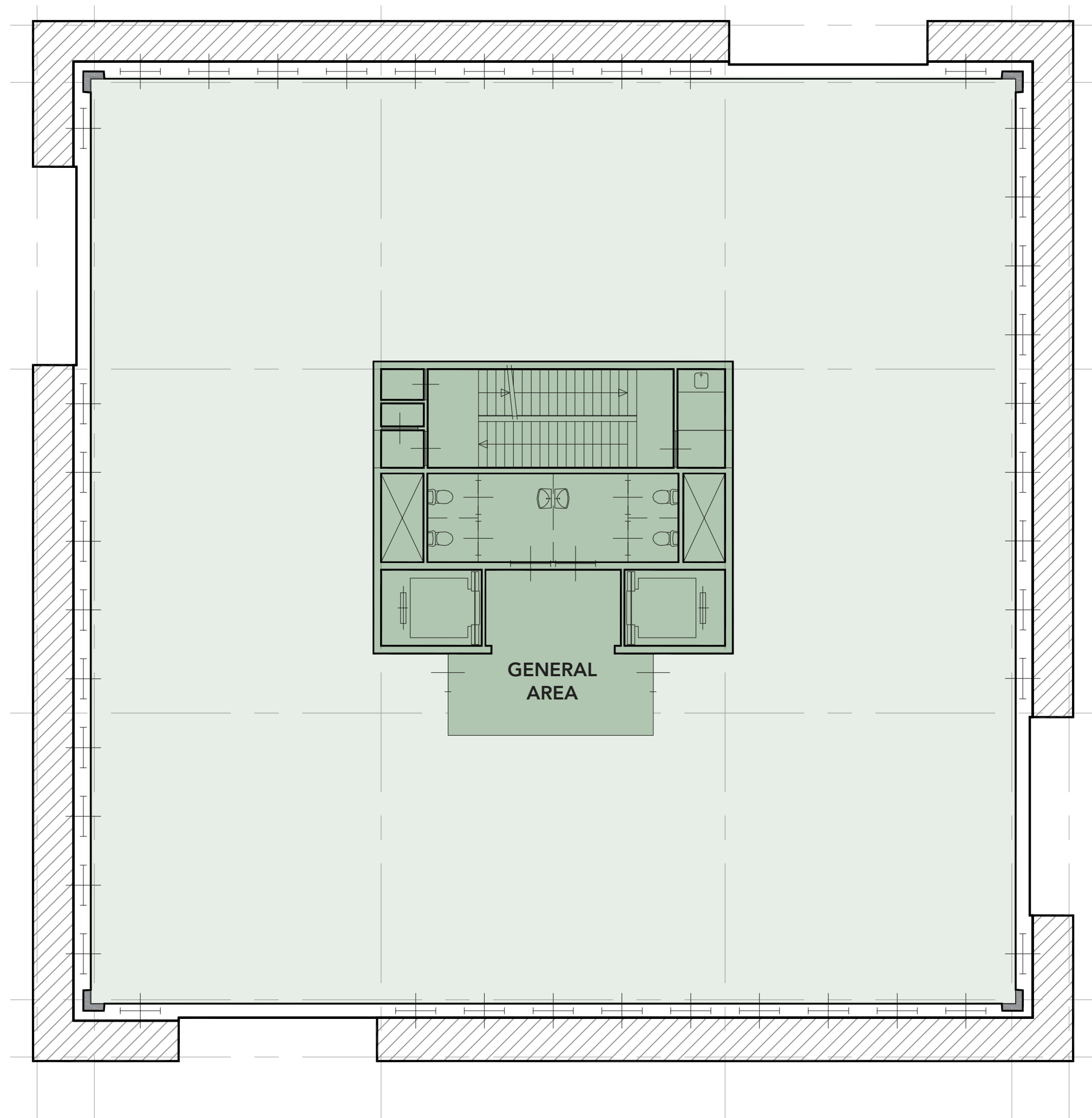
GROUND FLOOR



Usable floor area FIRST FLOOR

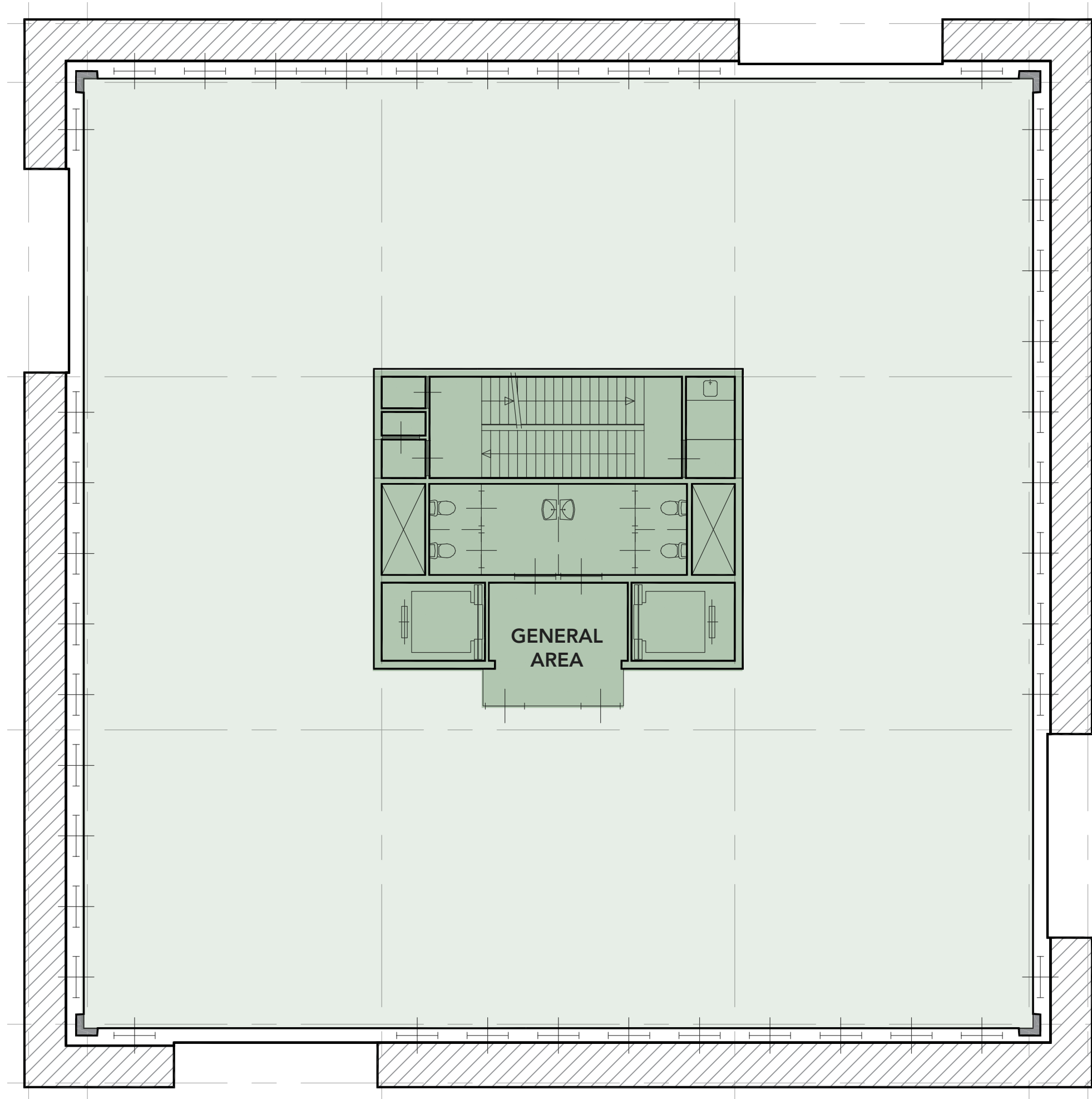


Usable floor area SECOND FLOOR

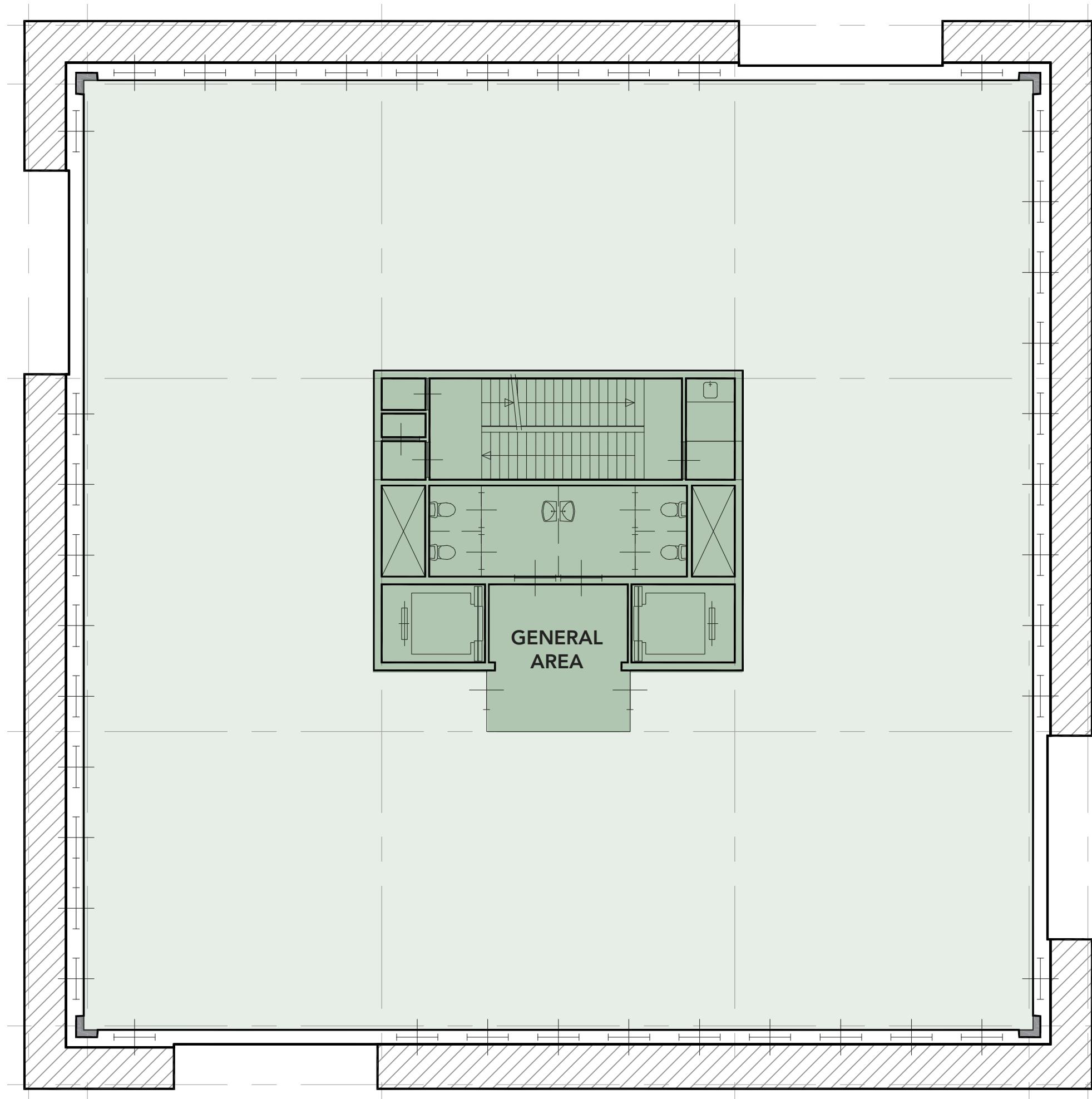


Usable floor area

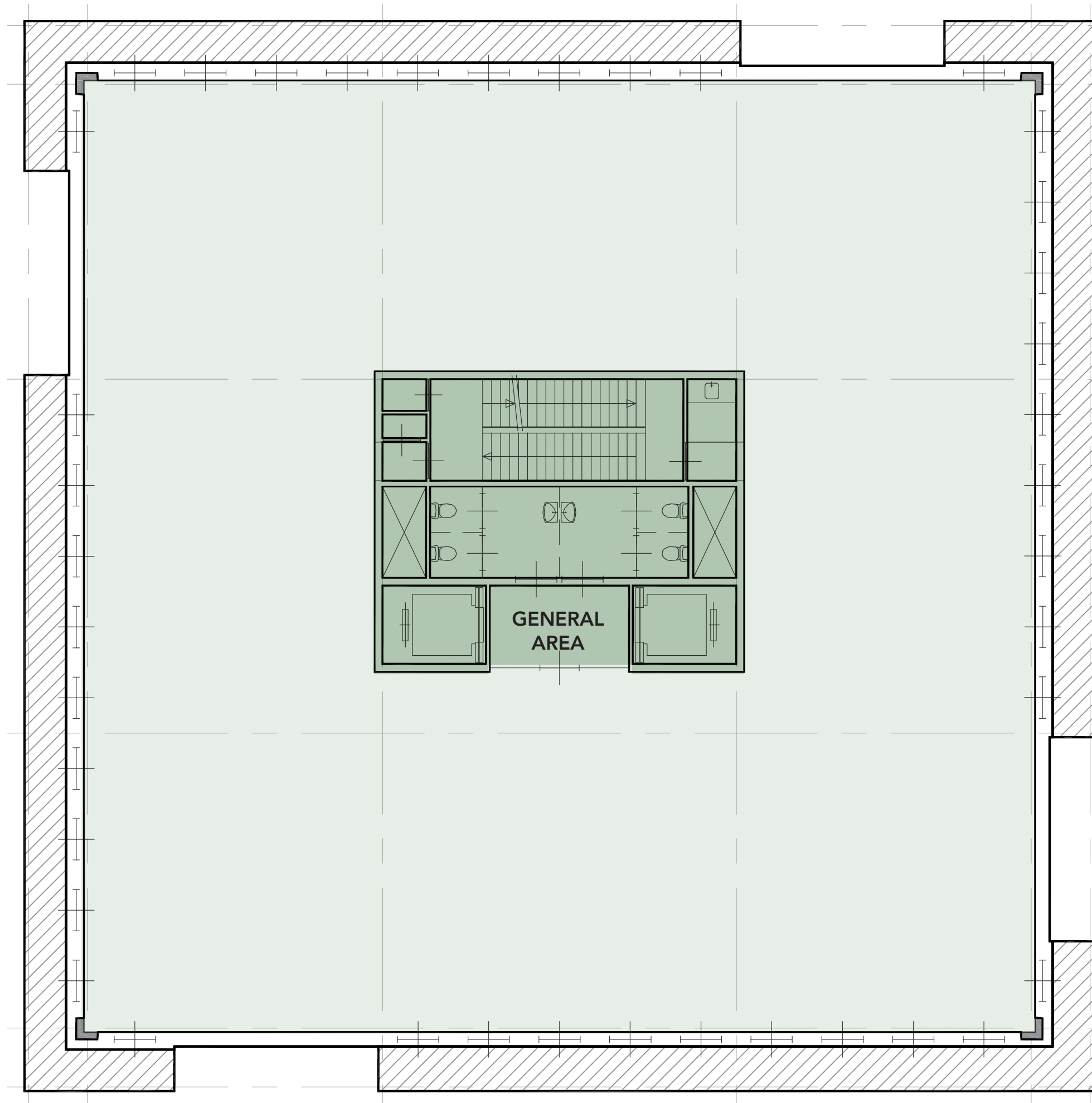
THIRD FLOOR



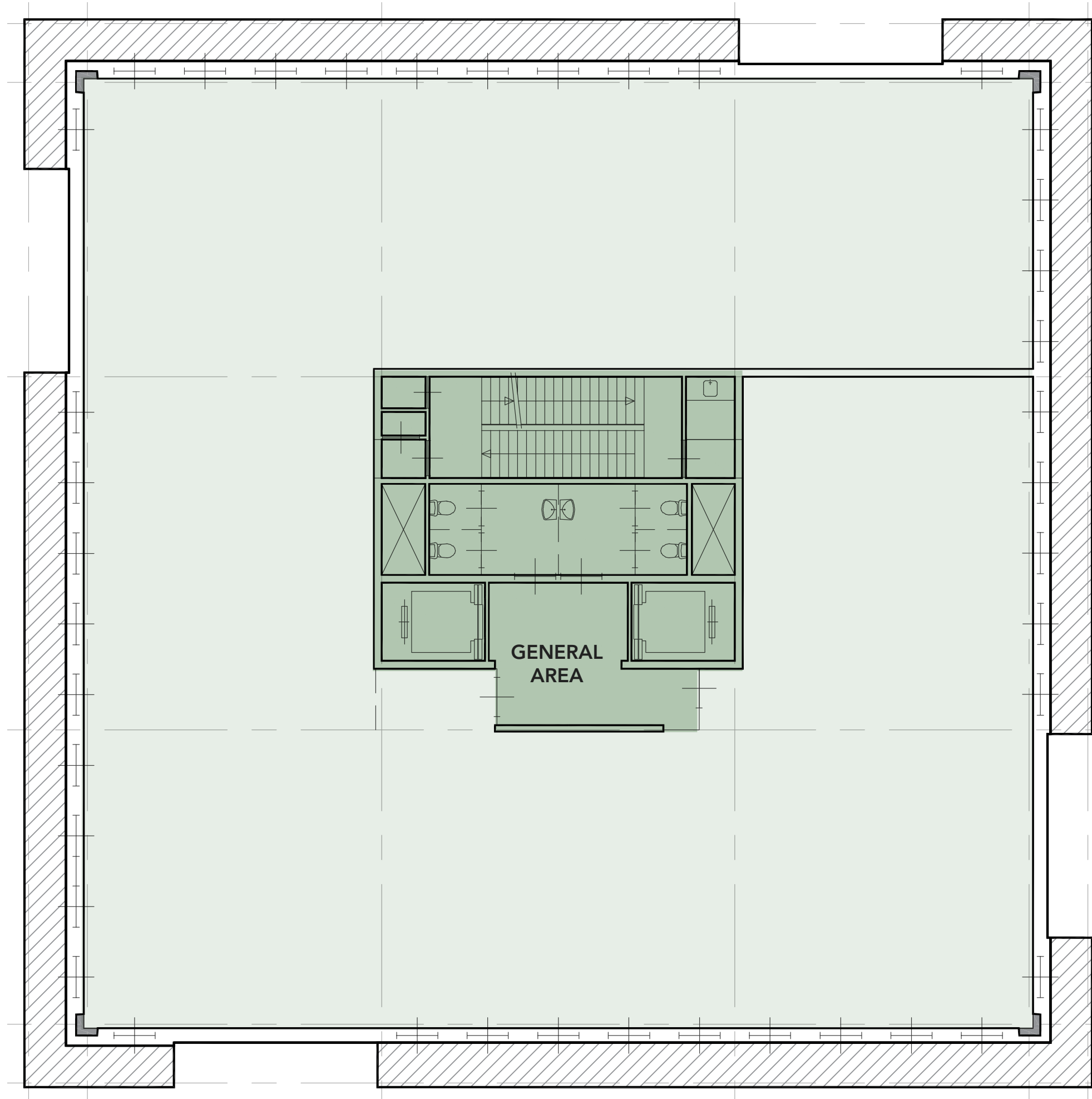
Usable floor area FOURTH FLOOR



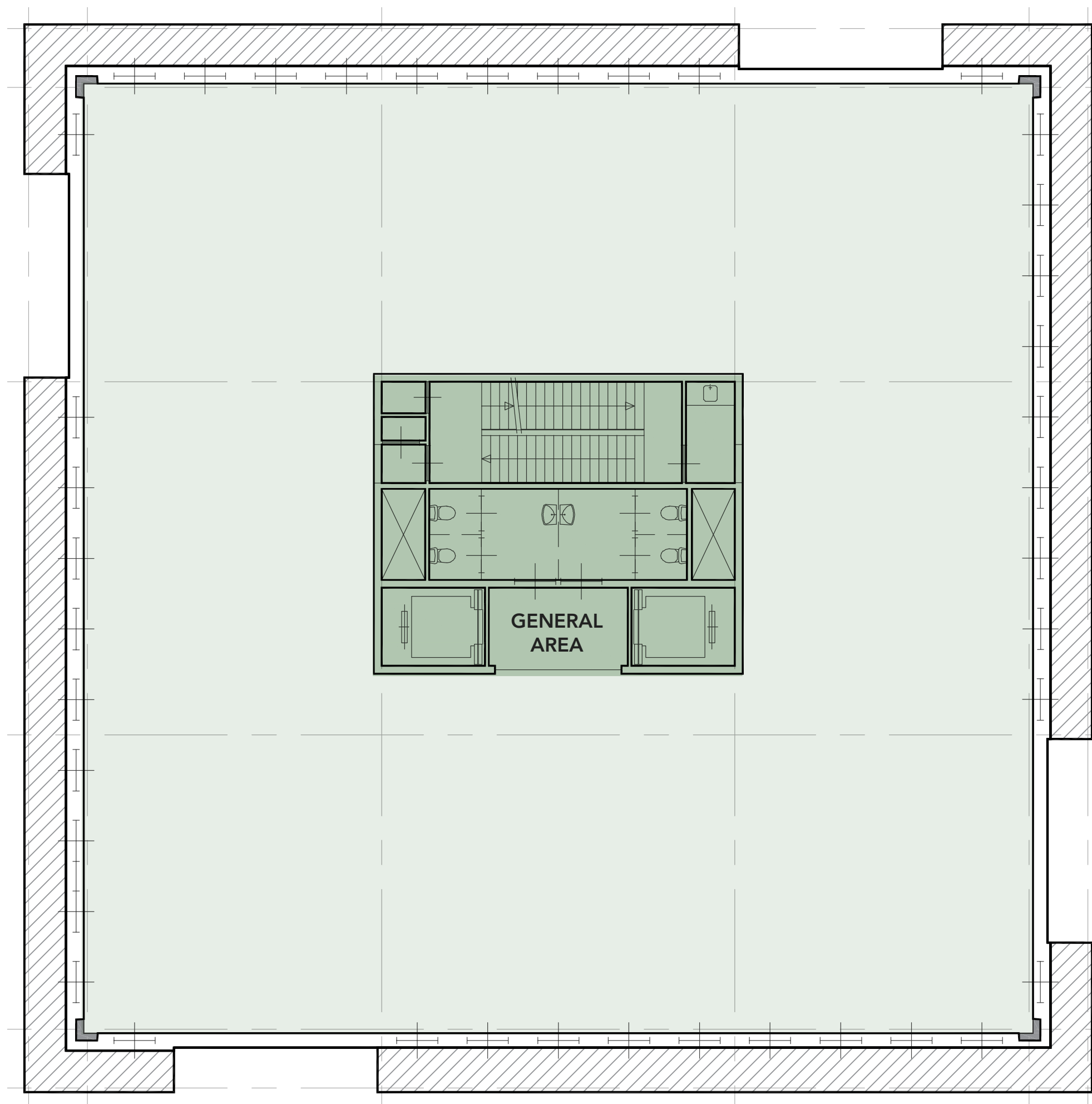
Usable floor area FIFTH FLOOR



Usable floor area SIXTH FLOOR



Usable floor area SEVENTH FLOOR



SPECIFICATIONS 3

SPECIFICATIONS

Sustainability



Energy label A+



LED-lighting



Healthy workers
certified building



Local food support



Car charging stations



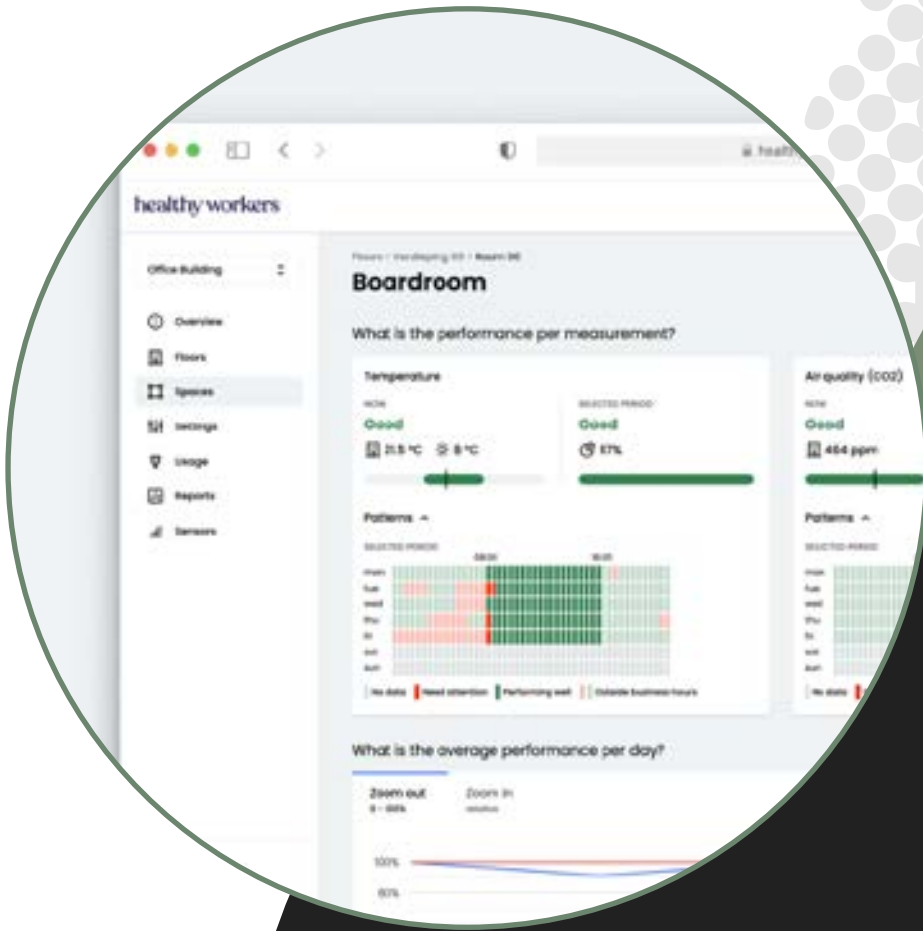
Waste separation

Energy label A+



LED-lighting

Local food support



Sustainable
building

healthy workers

Every building smart, sustainable and healthy

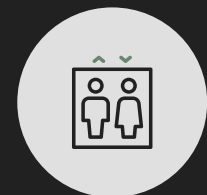
Healthy workers certified building

SPECIFICATIONS

Delivery level Standard



Comfort class air system for a highly comfortable indoor climate



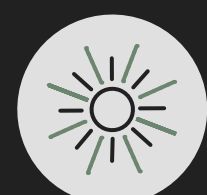
Elevators



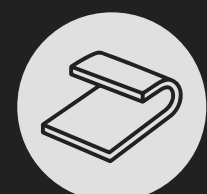
Indoor parking garage



Coffee corner



Outside terrace



Floor ready for carpeting

Seating area



INCLUDING

- Seating area on the ground floor
- HVAC installations ready for office use
- Modern toilet groups on every floor
- Motion detection
- Floor ready for carpeting
- Parking garage
- Coffee corner
- Outside terrace
- New ceiling and LED-lighting



Coffee corner



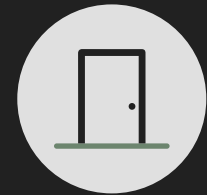
Indoor parking garage

OPTIONAL SPECS

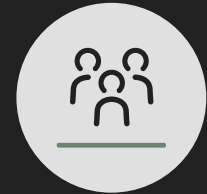
Additional Turn-key options



Workstations
(Incl. desks and office chairs)



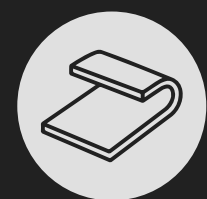
Fit-out walls & doors



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

Energie label utiliteitsbouw Registratienummer 467075918 Datum registratie 29-12-2022 Geldig tot 21-12-2032 Status Definitief

Dit gebouw heeft energielabel **A+**



Isolatie		Installaties		Verbetering aanbevolen?	
Gevels	++	Verwarming	HR-107 ketel	nee	ja
Gevelpanelen	n.v.t.	Warm water	Elektrische boiler	nee	ja
Daken	+/-	Ventilatie	Balansventilatiesysteem	nee	ja
Vloeren	++	Koeling	Compressiekoeling	nee	ja
Ramen	++	Verlichting	9,1 W/m² gemiddeld geïnstalleerd vermogen	nee	ja
Buitendeuren	++	Zonnepanelen	Niet aanwezig	nee	ja

Dit gebouw wordt verwarmd via een aardgas aansluiting Aandeel hernieuwbare energie 0,0 %

Over dit gebouw		Opnamedetails	
Adres Paasheuvelweg 1 1105BE Amsterdam BAG-ID: 0363010001025771		Naam Building Label	Examennummer 41569
Bouwjaar 2000		Certificaathouder BuildingLabel B.V.	
Compactheid 0,90		Inschrijfnummer SKW.012312	
Gebruiksoppervlakte 4372 m²		KvK-nummer 39090359	
Detailaanduiding		Soort opname Basisopname	
Gebruiksfunctie 100% Kantoor		Certificerende instelling SKW Certificatie BV	



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 Donna 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

Paasheuvelweg 25
1105 BP Amsterdam

+31 20 88 00 222
info@dutchre-europe.com

An aerial photograph of a city, likely Amsterdam, showing a dense urban landscape with various buildings, streets, and green spaces. A large, dark, semi-transparent circular overlay is positioned on the right side of the image, partially obscuring the city view. The text 'AHTC' is prominently displayed in white, bold, sans-serif font across the middle of the image, overlapping the circular overlay.

AHTC

Amsterdam
Health & Technology
Campus